

Assets			
Banking			
10-1800-00	AMB Operating	\$125,499.30	
Total Banking:			\$125,499.30
Reserves			
11-1400-00	AMB Reserve	46,751.23	
Total Reserves:			\$46,751.23
Accounts Receivable			
12-1900-00	Accounts Receivable-Homeowners	46,023.37	
Total Accounts Receivable:			\$46,023.37
Other Current Assets			
13-1310-00	Prepaid Insurance	2,497.92	
13-1320-00	Prepaid Expense	1,894.63	
Total Other Current Assets:			\$4,392.55
Fixed Assets			
16-1600-00	Fixed Assets - Gate (Nov. 2014)	26,796.39	
Total Fixed Assets:			\$26,796.39
Total Assets:			\$249,462.84
Liabilities & Equity			
Current Liabilities			
20-2020-00	Prepaid Assessments	94,053.75	
Total Current Liabilities:			\$94,053.75
Reserve			
27-2013-00	Garden Club Community Improvements	1,500.00	
27-2700-00	General Reserves	41,965.01	
27-2701-00	Electronics/Entrance Reserve	2,000.00	
27-2712-00	Community Improvement -HOA	1,000.00	
27-2720-00	Lake Maintenance Reserve	3.00	
27-2750-00	Street /Drain Reserve	2.00	
27-2799-00	Reserve Interest	281.22	
Total Reserve:			\$46,751.23
Equity			
30-3900-00	Retained Earnings	125,805.20	
Total Equity:			\$125,805.20
Net Income Gain / Loss		(17,147.34)	
			(\$17,147.34)
Total Liabilities & Equity:			\$249,462.84



Income Statement - Operating
 Homeowners Association of Lake Ramsey, Inc.
 12/31/2022

Date: 1/17/2023
 Time: 4:37 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income Assessments							
4000-00 Homeowner Assessments	\$15,792.87	\$14,830.87	\$962.00	\$178,851.00	\$177,970.00	\$881.00	\$177,970.00
4010-00 Carry Over Funds	-	-	-	2.00	-	2.00	-
4025-00 Special Assessments	-	-	-	13,592.00	-	13,592.00	-
Total Income Assessments	\$15,792.87	\$14,830.87	\$962.00	\$192,445.00	\$177,970.00	\$14,475.00	\$177,970.00
Income Fees							
4100-00 Delinquent Fee Income	250.00	-	250.00	6,508.00	-	6,508.00	-
4120-00 Fine Fee Income	125.00	-	125.00	1,850.00	-	1,850.00	-
4140-00 NSF Fee Income	-	-	-	100.00	-	100.00	-
4150-00 Legal Fee Reimbursement	340.00	-	340.00	10,657.36	-	10,657.36	-
Total Income Fees	\$715.00	\$-	\$715.00	\$19,115.36	\$-	\$19,115.36	\$-
Income Amenities							
4230-00 Access Cards/Keys	-	-	-	820.00	-	820.00	-
Total Income Amenities	\$-	\$-	\$-	\$820.00	\$-	\$820.00	\$-
Interest Income							
4400-00 Bank Interest Income	3.96	-	3.96	46.02	-	46.02	-
Total Interest Income	\$3.96	\$-	\$3.96	\$46.02	\$-	\$46.02	\$-
Total OPERATING INCOME	\$16,511.83	\$14,830.87	\$1,680.96	\$212,426.38	\$177,970.00	\$34,456.38	\$177,970.00
OPERATING EXPENSE							
General Expenses							
5010-00 Property Management Fees	2,583.00	2,639.00	56.00	30,961.00	31,668.00	707.00	31,668.00
5020-00 Accounting Fees	-	37.50	37.50	435.00	450.00	15.00	450.00
5025-00 Legal Fees - Homeowner Collections	260.00	583.37	323.37	10,302.29	7,000.00	(3,302.29)	7,000.00
5026-00 Legal Fees - HALRI vs OCI	7,096.50	2,500.00	(4,596.50)	39,025.70	30,000.00	(9,025.70)	30,000.00
5027-00 Legal Fees -General	1,120.57	625.00	(495.57)	5,770.68	7,500.00	1,729.32	7,500.00
5045-00 Office Supplies/Expenses	-	20.87	20.87	10.00	250.00	240.00	250.00
5052-00 Postage & Mail	13.20	83.37	70.17	1,689.46	1,000.00	(689.46)	1,000.00
5054-00 Invoice postage and printing	6.25	37.50	31.25	230.00	450.00	220.00	450.00
5060-00 Printing & Reproduction	-	41.63	41.63	32.00	500.00	468.00	500.00
5070-00 General Liability Insurance	1,901.97	1,541.63	(360.34)	17,582.58	18,500.00	917.42	18,500.00
5071-00 Officer & Director Liability Insurance	201.25	316.63	115.38	2,415.00	3,800.00	1,385.00	3,800.00
5072-00 Crime Insurance	25.83	28.50	2.67	338.46	342.00	3.54	342.00
Total General Expenses	\$13,208.57	\$8,455.00	(\$4,753.57)	\$108,792.17	\$101,460.00	(\$7,332.17)	\$101,460.00
Utilities							
5230-00 Telephone & Internet	97.98	108.37	10.39	1,576.40	1,300.00	(276.40)	1,300.00
5234-00 Electric	117.22	91.63	(25.59)	1,250.56	1,100.00	(150.56)	1,100.00
5235-00 Water and Sewer	26.01	-	(26.01)	138.51	-	(138.51)	-
Total Utilities	\$241.21	\$200.00	(\$41.21)	\$2,965.47	\$2,400.00	(\$565.47)	\$2,400.00
Taxes & Administration							
5400-00 Bad Debt Expense	-	583.37	583.37	-	7,000.00	7,000.00	7,000.00
5405-00 Franchise Tax	-	0.87	0.87	-	10.00	10.00	10.00
Total Taxes & Administration	\$-	\$584.24	\$584.24	\$-	\$7,010.00	\$7,010.00	\$7,010.00
Gate							
6400-00 Gate Maintenance	180.00	125.00	(55.00)	1,880.00	1,500.00	(380.00)	1,500.00
6410-00 Gate Security System	471.18	229.13	(242.05)	1,712.04	2,750.00	1,037.96	2,750.00
6426-00 Gate Access Cards	-	41.63	41.63	(347.40)	500.00	847.40	500.00
Total Gate	\$651.18	\$395.76	(\$255.42)	\$3,244.64	\$4,750.00	\$1,505.36	\$4,750.00
Social							
6950-00 Meeting Expenses	-	83.37	83.37	93.94	1,000.00	906.06	1,000.00
Total Social	\$-	\$83.37	\$83.37	\$93.94	\$1,000.00	\$906.06	\$1,000.00
Landscape							
7010-00 Landscape Maintenance	1,894.63	1,850.00	(44.63)	20,702.30	22,200.00	1,497.70	22,200.00
7011-00 Special Projects	-	416.63	416.63	4,125.00	5,000.00	875.00	5,000.00
7011-01 2020 Flood Damage S/A	-	-	-	13,592.00	-	(13,592.00)	-



Income Statement - Operating
 Homeowners Association of Lake Ramsey, Inc.
 12/31/2022

Date: 1/17/2023
 Time: 4:37 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7013-00 Garden Club Community Improvements	\$-	\$41.63	\$41.63	\$-	\$500.00	\$500.00	\$500.00
7015-00 Playground Maintenance	-	83.37	83.37	119.29	1,000.00	880.71	1,000.00
7016-00 Irrigation System Maintenance	-	83.37	83.37	1,087.87	1,000.00	(87.87)	1,000.00
Total Landscape	\$1,894.63	\$2,475.00	\$580.37	\$39,626.46	\$29,700.00	(\$9,926.46)	\$29,700.00
Lake Maintenance							
7110-00 Lake Maintenance	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
7115-00 Boat Launch and Dock Maintenance	-	83.37	83.37	31.44	1,000.00	968.56	1,000.00
7120-00 Boat Keys and Lock Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
7145-00 Fish Restocking	-	-	-	9,109.50	-	(9,109.50)	-
7150-00 Lake Survey	-	-	-	1,900.00	-	(1,900.00)	-
Total Lake Maintenance	\$-	\$458.37	\$458.37	\$11,040.94	\$5,500.00	(\$5,540.94)	\$5,500.00
Maintenance							
8040-00 Street Repairs	-	1,250.00	1,250.00	23,070.00	15,000.00	(8,070.00)	15,000.00
8045-00 Street Drain Repair	900.00	833.37	(66.63)	39,694.00	10,000.00	(29,694.00)	10,000.00
8050-00 Lot Maintenance	-	12.50	12.50	-	150.00	150.00	150.00
Total Maintenance	\$900.00	\$2,095.87	\$1,195.87	\$62,764.00	\$25,150.00	(\$37,614.00)	\$25,150.00
Reserve Funds							
8699-00 Reserve Interest	3.96	-	(3.96)	46.02	-	(46.02)	-
Total Reserve Funds	\$3.96	\$-	(\$3.96)	\$46.02	\$-	(\$46.02)	\$-
Funds Transfer							
8745-00 Transfer to General Reserve	83.34	83.26	(0.08)	1,000.08	1,000.00	(0.08)	1,000.00
Total Funds Transfer	\$83.34	\$83.26	(\$0.08)	\$1,000.08	\$1,000.00	(\$0.08)	\$1,000.00
Total OPERATING EXPENSE	\$16,982.89	\$14,830.87	(\$2,152.02)	\$229,573.72	\$177,970.00	(\$51,603.72)	\$177,970.00
Net Income:	(\$471.06)	\$0.00	(\$471.06)	(\$17,147.34)	\$0.00	(\$17,147.34)	\$0.00