



Financial Report Package

Unaudited for Management's Use Only

October 2023

Prepared for

Ashley Downs HOA

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

Assets

OPERATING FUNDS

 11-1020-00-00 General - Acct \$40,187.63

Total OPERATING FUNDS:

\$40,187.63

RESERVE FUNDS

 12-1047-00-00 BB & T- Money Market 32,932.46

 12-1120-00-00 Cadence M/M 6382 127,730.05

Total RESERVE FUNDS:

\$160,662.51

DELINQUENCIES & OTHER AS

 18-1170-00-00 Refundable Deposits 900.00

 18-1800-00-00 Delinquent Maint Fee 3,441.30

Total DELINQUENCIES & OTHER AS

\$4,341.30
Total Assets:
\$205,191.44
Liabilities & Equity

LIABILITIES

 20-2080-00-00 Reserves - Interest 2,920.31

 20-2100-00-00 Reserves- Deferred Maintenance 157,742.20

Total LIABILITIES:

\$160,662.51

PREPAID/MISC LIABILITIES

 23-2300-00-00 PrePaid Maint Fees 8,079.81

Total PREPAID/MISC LIABILITIES:

\$8,079.81

EQUITY/CAPITAL

 30-3100-00-00 Prepaid/Delinq Adjustment (4,638.51)

 30-3200-00-00 Prior Years 58,245.58

Total EQUITY/CAPITAL:

\$53,607.07

Net Income Gain / Loss

(17,157.95)
(\$17,157.95)
Total Liabilities & Equity:
\$205,191.44



Income Statement - Operating

Ashley Downs HOA

10/31/2023

Date: 11/1/2023
 Time: 7:00 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Assessment Income	\$20,291.51	\$20,126.50	\$165.01	\$200,699.98	\$201,265.00	(\$565.02)	\$241,518.00
4200 Water & Sewer Income	-	3,916.67	(3,916.67)	25,066.15	39,166.70	(14,100.55)	47,000.00
4210 Interest	0.52	-	0.52	4.08	-	4.08	-
4300 Gate Key FOB	-	-	-	165.00	-	165.00	-
4420 Spectrum Rebate	-	-	-	6,900.00	-	6,900.00	-
4500 Application Income	-	-	-	300.00	-	300.00	-
4800 Other Income	426.49	-	426.49	1,843.61	-	1,843.61	-
4810 Pool Key Fund Income	-	-	-	50.00	-	50.00	-
Total REVENUE	20,718.52	24,043.17	(3,324.65)	235,028.82	240,431.70	(5,402.88)	288,518.00
EXPENSES							
OPERATING EXPENSES							
5010 Bank Charges / Coupons	445.05	48.92	(396.13)	2,120.53	489.20	(1,631.33)	587.00
5015 Administrative/Office/ Postage	-	208.33	208.33	1,063.50	2,083.30	1,019.80	2,500.00
5020 Website	-	49.58	49.58	595.00	495.80	(99.20)	595.00
5200 Pest Control-Termite contract	221.50	316.67	95.17	2,924.75	3,166.70	241.95	3,800.00
5210 Pest Control-Rodents	-	41.67	41.67	-	416.70	416.70	500.00
5300 Insurance	-	708.33	708.33	7,879.00	7,083.30	(795.70)	8,500.00
5400 Lawn Contract	16,800.00	1,875.00	(14,925.00)	23,988.00	18,750.00	(5,238.00)	22,500.00
5410 Grounds-Plants/Sod/Mulch	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
5420 Grounds-Irrigation Repairs	391.00	150.00	(241.00)	2,505.16	1,500.00	(1,005.16)	1,800.00
5425 Grounds-Irrigation Contract	-	225.00	225.00	1,120.16	2,250.00	1,129.84	2,700.00
5430 Grounds- Insects/Fert- Contact	-	300.00	300.00	1,200.00	3,000.00	1,800.00	3,600.00
5440 Grounds-Trees	750.00	500.00	(250.00)	4,650.00	5,000.00	350.00	6,000.00
5600 Taxes- Permit & Licenses	-	39.58	39.58	900.00	395.80	(504.20)	475.00
5620 Corp Annual Filing Fee	-	6.67	6.67	80.00	66.70	(13.30)	80.00
5800 Management Contract	875.00	875.00	-	8,750.00	8,750.00	-	10,500.00
5900 Legal Fees	-	125.00	125.00	407.45	1,250.00	842.55	1,500.00
5910 Accounting & Audit Fees	-	35.42	35.42	-	354.20	354.20	425.00
6100 Repair/Maint - Building	1,965.14	225.00	(1,740.14)	6,626.49	2,250.00	(4,376.49)	2,700.00
6110 Repair/Maint - Pressure Washing	-	250.00	250.00	3,000.00	2,500.00	(500.00)	3,000.00
6120 Repair/Maint - Gutter/Drainage	495.00	208.33	(286.67)	1,965.00	2,083.30	118.30	2,500.00
6130 Repair/Maint - Gate	-	166.67	166.67	2,183.57	1,666.70	(516.87)	2,000.00
6180 Repair/Maint - Rust Prevention	417.30	458.33	41.03	6,527.10	4,583.30	(1,943.80)	5,500.00
6190 Repair/Maint - Fire Hydrant/extinguisher	-	50.00	50.00	313.75	500.00	186.25	600.00
6200 Pool Contract	-	600.00	600.00	5,400.00	6,000.00	600.00	7,200.00
6210 Pool Repairs - Equipment	975.00	100.00	(875.00)	1,938.80	1,000.00	(938.80)	1,200.00
6215 Pool Rec Ctr Cleaning/Maint	165.00	166.67	1.67	1,700.00	1,666.70	(33.30)	2,000.00
7000 Electric	768.49	725.00	(43.49)	8,020.29	7,250.00	(770.29)	8,700.00
7002 Water & Sewer	10,305.46	4,333.33	(5,972.13)	49,399.40	43,333.30	(6,066.10)	52,000.00
7004 Utilities - Cable TV	2,960.88	2,758.33	(202.55)	28,205.85	27,583.30	(622.55)	33,100.00
7005 Utilities - Trash Removal	-	1,300.00	1,300.00	11,759.67	13,000.00	1,240.33	15,600.00
Total OPERATING EXPENSES	37,534.82	17,346.83	(20,187.99)	185,223.47	173,468.30	(11,755.17)	208,162.00
NON OPERATING EXPENSES							
9100 Reserves- Deferred Maintenance	6,696.33	6,696.33	-	66,963.30	66,963.30	-	80,356.00
Total NON OPERATING EXPENSES	6,696.33	6,696.33	-	66,963.30	66,963.30	0.00	80,356.00
Total EXPENSES	\$44,231.15	\$24,043.16	(\$20,187.99)	\$252,186.77	\$240,431.60	(\$11,755.17)	\$288,518.00
COMBINED NET INCOME	(\$23,512.63)	\$0.01	(\$23,512.64)	(\$17,157.95)	\$0.10	(\$17,158.05)	\$-



Income Statement Summary - Operating

Ashley Downs HOA
Fiscal Period: October 2023

Date: 11/1/2023
Time: 7:00 pm
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Assessment Income	22,523.00	16,885.00	17,472.00	22,853.54	22,109.00	20,567.53	19,481.40	20,423.00	18,094.00	20,291.51	-	-	\$200,699.98
4200 Water & Sewer Income	-	-	820.79	6,366.20	-	9,938.38	-	7,940.78	-	-	-	-	25,066.15
4210 Interest	0.44	0.32	0.26	0.32	0.36	0.40	0.48	0.46	0.52	0.52	-	-	4.08
4300 Gate Key FOB	-	-	80.00	60.00	-	25.00	-	-	-	-	-	-	165.00
4420 Spectrum Rebate	-	-	-	-	6,900.00	-	-	-	-	-	-	-	6,900.00
4500 Application Income	-	-	-	150.00	150.00	-	-	-	-	-	-	-	300.00
4800 Other Income	-	30.00	-	1,387.12	-	-	-	-	-	426.49	-	-	1,843.61
4810 Pool Key Fund Income	-	-	-	-	25.00	-	-	25.00	-	-	-	-	50.00
Total REVENUE	22,523.44	16,915.32	18,373.05	30,817.18	29,184.36	30,531.31	19,481.88	28,389.24	18,094.52	20,718.52	-	-	235,028.82
EXPENSES													
OPERATING EXPENSES													
5010 Bank Charges / Coupons	532.50	91.00	234.00	114.00	(656.50)	115.00	706.50	417.98	121.00	445.05	-	-	2,120.53
5015 Administrative/Office/ Postage	-	-	-	-	1,063.50	-	-	-	-	-	-	-	1,063.50
5020 Website	595.00	-	-	-	-	-	-	-	-	-	-	-	595.00
5200 Pest Control-Termite contract	791.25	105.00	221.50	577.00	105.00	221.50	577.00	105.00	-	221.50	-	-	2,924.75
5300 Insurance	7,879.00	-	-	-	-	-	-	-	-	-	-	-	7,879.00
5400 Lawn Contract	1,748.00	3,496.00	1,944.00	-	-	-	-	-	-	16,800.00	-	-	23,988.00
5420 Grounds-Irrigation Repairs	-	-	-	216.16	-	-	995.00	-	903.00	391.00	-	-	2,505.16
5425 Grounds-Irrigation Contract	601.10	519.06	-	-	-	-	-	-	-	-	-	-	1,120.16
5430 Grounds- Insects/Fert- Contact	600.00	300.00	300.00	-	-	-	-	-	-	-	-	-	1,200.00
5440 Grounds-Trees	100.00	-	-	3,800.00	-	-	-	-	-	750.00	-	-	4,650.00
5600 Taxes- Permit & Licenses	425.00	-	-	-	475.00	-	-	-	-	-	-	-	900.00
5620 Corp Annual Filing Fee	80.00	-	-	-	-	-	-	-	-	-	-	-	80.00
5800 Management Contract	875.00	875.00	875.00	875.00	1,750.00	-	875.00	875.00	875.00	875.00	-	-	8,750.00
5900 Legal Fees	-	-	207.45	200.00	-	-	-	-	-	-	-	-	407.45
6100 Repair/Maint - Building	300.00	-	60.00	742.25	-	2,065.00	-	1,494.10	-	1,965.14	-	-	6,626.49
6110 Repair/Maint - Pressure Washing	-	3,000.00	-	-	-	-	-	-	-	-	-	-	3,000.00
6120 Repair/Maint - Gutter/Drainage	-	-	-	-	-	-	1,470.00	-	-	495.00	-	-	1,965.00
6130 Repair/Maint - Gate	-	-	1,708.57	-	-	475.00	-	-	-	-	-	-	2,183.57
6180 Repair/Maint - Rust Prevention	834.60	417.30	834.60	267.50	-	2,011.60	417.30	909.60	417.30	417.30	-	-	6,527.10
6190 Repair/Maint - Fire	133.75	-	180.00	-	-	-	-	-	-	-	-	-	313.75
Hydrant/extinguisher	-	-	-	-	-	-	-	-	-	-	-	-	-
6200 Pool Contract	600.00	600.00	724.85	688.95	386.20	600.00	600.00	600.00	600.00	-	-	-	5,400.00
6210 Pool Repairs - Equipment	-	-	-	-	963.80	-	-	-	-	975.00	-	-	1,938.80
6215 Pool Rec Ctr Cleaning/Maint	-	330.00	215.00	325.00	5.00	165.00	165.00	165.00	165.00	165.00	-	-	1,700.00
7000 Electric	739.94	838.82	815.27	783.11	877.76	881.60	860.87	699.13	755.30	768.49	-	-	8,020.29
7002 Water & Sewer	9,911.86	-	9,702.76	-	9,924.16	-	9,555.16	-	-	10,305.46	-	-	49,399.40
7004 Utilities - Cable TV	5,383.32	2,757.33	2,757.33	2,757.33	2,757.62	2,757.62	-	3,037.21	3,037.21	2,960.88	-	-	28,205.85
7005 Utilities - Trash Removal	1,306.63	-	2,613.26	1,306.63	1,306.63	1,306.63	-	1,306.63	2,613.26	-	-	-	11,759.67
Total OPERATING EXPENSES	33,436.95	13,329.51	23,393.59	12,652.93	18,958.17	10,598.95	16,221.83	9,609.65	9,487.07	37,534.82	-	-	185,223.47
NON OPERATING EXPENSES													



Income Statement Summary - Operating
 Ashley Downs HOA
 Fiscal Period: October 2023

Date: 11/1/2023
 Time: 7:00 pm
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9100 Reserves- Deferred Maintenance	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	-	-	\$66,963.30
Total NON OPERATING EXPENSES	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	6,696.33	-	-	66,963.30
Total EXPENSES	40,133.28	20,025.84	30,089.92	19,349.26	25,654.50	17,295.28	22,918.16	16,305.98	16,183.40	44,231.15	-	-	252,186.77
Net Income:	(17,609.84)	(3,110.52)	(11,716.87)	11,467.92	3,529.86	13,236.03	(3,436.28)	12,083.26	1,911.12	(23,512.63)	-	-	(17,157.95)



999-99-99-99 55465 14 M 001 25 55 004
 ASHLEY DOWNS HOMEOWNERS ASSOCIATION INC
 OPERATING ACCT
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Your consolidated statement

For 10/25/2023

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
ASSOC SVCS INTEREST CHECKING	1100009816516	38,773.63	page 1
ASSOC SVCS MONEY MKT SAVINGS	1100009233030	32,932.46	page 2
Total checking and money market savings accounts		\$71,706.09	



Checking and money market savings accounts

■ ASSOC SVCS INTEREST CHECKING 1100009816516

Account summary

Your previous balance as of 09/25/2023	\$64,478.89
Checks	- 34,099.45
Other withdrawals, debits and service charges	- 11,732.33
Deposits, credits and interest	+ 20,126.52
Your new balance as of 10/25/2023	= \$38,773.63

Interest summary

Interest paid this statement period	\$0.52
2023 interest paid year-to-date	\$4.08
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
09/28	5410	600.00	10/23	5415	495.00	10/18	5420	1,774.86
10/03	5411	964.00	10/17	5416	165.00	10/23	5421	15,535.00
10/11	5412	221.50	10/18	5417	2,100.00	10/19	5422	8.50
10/11	5413	347.55	10/18	5418	975.00	10/23	5423	417.30
10/19	5414	10,305.46	10/18	5419	190.28			

Total checks = \$34,099.45

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/27	SPECTRUM SPECTRUM 7951 ASHLEY DOWNS HOA	2,960.88
09/29	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 75215037092823	1,306.63
10/12	BILL PAY DUKEENERGY 1257 ASHLEY DOWNS HOA INC	191.66
10/16	TRUIST ONLINE TRANSFER ONLINE TO ****3030 -	6,696.33
10/16	BILL PAY DUKEENERGY 2616 ASHLEY DOWNS HOA INC	30.79
10/16	BILL PAY DUKEENERGY 1059 ASHLEY DOWNS HOA INC	33.24
10/16	BILL PAY DUKEENERGY 2822 ASHLEY DOWNS HOA INC	512.80

Total other withdrawals, debits and service charges = \$11,732.33

■ ASSOC SVCS INTEREST CHECKING 1100009816516 (continued)

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/26	CONSOL ELEC BILL PAY DEPOSIT 1	281.00
09/28	CONSOL ELEC BILL PAY DEPOSIT 1	281.00
09/29	CONSOL ELEC BILL PAY DEPOSIT 2	566.00
10/02	CONSOLIDATED COUPON PAYMENT 1	281.00
10/02	CONSOL ELEC DEPOSIT 1	622.00
10/02	CONSOL ELEC BILL PAY DEPOSIT 6	1,764.00
10/03	CONSOL ELEC BILL PAY DEPOSIT 1	29.00
10/03	CONSOL ELEC DEPOSIT 27	7,887.00
10/04	DEPOSIT	255.00
10/04	CONSOL ELEC BILL PAY DEPOSIT 3	873.00
10/05	CONSOL ELEC BILL PAY DEPOSIT 2	592.00
10/05	CONSOLIDATED COUPON PAYMENT 3	873.00
10/06	CONSOLIDATED COUPON PAYMENT 2	592.00
10/10	CONSOLIDATED COUPON PAYMENT 2	562.00
10/11	CONSOLIDATED COUPON PAYMENT 2	592.00
10/13	CONSOLIDATED COUPON PAYMENT 1	281.00
10/17	CONSOL ELEC BILL PAY DEPOSIT 1	305.00
10/17	CONSOLIDATED COUPON PAYMENT 2	592.00
10/18	CONSOL ELEC DEPOSIT 1	281.00
10/19	CONSOLIDATED COUPON PAYMENT 2	592.00
10/20	CONSOL ELEC BILL PAY DEPOSIT 1	311.00
10/23	CONSOL ELEC BILL PAY DEPOSIT 2	592.00
10/25	CONSOLIDATED COUPON PAYMENT 1	281.00
10/25	CONSOL ELEC BILL PAY DEPOSIT 1	281.00
10/25	DEPOSIT	560.00
10/25	INTEREST PAYMENT	0.52
Total deposits, credits and interest		= \$20,126.52

■ ASSOC SVCS MONEY MKT SAVINGS 1100009233030

Account summary

Your previous balance as of 09/25/2023	\$26,166.03
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 6,766.43
Your new balance as of 10/25/2023	= \$32,932.46

Interest summary

Interest paid this statement period	\$70.10
2023 interest paid year-to-date	\$467.83
Interest rate	3.00%
Annual percentage yield (APY) earned	3.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/16	TRUIST ONLINE RECURRING TXFR ONLINE FROM ****6516 -	6,696.33
10/25	INTEREST PAYMENT	70.10
Total deposits, credits and interest		= \$6,766.43

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

Effective November 20, 2023, Truist will waive Overdraft / Returned Item fees on items that are less than \$5.00 and Truist will limit total Overdraft / Returned Item fees to three (3) per day.

Important: Fee Changes. Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees will change for select deposit, treasury solutions and digital products. Additional detail will be available in your next statement.



The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1. List the new balance of your account from your latest statement here:					
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
		Outstanding Deposits and Other Credits (Section B)			
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



Ashley Downs HOA (352)
 24701 US Hwy 19 N, Suite 102
 Clearwater, FL 33763

Check Number: 5410

PAY Six Hundred And 00/100 Dollars

DATE 09/26/2023 AMOUNT ****\$600.00

TO THE ORDER OF Rick's Pool Service, Inc.
 P.O. Box 5141
 Clearwater, FL 33756-5141

MEMO: Invoice 5383

Michael C. Day
 Authorized Signature

⑆000005410⑆ ⑆253191387⑆ ⑆100009816516⑆ ⑆000006000⑆

CHECK#:5410 \$600.00

4307861070

Ashley Downs HOA (352)
 24701 US Hwy 19 N, Suite 102
 Clearwater, FL 33763

Check Number: 5411

PAY Nine Hundred Sixty-Four And 00/100 Dollars

DATE 10/02/2023 AMOUNT ****\$964.00

TO THE ORDER OF Ameri-Tech Realty, Inc.
 24701 US Hwy 19 N, Site 102
 Clearwater, FL 33763

MEMO:

Michael C. Day
 Authorized Signature

⑆000005411⑆ ⑆253191387⑆ ⑆100009816516⑆ ⑆0000096400⑆

CHECK#:5411 \$964.00

Handwritten signature and MICR line.

Ashley Downs HOA (352)
 24701 US Hwy 19 N, Suite 102
 Clearwater, FL 33763

Check Number: 5412

PAY Two Hundred Twenty-One And 50/100 Dollars

DATE 10/04/2023 AMOUNT ****\$221.50

TO THE ORDER OF HomeTeam Pest Defense, Inc.
 8812-1 Industrial Avenue
 Port Richey, FL 34665-8900

MEMO: Invoice 5383

Michael C. Day
 Authorized Signature

⑆000005412⑆ ⑆253191387⑆ ⑆100009816516⑆ ⑆0000022150⑆

CHECK#:5412 \$221.50

Sec: 33
 Dep: 208180
 Date: 10/11/23

Handwritten signature and MICR line.

Ashley Downs HOA (352)
 24701 US Hwy 19 N, Suite 102
 Clearwater, FL 33763

Check Number: 5413

PAY Three Hundred Forty-Seven And 55/100 Dollars

DATE 10/11/2023 AMOUNT ****\$347.55

TO THE ORDER OF Ameri-Tech Realty, Inc.
 24701 US Hwy 19 N, Site 102
 Clearwater, FL 33763

MEMO: Invoice 106823

Michael C. Day
 Authorized Signature

⑆000005413⑆ ⑆253191387⑆ ⑆100009816516⑆ ⑆0000034755⑆

CHECK#:5413 \$347.55

Handwritten signature and MICR line.

Ashley Downs HOA (352)
 24701 US Hwy 19 N, Suite 102
 Clearwater, FL 33763

Check Number: 5414

PAY Ten Thousand Three Hundred Five And 46/100 Dollars

DATE 10/11/2023 AMOUNT ****\$10,305.46

TO THE ORDER OF Pinellas County Utilities
 P.O. Box 31208 JE
 Clearwater, FL 33831-0208

MEMO: Invoice 1001541901 08.29

Michael C. Day
 Authorized Signature

⑆000005414⑆ ⑆253191387⑆ ⑆100009816516⑆ ⑆0001030546⑆

CHECK#:5414 \$10,305.46

Handwritten signature and MICR line.

Ashley Downs HOA (352)
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33783

Check Number: 5415

PAY Four Hundred Ninety Five And 00/100 Dollars

DATE 10/11/2023

AMOUNT ***\$495.00

TO THE ORDER OF Ken's Gutters
1231 Kepp Dr
Clearwater, FL 33705

MEMO: Invoice 7438

Michael G. Berg

⑆000005415⑆ ⑆263191387⑆ ⑆100009816516⑆ ⑆0000049500⑆



CHECK#:5415 \$495.00

Ashley Downs HOA (352)
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33783

Check Number: 5416

PAY One Hundred Sixty Five And 00/100 Dollars

DATE 10/11/2023

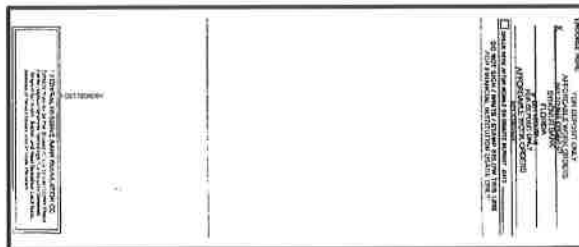
AMOUNT ***\$165.00

TO THE ORDER OF Affordable Work Orders
1391 Lady Marlon Lane
Dunedin, FL 34658

MEMO: Invoice 6408

Michael G. Berg

⑆000005416⑆ ⑆263191387⑆ ⑆100009816516⑆ ⑆0000016500⑆



CHECK#:5416 \$165.00

Ashley Downs HOA (352)
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33783

Check Number: 5417

PAY Two Thousand, One Hundred And 00/100 Dollars

DATE 10/11/2023

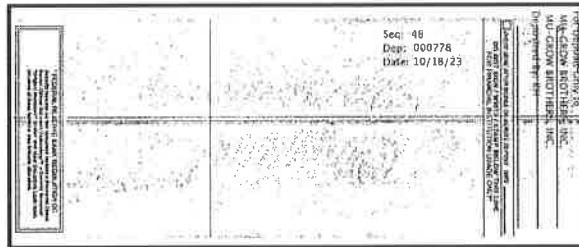
AMOUNT ***\$2,100.00

TO THE ORDER OF MU-GROW BROTHERS, INC
2922 GRAND BLVD
HOLIDAY, FL 34669

MEMO: Invoice 29461

Michael G. Berg

⑆000005417⑆ ⑆263191387⑆ ⑆100009816516⑆ ⑆0000210000⑆



CHECK#:5417 \$2,100.00

Ashley Downs HOA (352)
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33783

Check Number: 5418

PAY Five Hundred Seventy Five And 00/100 Dollars

DATE 10/16/2023

AMOUNT ***\$975.00

TO THE ORDER OF G.R. COLLINS ENGINEERING, P.A.
32707 US HWY 19 N
Palm Harbor, FL 34684

MEMO:

Michael G. Berg

⑆000005418⑆ ⑆263191387⑆ ⑆100009816516⑆ ⑆0000097500⑆



CHECK#:5418 \$975.00

Ashley Downs HOA (352)
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33783

Check Number: 5419

PAY One Hundred Ninety And 28/100 Dollars

DATE 10/16/2023

AMOUNT ***\$190.28

TO THE ORDER OF Friends Plumbing
323 Meares Blvd Suite 100
Clearwater, FL 34617

MEMO: Invoice #2319671

Michael G. Berg

⑆000005419⑆ ⑆263191387⑆ ⑆100009816516⑆ ⑆0000019028⑆



CHECK#:5419 \$190.28



Bank Account Reconciliation
 Ashley Downs HOA
 BB&T Operating (End: 10/31/2023)

Date: 11/8/2023
 Time: 9:23 am
 Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/20/2023		Mark Sheets Irrigation LLC		5424	(\$306.00)
10/31/2023		Deposit from batch 167400	167400 - Auto Payment	642	\$281.00
10/31/2023		Deposit from batch 167401	167401 - Auto Payment	643	\$281.00
10/31/2023		Deposit from batch 167402	167402 - Auto Payment	644	\$1,158.00
				Total Uncleared	\$1,414.00

BB&T Operating Summary

Ending Account Balance:	\$ 40,187.63
Uncleared Items:	\$1,414.00
<hr/>	
Adjusted Balance:	\$ 38,773.63
Bank Ending Balance:	\$ 38,773.63
<hr/>	
Difference:	\$-



Bank Account Reconciliation
Ashley Downs HOA
BB&T Reserve (End: 10/31/2023)

Date: 11/8/2023
Time: 9:23 am
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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BB&T Reserve Summary

Ending Account Balance:	\$ 32,932.46
Uncleared Items:	\$-
Adjusted Balance:	\$ 32,932.46
Bank Ending Balance:	\$ 32,932.46
Difference:	\$-