



# **Financial Report Package**

**Unaudited for Management's Use Only**

**August 2024**

**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

11-1015-00-00 South State Operating - 0876	\$26,624.34	
11-1020-00-00 General - Acct	9,912.73	

Total OPERATING FUNDS:		<u>\$36,537.07</u>
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## RESERVE FUNDS

12-1035-00-00 South State Reserve - 0879	6,060.28	
12-1047-00-00 BB & T- Money Market	171,038.09	
12-1120-00-00 Cadence M/M 6382	10,753.51	

Total RESERVE FUNDS:		<u>\$187,851.88</u>
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## DELINQUENCIES &amp; OTHER AS

18-1170-00-00 Refundable Deposits	900.00	
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Total DELINQUENCIES & OTHER AS		<u>\$900.00</u>
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<b>Total Assets:</b>		<b><u><u>\$225,288.95</u></u></b>
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**Liabilities & Equity**

## LIABILITIES

20-2080-00-00 Reserves - Interest	6,772.97	
20-2100-00-00 Reserves- Deferred Maintenance	181,078.91	

Total LIABILITIES:		<u>\$187,851.88</u>
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## EQUITY/CAPITAL

30-3200-00-00 Prior Years	39,031.60	
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Total EQUITY/CAPITAL:		<u>\$39,031.60</u>
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Net Income Gain / Loss	<u>(1,594.53)</u>	
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		<u>(\$1,594.53)</u>
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<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$225,288.95</u></u></b>
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**Income Statement - Operating**

Ashley Downs HOA

08/31/2024

Date: 9/12/2024  
 Time: 1:53 pm  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Assessment Income	\$20,449.00	\$22,139.08	(\$1,690.08)	\$181,241.29	\$177,112.64	\$4,128.65	\$265,669.00
4200 Water & Sewer Income	-	3,572.58	(3,572.58)	27,965.94	28,580.64	(614.70)	42,871.00
4210 Interest	0.10	-	0.10	2.36	-	2.36	-
4300 Gate Key FOB	165.00	-	165.00	215.00	-	215.00	-
4500 Application Income	-	-	-	250.00	-	250.00	-
4800 Other Income	-	-	-	24.00	-	24.00	-
<b>Total REVENUE</b>	<b>20,614.10</b>	<b>25,711.66</b>	<b>(5,097.56)</b>	<b>209,698.59</b>	<b>205,693.28</b>	<b>4,005.31</b>	<b>308,540.00</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
5010 Bank Charges / Coupons	136.34	250.00	113.66	3,404.70	2,000.00	(1,404.70)	3,000.00
5020 Website	-	49.58	49.58	-	396.64	396.64	595.00
5200 Pest Control-Termite contract	577.00	316.67	(260.33)	2,509.15	2,533.36	24.21	3,800.00
5300 Insurance	-	853.58	853.58	9,846.85	6,828.64	(3,018.21)	10,243.00
5400 Lawn Contract	2,100.00	1,875.00	(225.00)	16,275.00	15,000.00	(1,275.00)	22,500.00
5410 Grounds-Plants/Sod/Mulch	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
5420 Grounds-Irrigation Repairs	480.00	166.67	(313.33)	5,728.50	1,333.36	(4,395.14)	2,000.00
5425 Grounds-Irrigation Contract	-	275.00	275.00	260.00	2,200.00	1,940.00	3,300.00
5430 Grounds- Insects/Fert- Contact	-	300.00	300.00	525.00	2,400.00	1,875.00	3,600.00
5440 Grounds-Trees	-	625.00	625.00	3,640.00	5,000.00	1,360.00	7,500.00
5600 Taxes- Permit & Licenses	-	39.58	39.58	900.00	316.64	(583.36)	475.00
5620 Corp Annual Filing Fee	-	7.50	7.50	-	60.00	60.00	90.00
5800 Management Contract -End 03.01.24 60 day notice	901.00	875.00	(26.00)	7,208.00	7,000.00	(208.00)	10,500.00
5900 Legal Fees	-	100.00	100.00	-	800.00	800.00	1,200.00
5910 Accounting & Audit Fees	-	35.42	35.42	-	283.36	283.36	425.00
6100 Repair/Maint - Building	594.00	583.33	(10.67)	4,997.67	4,666.64	(331.03)	7,000.00
6110 Repair/Maint - Pressure Washing	-	308.33	308.33	-	2,466.64	2,466.64	3,700.00
6120 Repair/Maint - Gutter/Drainage	735.00	208.33	(526.67)	3,705.00	1,666.64	(2,038.36)	2,500.00
6130 Repair/Maint - Gate	-	166.67	166.67	2,322.86	1,333.36	(989.50)	2,000.00
6180 Repair/Maint - Rust Prevention	800.00	800.00	-	5,600.00	6,400.00	800.00	9,600.00
6190 Repair/Maint - Fire Hydrant/extinguisher	-	50.00	50.00	422.44	400.00	(22.44)	600.00
6200 Pool Contract	660.00	660.00	-	6,480.00	5,280.00	(1,200.00)	7,920.00
6210 Pool Repairs - Equipment	-	200.00	200.00	18.10	1,600.00	1,581.90	2,400.00
6215 Pool Rec Ctr Cleaning/Maint	175.00	185.00	10.00	1,490.00	1,480.00	(10.00)	2,220.00
6610 EFTPS Tax Return payments	-	-	-	473.00	-	(473.00)	-
7000 Electric	740.21	833.33	93.12	6,433.00	6,666.64	233.64	10,000.00
7002 Water & Sewer	-	4,500.00	4,500.00	38,705.64	36,000.00	(2,705.64)	54,000.00
7004 Utilities - Cable TV	-	3,333.33	3,333.33	30,543.73	26,666.64	(3,877.09)	40,000.00
7005 Utilities - Trash Removal	1,424.23	1,438.00	13.77	11,393.84	11,504.00	110.16	17,256.00
<b>Total OPERATING EXPENSES</b>	<b>9,322.78</b>	<b>19,660.32</b>	<b>10,337.54</b>	<b>162,882.48</b>	<b>157,282.56</b>	<b>(5,599.92)</b>	<b>235,924.00</b>
<b>NON OPERATING EXPENSES</b>							
9100 Reserves- Deferred Maintenance	6,051.33	6,051.33	-	48,410.64	48,410.64	-	72,616.00
<b>Total NON OPERATING EXPENSES</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>-</b>	<b>48,410.64</b>	<b>48,410.64</b>	<b>0.00</b>	<b>72,616.00</b>
<b>Total EXPENSES</b>	<b>\$15,374.11</b>	<b>\$25,711.65</b>	<b>\$10,337.54</b>	<b>\$211,293.12</b>	<b>\$205,693.20</b>	<b>(\$5,599.92)</b>	<b>\$308,540.00</b>
<b>COMBINED NET INCOME</b>	<b>\$5,239.99</b>	<b>\$0.01</b>	<b>\$5,239.98</b>	<b>(\$1,594.53)</b>	<b>\$0.08</b>	<b>(\$1,594.61)</b>	<b>\$-</b>



**Income Statement Summary - Operating**  
 Ashley Downs HOA  
 Fiscal Period: August 2024

Date: 9/12/2024  
 Time: 1:53 pm  
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Assessment Income	30,668.00	23,309.00	20,948.00	20,688.00	20,819.28	23,920.00	20,440.01	20,449.00	-	-	-	-	\$181,241.29
4200 Water & Sewer Income	-	-	6,901.80	12,496.74	-	316.79	8,250.61	-	-	-	-	-	27,965.94
4210 Interest	0.37	0.31	0.28	0.27	0.37	0.31	0.35	0.10	-	-	-	-	2.36
4300 Gate Key FOB	-	-	50.00	-	-	-	-	165.00	-	-	-	-	215.00
4500 Application Income	-	-	-	-	-	150.00	100.00	-	-	-	-	-	250.00
4800 Other Income	-	-	12.00	-	-	-	12.00	-	-	-	-	-	24.00
<b>Total REVENUE</b>	<b>30,668.37</b>	<b>23,309.31</b>	<b>27,912.08</b>	<b>33,185.01</b>	<b>20,819.65</b>	<b>24,387.10</b>	<b>28,802.97</b>	<b>20,614.10</b>	-	-	-	-	<b>209,698.59</b>
<b>EXPENSES</b>													
<b>OPERATING EXPENSES</b>													
5010 Bank Charges / Coupons	1,705.38	165.00	134.00	173.01	274.70	554.27	262.00	136.34	-	-	-	-	3,404.70
5200 Pest Control-Termite contract	577.00	-	326.50	577.00	230.00	221.65	-	577.00	-	-	-	-	2,509.15
5300 Insurance	-	9,846.85	-	-	-	-	-	-	-	-	-	-	9,846.85
5400 Lawn Contract	1,925.00	1,925.00	1,925.00	-	4,200.00	2,100.00	2,100.00	2,100.00	-	-	-	-	16,275.00
5420 Grounds-Irrigation Repairs	-	1,842.50	1,937.00	406.00	580.00	-	483.00	480.00	-	-	-	-	5,728.50
5425 Grounds-Irrigation Contract	-	-	260.00	-	-	-	-	-	-	-	-	-	260.00
5430 Grounds- Insects/Fert- Contact	175.00	175.00	175.00	-	-	-	-	-	-	-	-	-	525.00
5440 Grounds-Trees	-	-	-	-	3,640.00	-	-	-	-	-	-	-	3,640.00
5600 Taxes- Permit & Licenses	-	425.00	-	475.00	-	-	-	-	-	-	-	-	900.00
5800 Management Contract -End 03.01.24 60 day notice	901.00	901.00	901.00	901.00	901.00	901.00	901.00	901.00	-	-	-	-	7,208.00
6100 Repair/Maint - Building	-	1,279.11	350.00	600.00	400.00	1,049.56	725.00	594.00	-	-	-	-	4,997.67
6120 Repair/Maint - Gutter/Drainage	495.00	990.00	-	-	495.00	-	990.00	735.00	-	-	-	-	3,705.00
6130 Repair/Maint - Gate	2,322.86	-	-	-	-	-	-	-	-	-	-	-	2,322.86
6180 Repair/Maint - Rust Prevention	-	400.00	-	-	-	-	4,400.00	800.00	-	-	-	-	5,600.00
6190 Repair/Maint - Fire Hydrant/extinguisher	-	228.50	193.94	-	-	-	-	-	-	-	-	-	422.44
6200 Pool Contract	660.00	1,860.00	660.00	660.00	660.00	660.00	660.00	660.00	-	-	-	-	6,480.00
6210 Pool Repairs - Equipment	-	-	-	-	18.10	-	-	-	-	-	-	-	18.10
6215 Pool Rec Ctr Cleaning/Maint	175.00	175.00	175.00	200.00	240.00	175.00	175.00	175.00	-	-	-	-	1,490.00
6610 EFTPS Tax Return payments	-	-	473.00	-	-	-	-	-	-	-	-	-	473.00
7000 Electric	1,039.34	721.30	834.03	946.28	1,285.80	-	866.04	740.21	-	-	-	-	6,433.00
7002 Water & Sewer	9,676.69	-	10,420.71	-	9,778.30	-	8,829.94	-	-	-	-	-	38,705.64
7004 Utilities - Cable TV	4,363.39	4,363.39	4,363.39	4,363.39	4,363.39	4,363.39	4,363.39	-	-	-	-	-	30,543.73
7005 Utilities - Trash Removal	1,424.23	1,424.23	1,424.23	2,848.46	-	1,424.23	1,424.23	1,424.23	-	-	-	-	11,393.84
<b>Total OPERATING EXPENSES</b>	<b>25,439.89</b>	<b>26,721.88</b>	<b>24,552.80</b>	<b>12,150.14</b>	<b>27,066.29</b>	<b>11,449.10</b>	<b>26,179.60</b>	<b>9,322.78</b>	-	-	-	-	<b>162,882.48</b>
<b>NON OPERATING EXPENSES</b>													
9100 Reserves- Deferred Maintenance	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	-	-	-	-	48,410.64
<b>Total NON OPERATING EXPENSES</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>6,051.33</b>	-	-	-	-	<b>48,410.64</b>
<b>Total EXPENSES</b>	<b>31,491.22</b>	<b>32,773.21</b>	<b>30,604.13</b>	<b>18,201.47</b>	<b>33,117.62</b>	<b>17,500.43</b>	<b>32,230.93</b>	<b>15,374.11</b>	-	-	-	-	<b>211,293.12</b>



**Income Statement Summary - Operating**  
 Ashley Downs HOA  
 Fiscal Period: August 2024

Date: 9/12/2024  
 Time: 1:53 pm  
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net Income:	(822.85)	(9,463.90)	(2,692.05)	14,983.54	(12,297.97)	6,886.67	(3,427.96)	5,239.99	-	-	-	-	(\$1,594.53)