



Financial Report Package

Unaudited for Management's Use Only

October 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	\$34,803.45
11-1020-00-00 General - Acct	6,932.30

Total OPERATING FUNDS:	\$41,735.75
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RESERVE FUNDS

12-1035-00-00 South State Reserve - 0879	188,492.30
12-1047-00-00 BB & T- Money Market	1,612.88
12-1120-00-00 Cadence M/M 6382	10,758.80

Total RESERVE FUNDS:	\$200,863.98
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DELINQUENCIES & OTHER AS

18-1170-00-00 Refundable Deposits	900.00
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Total DELINQUENCIES & OTHER AS	\$900.00
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Total Assets:	\$243,499.73
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Liabilities & Equity

LIABILITIES

20-2080-00-00 Reserves - Interest	7,682.41
20-2100-00-00 Reserves- Deferred Maintenance	193,181.57

Total LIABILITIES:	\$200,863.98
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EQUITY/CAPITAL

30-3200-00-00 Prior Years	39,031.60
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Total EQUITY/CAPITAL:	\$39,031.60
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Net Income Gain / Loss	3,604.15
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\$3,604.15

Total Liabilities & Equity:	\$243,499.73
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Income Statement - Operating

Ashley Downs HOA

10/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Assessment Income	\$22,972.11	\$22,139.08	\$833.03	\$220,887.40	\$221,390.80	(\$503.40)	\$265,669.00
4200 Water & Sewer Income	7,237.37	3,572.58	3,664.79	43,440.17	35,725.80	7,714.37	42,871.00
4210 Interest	0.03	-	0.03	2.43	-	2.43	-
4300 Gate Key FOB	1,975.00	-	1,975.00	2,190.00	-	2,190.00	-
4500 Application Income	150.00	-	150.00	650.00	-	650.00	-
4800 Other Income	-	-	-	24.00	-	24.00	-
Total REVENUE	32,334.51	25,711.66	6,622.85	267,194.00	257,116.60	10,077.40	308,540.00
EXPENSES							
OPERATING EXPENSES							
5010 Bank Charges / Coupons	1,171.50	250.00	(921.50)	5,006.90	2,500.00	(2,506.90)	3,000.00
5020 Website	-	49.58	49.58	-	495.80	495.80	595.00
5200 Pest Control-Termite contract	-	316.67	316.67	2,835.80	3,166.70	330.90	3,800.00
5300 Insurance	-	853.58	853.58	9,846.85	8,535.80	(1,311.05)	10,243.00
5400 Lawn Contract	2,100.00	1,875.00	(225.00)	20,475.00	18,750.00	(1,725.00)	22,500.00
5410 Grounds-Plants/Sod/Mulch	-	625.00	625.00	-	6,250.00	6,250.00	7,500.00
5420 Grounds-Irrigation Repairs	425.00	166.67	(258.33)	7,455.50	1,666.70	(5,788.80)	2,000.00
5425 Grounds-Irrigation Contract	-	275.00	275.00	260.00	2,750.00	2,490.00	3,300.00
5430 Grounds- Insects/Fert- Contact	-	300.00	300.00	725.00	3,000.00	2,275.00	3,600.00
5440 Grounds-Trees	-	625.00	625.00	3,640.00	6,250.00	2,610.00	7,500.00
5600 Taxes- Permit & Licenses	-	39.58	39.58	900.00	395.80	(504.20)	475.00
5620 Corp Annual Filing Fee	-	7.50	7.50	-	75.00	75.00	90.00
5800 Management Contract -End 03.01.24 60 day notice	901.00	875.00	(26.00)	9,010.00	8,750.00	(260.00)	10,500.00
5900 Legal Fees	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
5910 Accounting & Audit Fees	-	35.42	35.42	-	354.20	354.20	425.00
6100 Repair/Maint - Building	1,000.00	583.33	(416.67)	9,388.95	5,833.30	(3,555.65)	7,000.00
6110 Repair/Maint - Pressure Washing	-	308.33	308.33	-	3,083.30	3,083.30	3,700.00
6120 Repair/Maint - Gutter/Drainage	-	208.33	208.33	3,705.00	2,083.30	(1,621.70)	2,500.00
6130 Repair/Maint - Gate	-	166.67	166.67	2,322.86	1,666.70	(656.16)	2,000.00
6180 Repair/Maint - Rust Prevention	800.00	800.00	-	7,200.00	8,000.00	800.00	9,600.00
6190 Repair/Maint - Fire Hydrant/extinguisher	-	50.00	50.00	422.44	500.00	77.56	600.00
6200 Pool Contract	660.00	660.00	-	7,140.00	6,600.00	(540.00)	7,920.00
6210 Pool Repairs - Equipment	-	200.00	200.00	18.10	2,000.00	1,981.90	2,400.00
6215 Pool Rec Ctr Cleaning/Maint	175.00	185.00	10.00	1,905.00	1,850.00	(55.00)	2,220.00
6610 EFTPS Tax Return payments	-	-	-	473.00	-	(473.00)	-
7000 Electric	1,468.31	833.33	(634.98)	8,563.93	8,333.30	(230.63)	10,000.00
7002 Water & Sewer	-	4,500.00	4,500.00	48,269.43	45,000.00	(3,269.43)	54,000.00
7004 Utilities - Cable TV	4,363.37	3,333.33	(1,030.04)	39,270.49	33,333.30	(5,937.19)	40,000.00
7005 Utilities - Trash Removal	1,424.23	1,438.00	13.77	14,242.30	14,380.00	137.70	17,256.00
Total OPERATING EXPENSES	14,488.41	19,660.32	5,171.91	203,076.55	196,603.20	(6,473.35)	235,924.00
NON OPERATING EXPENSES							
9100 Reserves- Deferred Maintenance	6,051.33	6,051.33	-	60,513.30	60,513.30	-	72,616.00
Total NON OPERATING EXPENSES	6,051.33	6,051.33	-	60,513.30	60,513.30	0.00	72,616.00
Total EXPENSES	\$20,539.74	\$25,711.65	\$5,171.91	\$263,589.85	\$257,116.50	(\$6,473.35)	\$308,540.00
COMBINED NET INCOME	\$11,794.77	\$0.01	\$11,794.76	\$3,604.15	\$0.10	\$3,604.05	\$-



Income Statement Summary - Operating

Ashley Downs HOA
Fiscal Period: October 2024

Date: 11/7/2024
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
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	16,674.00	22,972.11	-	-	\$220,887.40
4200 Water & Sewer Income	-	-	6,901.80	12,496.74	-	316.79	8,250.61	-	8,236.86	7,237.37	-	-	43,440.17
4210 Interest	0.37	0.31	0.28	0.27	0.37	0.31	0.35	0.10	0.04	0.03	-	-	2.43
4300 Gate Key FOB	-	-	50.00	-	-	-	-	165.00	-	1,975.00	-	-	2,190.00
4500 Application Income	-	-	-	-	-	150.00	100.00	-	250.00	150.00	-	-	650.00
4800 Other Income	-	-	12.00	-	-	-	12.00	-	-	-	-	-	24.00
Total REVENUE	30,668.37	23,309.31	27,912.08	33,185.01	20,819.65	24,387.10	28,802.97	20,614.10	25,160.90	32,334.51	-	-	267,194.00
EXPENSES													
OPERATING EXPENSES													
5010 Bank Charges / Coupons	1,705.38	165.00	134.00	173.01	274.70	554.27	262.00	136.34	430.70	1,171.50	-	-	5,006.90
5200 Pest Control-Termite contract	577.00	-	326.50	577.00	230.00	221.65	-	577.00	326.65	-	-	-	2,835.80
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	2,100.00	2,100.00	-	-	20,475.00
5420 Grounds-Irrigation Repairs	-	1,842.50	1,937.00	406.00	580.00	-	483.00	480.00	1,302.00	425.00	-	-	7,455.50
5425 Grounds-Irrigation Contract	-	-	260.00	-	-	-	-	-	-	-	-	-	260.00
5430 Grounds- Insects/Fert- Contact	175.00	175.00	175.00	-	-	-	-	-	200.00	-	-	-	725.00
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	901.00	901.00	-	-	9,010.00
6100 Repair/Maint - Building	-	1,279.11	350.00	600.00	400.00	1,049.56	725.00	594.00	3,391.28	1,000.00	-	-	9,388.95
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	800.00	800.00	-	-	7,200.00
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	-	660.00	-	-	7,140.00
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	240.00	175.00	-	-	1,905.00
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	662.62	1,468.31	-	-	8,563.93
7002 Water & Sewer	9,676.69	-	10,420.71	-	9,778.30	-	8,829.94	-	9,563.79	-	-	-	48,269.43
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	-	4,363.39	4,363.37	-	-	39,270.49
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	1,424.23	1,424.23	-	-	14,242.30
Total OPERATING EXPENSES	25,439.89	26,721.88	24,552.80	12,150.14	27,066.29	11,449.10	26,179.60	9,322.78	25,705.66	14,488.41	-	-	203,076.55
NON OPERATING EXPENSES													
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	6,051.33	6,051.33	-	-	60,513.30
Total NON OPERATING EXPENSES	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	6,051.33	-	-	60,513.30
Total EXPENSES	31,491.22	32,773.21	30,604.13	18,201.47	33,117.62	17,500.43	32,230.93	15,374.11	31,756.99	20,539.74	-	-	263,589.85



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

Date: 11/7/2024
Time: 10:57 am
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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	(6,596.09)	11,794.77	-	-	\$3,604.15