



# **Financial Report Package**

**Unaudited for Management's Use Only**

**February 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

 11-1020-00-00 General - Acct \$27,844.85

Total OPERATING FUNDS:

\$27,844.85

## RESERVE FUNDS

 12-1047-00-00 BB & T- Money Market 58,886.46

 12-1120-00-00 Cadence M/M 6382 128,436.93

Total RESERVE FUNDS:

\$187,323.39

## DELINQUENCIES &amp; OTHER AS

 18-1170-00-00 Refundable Deposits 900.00

 18-1800-00-00 Delinquent Maint Fee 3,527.66

Total DELINQUENCIES &amp; OTHER AS

\$4,427.66
**Total Assets:**
\$219,595.90
**Liabilities & Equity**

## LIABILITIES

 20-2080-00-00 Reserves - Interest 4,085.87

 20-2100-00-00 Reserves- Deferred Maintenance 183,237.52

Total LIABILITIES:

\$187,323.39

## PREPAID/MISC LIABILITIES

 23-2300-00-00 PrePaid Maint Fees 13,822.42

Total PREPAID/MISC LIABILITIES:

\$13,822.42

## EQUITY/CAPITAL

 30-3100-00-00 Prepaid/Delinq Adjustment (10,294.76)

 30-3200-00-00 Prior Years 39,031.60

Total EQUITY/CAPITAL:

\$28,736.84

Net Income Gain / Loss

(10,286.75)
(\$10,286.75)
**Total Liabilities & Equity:**
\$219,595.90



**Income Statement - Operating**

Ashley Downs HOA

02/29/2024

Date: 3/5/2024  
 Time: 10:45 am  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Assessment Income	\$23,309.00	\$22,139.08	\$1,169.92	\$53,977.00	\$44,278.16	\$9,698.84	\$265,669.00
4200 Water & Sewer Income	-	3,572.58	(3,572.58)	-	7,145.16	(7,145.16)	42,871.00
4210 Interest	0.31	-	0.31	0.68	-	0.68	-
<b>Total REVENUE</b>	<b>23,309.31</b>	<b>25,711.66</b>	<b>(2,402.35)</b>	<b>53,977.68</b>	<b>51,423.32</b>	<b>2,554.36</b>	<b>308,540.00</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
5010 Bank Charges / Coupons	165.00	250.00	85.00	1,870.38	500.00	(1,370.38)	3,000.00
5020 Website	-	49.58	49.58	-	99.16	99.16	595.00
5200 Pest Control-Termite contract	-	316.67	316.67	577.00	633.34	56.34	3,800.00
5300 Insurance	9,846.85	853.58	(8,993.27)	9,846.85	1,707.16	(8,139.69)	10,243.00
5400 Lawn Contract	1,925.00	1,875.00	(50.00)	3,850.00	3,750.00	(100.00)	22,500.00
5410 Grounds-Plants/Sod/Mulch	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
5420 Grounds-Irrigation Repairs	1,842.50	166.67	(1,675.83)	1,842.50	333.34	(1,509.16)	2,000.00
5425 Grounds-Irrigation Contract	-	275.00	275.00	-	550.00	550.00	3,300.00
5430 Grounds- Insects/Fert- Contact	175.00	300.00	125.00	350.00	600.00	250.00	3,600.00
5440 Grounds-Trees	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
5600 Taxes- Permit & Licenses	425.00	39.58	(385.42)	425.00	79.16	(345.84)	475.00
5620 Corp Annual Filing Fee	-	7.50	7.50	-	15.00	15.00	90.00
5800 Management Contract	901.00	875.00	(26.00)	1,802.00	1,750.00	(52.00)	10,500.00
5900 Legal Fees	-	100.00	100.00	-	200.00	200.00	1,200.00
5910 Accounting & Audit Fees	-	35.42	35.42	-	70.84	70.84	425.00
6100 Repair/Maint - Building	1,279.11	583.33	(695.78)	1,279.11	1,166.66	(112.45)	7,000.00
6110 Repair/Maint - Pressure Washing	-	308.33	308.33	-	616.66	616.66	3,700.00
6120 Repair/Maint - Gutter/Drainage	990.00	208.33	(781.67)	1,485.00	416.66	(1,068.34)	2,500.00
6130 Repair/Maint - Gate	-	166.67	166.67	2,322.86	333.34	(1,989.52)	2,000.00
6180 Repair/Maint - Rust Prevention	400.00	800.00	400.00	400.00	1,600.00	1,200.00	9,600.00
6190 Repair/Maint - Fire Hydrant/extinguisher	228.50	50.00	(178.50)	228.50	100.00	(128.50)	600.00
6200 Pool Contract	1,860.00	660.00	(1,200.00)	2,520.00	1,320.00	(1,200.00)	7,920.00
6210 Pool Repairs - Equipment	-	200.00	200.00	-	400.00	400.00	2,400.00
6215 Pool Rec Ctr Cleaning/Maint	175.00	185.00	10.00	350.00	370.00	20.00	2,220.00
7000 Electric	721.30	833.33	112.03	1,760.64	1,666.66	(93.98)	10,000.00
7002 Water & Sewer	-	4,500.00	4,500.00	9,676.69	9,000.00	(676.69)	54,000.00
7004 Utilities - Cable TV	4,363.39	3,333.33	(1,030.06)	8,726.78	6,666.66	(2,060.12)	40,000.00
7005 Utilities - Trash Removal	1,424.23	1,438.00	13.77	2,848.46	2,876.00	27.54	17,256.00
<b>Total OPERATING EXPENSES</b>	<b>26,721.88</b>	<b>19,660.32</b>	<b>(7,061.56)</b>	<b>52,161.77</b>	<b>39,320.64</b>	<b>(12,841.13)</b>	<b>235,924.00</b>
<b>NON OPERATING EXPENSES</b>							
9100 Reserves- Deferred Maintenance	6,051.33	6,051.33	-	12,102.66	12,102.66	-	72,616.00
<b>Total NON OPERATING EXPENSES</b>	<b>6,051.33</b>	<b>6,051.33</b>	<b>-</b>	<b>12,102.66</b>	<b>12,102.66</b>	<b>0.00</b>	<b>72,616.00</b>
<b>Total EXPENSES</b>	<b>\$32,773.21</b>	<b>\$25,711.65</b>	<b>(\$7,061.56)</b>	<b>\$64,264.43</b>	<b>\$51,423.30</b>	<b>(\$12,841.13)</b>	<b>\$308,540.00</b>
<b>COMBINED NET INCOME</b>	<b>(\$9,463.90)</b>	<b>\$0.01</b>	<b>(\$9,463.91)</b>	<b>(\$10,286.75)</b>	<b>\$0.02</b>	<b>(\$10,286.77)</b>	<b>\$-</b>



**Income Statement Summary - Operating**

Ashley Downs HOA  
Fiscal Period: February 2024

Date: 3/5/2024  
Time: 10:45 am  
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	-	-	-	-	-	-	-	-	-	-	\$53,977.00
4210 Interest	0.37	0.31	-	-	-	-	-	-	-	-	-	-	0.68
<b>Total REVENUE</b>	<b>30,668.37</b>	<b>23,309.31</b>	-	-	-	-	-	-	-	-	-	-	<b>53,977.68</b>
<b>EXPENSES</b>													
<b>OPERATING EXPENSES</b>													
5010 Bank Charges / Coupons	1,705.38	165.00	-	-	-	-	-	-	-	-	-	-	1,870.38
5200 Pest Control-Termite contract	577.00	-	-	-	-	-	-	-	-	-	-	-	577.00
5300 Insurance	-	9,846.85	-	-	-	-	-	-	-	-	-	-	9,846.85
5400 Lawn Contract	1,925.00	1,925.00	-	-	-	-	-	-	-	-	-	-	3,850.00
5420 Grounds-Irrigation Repairs	-	1,842.50	-	-	-	-	-	-	-	-	-	-	1,842.50
5430 Grounds- Insects/Fert- Contact	175.00	175.00	-	-	-	-	-	-	-	-	-	-	350.00
5600 Taxes- Permit & Licenses	-	425.00	-	-	-	-	-	-	-	-	-	-	425.00
5800 Management Contract	901.00	901.00	-	-	-	-	-	-	-	-	-	-	1,802.00
6100 Repair/Maint - Building	-	1,279.11	-	-	-	-	-	-	-	-	-	-	1,279.11
6120 Repair/Maint - Gutter/Drainage	495.00	990.00	-	-	-	-	-	-	-	-	-	-	1,485.00
6130 Repair/Maint - Gate	2,322.86	-	-	-	-	-	-	-	-	-	-	-	2,322.86
6180 Repair/Maint - Rust Prevention	-	400.00	-	-	-	-	-	-	-	-	-	-	400.00
6190 Repair/Maint - Fire	-	228.50	-	-	-	-	-	-	-	-	-	-	228.50
Hydrant/extinguisher													
6200 Pool Contract	660.00	1,860.00	-	-	-	-	-	-	-	-	-	-	2,520.00
6215 Pool Rec Ctr Cleaning/Maint	175.00	175.00	-	-	-	-	-	-	-	-	-	-	350.00
7000 Electric	1,039.34	721.30	-	-	-	-	-	-	-	-	-	-	1,760.64
7002 Water & Sewer	9,676.69	-	-	-	-	-	-	-	-	-	-	-	9,676.69
7004 Utilities - Cable TV	4,363.39	4,363.39	-	-	-	-	-	-	-	-	-	-	8,726.78
7005 Utilities - Trash Removal	1,424.23	1,424.23	-	-	-	-	-	-	-	-	-	-	2,848.46
<b>Total OPERATING EXPENSES</b>	<b>25,439.89</b>	<b>26,721.88</b>	-	-	-	-	-	-	-	-	-	-	<b>52,161.77</b>
<b>NON OPERATING EXPENSES</b>													
9100 Reserves- Deferred Maintenance	6,051.33	6,051.33	-	-	-	-	-	-	-	-	-	-	12,102.66
<b>Total NON OPERATING EXPENSES</b>	<b>6,051.33</b>	<b>6,051.33</b>	-	-	-	-	-	-	-	-	-	-	<b>12,102.66</b>
<b>Total EXPENSES</b>	<b>31,491.22</b>	<b>32,773.21</b>	-	-	-	-	-	-	-	-	-	-	<b>64,264.43</b>
<b>Net Income:</b>	<b>(822.85)</b>	<b>(9,463.90)</b>	-	-	-	-	-	-	-	-	-	-	<b>(10,286.75)</b>