



Financial Report Package

Unaudited for Management's Use Only

June 2025

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.

Balance Sheet - OperatingAshley Downs HOA
End Date: 06/30/2025

Date: 7/8/2025

Time: 2:01 pm

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0876 \$20,283.29

Total OPERATING FUNDS:

\$20,283.29

RESERVE FUNDS

12-1035-00-00 South State Reserve - 0879 244,060.39

12-1120-00-00 Cadence M/M 6382 10,804.42

Total RESERVE FUNDS:

\$254,864.81

DELINQUENCIES & OTHER AS

18-1170-00-00 Refundable Deposits 900.00

Total DELINQUENCIES & OTHER AS

\$900.00

Total Assets:**\$276,048.10****Liabilities & Equity**

LIABILITIES

20-2080-00-00 Reserves - Interest 11,029.36

20-2100-00-00 Reserves- Deferred Maintenance 243,835.45

Total LIABILITIES:

\$254,864.81

EQUITY/CAPITAL

30-3200-00-00 Prior Years 26,395.18

Total EQUITY/CAPITAL:

\$26,395.18

Net Income Gain / Loss

(5,211.89)

(\$5,211.89)

Total Liabilities & Equity:**\$276,048.10**

Income Statement - Operating

Ashley Downs HOA

06/30/2025

Date: 7/8/2025

Time: 2:01 pm

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Assessment Income	\$20,874.00	\$22,388.67	(\$1,514.67)	\$134,845.01	\$134,332.02	\$512.99	\$268,664.00
4200	Water & Sewer Income	-	4,000.00	(4,000.00)	29,191.01	24,000.00	5,191.01	48,000.00
4300	Gate Key FOB	-	-	-	525.00	-	525.00	-
4500	Application Income	100.00	-	100.00	350.00	-	350.00	-
4800	Other Income	-	-	-	168.41	-	168.41	-
Total REVENUE		20,974.00	26,388.67	(5,414.67)	165,079.43	158,332.02	6,747.41	316,664.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office/Postage	339.00	291.67	(47.33)	1,406.99	1,750.02	343.03	3,500.00
5015	Coupons/Lockbox	-	48.92	48.92	-	293.52	293.52	587.00
5020	Website	-	41.67	41.67	-	250.02	250.02	500.00
5025	Storage Boxes 7	-	26.25	26.25	-	157.50	157.50	315.00
5200	Pest Control-Termite contract	-	316.67	316.67	1,737.90	1,900.02	162.12	3,800.00
5220	Pest Control- Bees/Ants	-	-	-	69.40	-	(69.40)	-
5300	Insurance	-	903.50	903.50	10,620.23	5,421.00	(5,199.23)	10,842.00
5400	Lawn Contract	-	1,875.00	1,875.00	6,540.00	11,250.00	4,710.00	22,500.00
5420	Grounds-Irrigation Repairs	663.71	166.67	(497.04)	2,438.36	1,000.02	(1,438.34)	2,000.00
5425	Grounds-Irrigation Contract	-	-	-	674.82	-	(674.82)	-
5430	Grounds- Insects/Fert- Contact	-	50.00	50.00	2,385.00	300.00	(2,085.00)	600.00
5440	Grounds-Trees	-	333.33	333.33	4,820.00	1,999.98	(2,820.02)	4,000.00
5600	Taxes- Permit & Licenses	-	41.67	41.67	900.00	250.02	(649.98)	500.00
5620	Corp Annual Filing Fee	-	7.50	7.50	-	45.00	45.00	90.00
5800	Management Contract -End 03.01.24 60 day notice	928.00	928.00	-	4,640.00	5,568.00	928.00	11,136.00
5900	Legal Fees	-	41.67	41.67	100.00	250.02	150.02	500.00
5910	Accounting & Audit Fees	-	35.42	35.42	-	212.52	212.52	425.00
6100	Repair/Maint - Building	-	625.00	625.00	1,868.02	3,750.00	1,881.98	7,500.00
6120	Repair/Maint - Gutter/Drainage	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
6130	Repair/Maint - Gate	2,644.24	-	(2,644.24)	6,413.90	-	(6,413.90)	-
6170	Repair/Maint - Water Meter	-	-	-	217.74	-	(217.74)	-
6180	Repair/Maint - Rust Prevention	800.00	800.00	-	2,400.00	4,800.00	2,400.00	9,600.00
6190	Repair/Maint - Fire Hydrant/extinguisher	139.10	50.00	(89.10)	319.10	300.00	(19.10)	600.00
6200	Pool Contract	690.00	690.00	-	3,450.00	4,140.00	690.00	8,280.00
6210	Pool Repairs - Equipment	(14.00)	83.33	97.33	247.03	499.98	252.95	1,000.00
6215	Pool Rec Ctr Cleaning/Maint	215.70	180.00	(35.70)	755.70	1,080.00	324.30	2,160.00
6300	Maintenance - Services	-	-	-	310.00	-	(310.00)	-
6610	EFTPS Tax Return payments	-	-	-	1,624.00	-	(1,624.00)	-
7000	Electric	747.93	916.67	168.74	4,745.33	5,500.02	754.69	11,000.00
7002	Water & Sewer	-	4,837.50	4,837.50	32,109.89	29,025.00	(3,084.89)	58,050.00
7004	Utilities - Cable TV	4,644.70	4,363.33	(281.37)	28,163.67	26,179.98	(1,983.69)	52,360.00
7005	Utilities - Trash Removal	1,466.96	1,424.00	(42.96)	10,268.72	8,544.00	(1,724.72)	17,088.00
8080	2024 Storm Repairs	(1,300.00)	-	1,300.00	(1,300.00)	-	1,300.00	-
Total OPERATING EXPENSES		11,965.34	19,327.77	7,362.43	127,925.80	115,966.62	(11,959.18)	231,933.00
NON OPERATING EXPENSES								
9100	Reserves- Deferred Maintenance	7,060.92	7,060.92	-	42,365.52	42,365.52	-	84,731.00
Total NON OPERATING EXPENSES		7,060.92	7,060.92	-	42,365.52	42,365.52	0.00	84,731.00
Total EXPENSES		\$19,026.26	\$26,388.69	\$7,362.43	\$170,291.32	\$158,332.14	(\$11,959.18)	\$316,664.00



Income Statement - Operating

Ashley Downs HOA

06/30/2025

Date: 7/8/2025

Time: 2:01 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	\$1,947.74	(\$0.02)	\$1,947.76	(\$5,211.89)	(\$0.12)	(\$5,211.77)	\$-



Income Statement Summary - Operating

Ashley Downs HOA
Fiscal Period: June 2025

Date: 7/8/2025
Time: 2:01 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Assessment Income	26,321.00	20,760.91	21,783.00	20,288.10	24,818.00	20,874.00	-	-	-	-	-	-	\$134,845.01
4200 Water & Sewer Income	7,234.21	14,089.91	-	-	7,866.89	-	-	-	-	-	-	-	29,191.01
4300 Gate Key FOB	50.00	425.00	-	-	50.00	-	-	-	-	-	-	-	525.00
4500 Application Income	-	250.00	-	-	-	100.00	-	-	-	-	-	-	350.00
4800 Other Income	-	-	168.41	-	-	-	-	-	-	-	-	-	168.41
Total REVENUE	33,605.21	35,525.82	21,951.41	20,288.10	32,734.89	20,974.00	-	-	-	-	-	-	165,079.43
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office/Postage	346.99	286.00	153.00	133.00	149.00	339.00	-	-	-	-	-	-	1,406.99
5200 Pest Control-Termite contract	221.65	577.00	-	325.50	613.75	-	-	-	-	-	-	-	1,737.90
5220 Pest Control- Bees/Ants	-	-	-	69.40	-	-	-	-	-	-	-	-	69.40
5300 Insurance	10,620.23	-	-	-	-	-	-	-	-	-	-	-	10,620.23
5400 Lawn Contract	105.00	-	4,410.00	3,800.00	(1,775.00)	-	-	-	-	-	-	-	6,540.00
5420 Grounds-Irrigation Repairs	428.00	373.00	973.65	-	-	663.71	-	-	-	-	-	-	2,438.36
5425 Grounds-Irrigation Contract	-	-	-	396.10	278.72	-	-	-	-	-	-	-	674.82
5430 Grounds- Insects/Fert- Contact	-	-	-	2,205.00	180.00	-	-	-	-	-	-	-	2,385.00
5440 Grounds-Trees	-	-	-	1,020.00	3,800.00	-	-	-	-	-	-	-	4,820.00
5600 Taxes- Permit & Licenses	-	425.00	-	475.00	-	-	-	-	-	-	-	-	900.00
5800 Management Contract -End 03.01.24 60 day notice	-	928.00	928.00	928.00	928.00	928.00	-	-	-	-	-	-	4,640.00
5900 Legal Fees	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
6100 Repair/Maint - Building	650.00	380.00	350.00	488.02	-	-	-	-	-	-	-	-	1,868.02
6130 Repair/Maint - Gate	439.24	219.62	454.37	-	2,656.43	2,644.24	-	-	-	-	-	-	6,413.90
6170 Repair/Maint - Water Meter	-	-	-	-	217.74	-	-	-	-	-	-	-	217.74
6180 Repair/Maint - Rust Prevention	800.00	-	800.00	-	-	800.00	-	-	-	-	-	-	2,400.00
6190 Repair/Maint - Fire	-	180.00	-	-	-	139.10	-	-	-	-	-	-	319.10
Hydrant/extinguisher													
6200 Pool Contract	690.00	690.00	690.00	-	690.00	690.00	-	-	-	-	-	-	3,450.00
6210 Pool Repairs - Equipment	138.00	-	-	-	123.03	(14.00)	-	-	-	-	-	-	247.03
6215 Pool Rec Ctr Cleaning/Maint	180.00	180.00	180.00	-	-	215.70	-	-	-	-	-	-	755.70
6300 Maintenance - Services	-	-	-	-	310.00	-	-	-	-	-	-	-	310.00
6610 EFTPS Tax Return payments	-	-	1,624.00	-	-	-	-	-	-	-	-	-	1,624.00
7000 Electric	804.46	754.79	769.94	830.06	838.15	747.93	-	-	-	-	-	-	4,745.33
7002 Water & Sewer	9,975.32	-	10,830.36	89.75	11,214.46	-	-	-	-	-	-	-	32,109.89
7004 Utilities - Cable TV	4,644.70	4,644.70	4,644.70	4,940.17	4,644.70	4,644.70	-	-	-	-	-	-	28,163.67
7005 Utilities - Trash Removal	2,933.92	-	2,933.92	1,466.96	1,466.96	1,466.96	-	-	-	-	-	-	10,268.72
8080 2024 Storm Repairs	-	-	-	-	-	(1,300.00)	-	-	-	-	-	-	(1,300.00)
Total OPERATING EXPENSES	33,077.51	9,638.11	29,741.94	17,166.96	26,335.94	11,965.34	-	-	-	-	-	-	127,925.80
NON OPERATING EXPENSES													
9100 Reserves- Deferred Maintenance	7,060.92	7,060.92	7,060.92	7,060.92	7,060.92	7,060.92	-	-	-	-	-	-	42,365.52
Total NON OPERATING EXPENSES	7,060.92	7,060.92	7,060.92	7,060.92	7,060.92	7,060.92	-	-	-	-	-	-	42,365.52



Income Statement Summary - Operating

Ashley Downs HOA

Fiscal Period: June 2025

Date: 7/8/2025

Time: 2:01 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total EXPENSES	40,138.43	16,699.03	36,802.86	24,227.88	33,396.86	19,026.26	-	-	-	-	-	-	\$170,291.32
Net Income:	(6,533.22)	18,826.79	(14,851.45)	(3,939.78)	(661.97)	1,947.74	-	-	-	-	-	-	(\$5,211.89)