



# **Financial Report Package**

**Unaudited for Management's Use Only**

**July 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 - Operating**

Ashley Downs HOA  
End Date: 07/31/2025

Date: 8/7/2025

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**Assets**

OPERATING FUNDS

11-1015-00-00 South State Operating - 0876 \$26,448.47

Total OPERATING FUNDS:

\$26,448.47

RESERVE FUNDS

12-1035-00-00 South State Reserve - 0879 251,597.28

12-1120-00-00 Cadence M/M 6382 10,809.47

Total RESERVE FUNDS:

\$262,406.75

DELINQUENCIES & OTHER AS

18-1170-00-00 Refundable Deposits 900.00

Total DELINQUENCIES & OTHER AS

\$900.00

**Total Assets:**

**\$289,755.22**

**Liabilities & Equity**

LIABILITIES

20-2080-00-00 Reserves - Interest 11,510.38

20-2100-00-00 Reserves- Deferred Maintenance 250,896.37

Total LIABILITIES:

\$262,406.75

EQUITY/CAPITAL

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

Total EQUITY/CAPITAL:

\$26,395.18

Net Income Gain / Loss

953.29

\$953.29

**Total Liabilities & Equity:**

**\$289,755.22**

**Income Statement - Operating**

Ashley Downs HOA

07/31/2025

Date: 8/7/2025

Time: 4:15 pm

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| Description                  |                                                    | Current Period |             |            | Year-to-date |              |              | Annual Budget |
|------------------------------|----------------------------------------------------|----------------|-------------|------------|--------------|--------------|--------------|---------------|
|                              |                                                    | Actual         | Budget      | Variance   | Actual       | Budget       | Variance     |               |
| REVENUE                      |                                                    |                |             |            |              |              |              |               |
| 4010                         | Assessment Income                                  | \$23,221.82    | \$22,388.67 | \$833.15   | \$158,066.83 | \$156,720.69 | \$1,346.14   | \$268,664.00  |
| 4200                         | Water & Sewer Income                               | 6,412.97       | 4,000.00    | 2,412.97   | 35,603.98    | 28,000.00    | 7,603.98     | 48,000.00     |
| 4300                         | Gate Key FOB                                       | -              | -           | -          | 525.00       | -            | 525.00       | -             |
| 4500                         | Application Income                                 | 220.00         | -           | 220.00     | 570.00       | -            | 570.00       | -             |
| 4800                         | Other Income                                       | -              | -           | -          | 168.41       | -            | 168.41       | -             |
| Total REVENUE                |                                                    | 29,854.79      | 26,388.67   | 3,466.12   | 194,934.22   | 184,720.69   | 10,213.53    | 316,664.00    |
| EXPENSES                     |                                                    |                |             |            |              |              |              |               |
| OPERATING EXPENSES           |                                                    |                |             |            |              |              |              |               |
| 5010                         | Admin/Office/Postage                               | 163.00         | 291.67      | 128.67     | 1,569.99     | 2,041.69     | 471.70       | 3,500.00      |
| 5015                         | Coupons/Lockbox                                    | -              | 48.92       | 48.92      | -            | 342.44       | 342.44       | 587.00        |
| 5020                         | Website                                            | -              | 41.67       | 41.67      | -            | 291.69       | 291.69       | 500.00        |
| 5025                         | Storage Boxes 7                                    | -              | 26.25       | 26.25      | -            | 183.75       | 183.75       | 315.00        |
| 5200                         | Pest Control-Termite contract                      | -              | 316.67      | 316.67     | 1,737.90     | 2,216.69     | 478.79       | 3,800.00      |
| 5220                         | Pest Control- Bees/Ants                            | -              | -           | -          | 69.40        | -            | (69.40)      | -             |
| 5300                         | Insurance                                          | -              | 903.50      | 903.50     | 10,620.23    | 6,324.50     | (4,295.73)   | 10,842.00     |
| 5400                         | Lawn Contract                                      | 6,615.00       | 1,875.00    | (4,740.00) | 13,155.00    | 13,125.00    | (30.00)      | 22,500.00     |
| 5420                         | Grounds-Irrigation Repairs                         | -              | 166.67      | 166.67     | 2,438.36     | 1,166.69     | (1,271.67)   | 2,000.00      |
| 5425                         | Grounds-Irrigation Contract                        | 1,285.54       | -           | (1,285.54) | 1,960.36     | -            | (1,960.36)   | -             |
| 5430                         | Grounds- Insects/Fert- Contact                     | 221.65         | 50.00       | (171.65)   | 2,606.65     | 350.00       | (2,256.65)   | 600.00        |
| 5440                         | Grounds-Trees                                      | -              | 333.33      | 333.33     | 4,820.00     | 2,333.31     | (2,486.69)   | 4,000.00      |
| 5600                         | Taxes- Permit & Licenses                           | -              | 41.67       | 41.67      | 900.00       | 291.69       | (608.31)     | 500.00        |
| 5620                         | Corp Annual Filing Fee                             | -              | 7.50        | 7.50       | -            | 52.50        | 52.50        | 90.00         |
| 5800                         | Management Contract -End 03.01.24<br>60 day notice | 928.00         | 928.00      | -          | 5,568.00     | 6,496.00     | 928.00       | 11,136.00     |
| 5900                         | Legal Fees                                         | -              | 41.67       | 41.67      | 100.00       | 291.69       | 191.69       | 500.00        |
| 5910                         | Accounting & Audit Fees                            | -              | 35.42       | 35.42      | -            | 247.94       | 247.94       | 425.00        |
| 6100                         | Repair/Maint - Building                            | 130.00         | 625.00      | 495.00     | 1,998.02     | 4,375.00     | 2,376.98     | 7,500.00      |
| 6120                         | Repair/Maint - Gutter/Drainage                     | -              | 250.00      | 250.00     | -            | 1,750.00     | 1,750.00     | 3,000.00      |
| 6130                         | Repair/Maint - Gate                                | (1,985.38)     | -           | 1,985.38   | 4,428.52     | -            | (4,428.52)   | -             |
| 6170                         | Repair/Maint - Water Meter                         | -              | -           | -          | 217.74       | -            | (217.74)     | -             |
| 6180                         | Repair/Maint - Rust Prevention                     | 800.00         | 800.00      | -          | 3,200.00     | 5,600.00     | 2,400.00     | 9,600.00      |
| 6190                         | Repair/Maint - Fire Hydrant/extinguisher           | -              | 50.00       | 50.00      | 319.10       | 350.00       | 30.90        | 600.00        |
| 6200                         | Pool Contract                                      | 1,414.10       | 690.00      | (724.10)   | 4,864.10     | 4,830.00     | (34.10)      | 8,280.00      |
| 6210                         | Pool Repairs - Equipment                           | -              | 83.33       | 83.33      | 247.03       | 583.31       | 336.28       | 1,000.00      |
| 6215                         | Pool Rec Ctr Cleaning/Maint                        | 220.00         | 180.00      | (40.00)    | 975.70       | 1,260.00     | 284.30       | 2,160.00      |
| 6300                         | Maintenance - Services                             | -              | -           | -          | 310.00       | -            | (310.00)     | -             |
| 6610                         | EFTPS Tax Return payments                          | -              | -           | -          | 1,624.00     | -            | (1,624.00)   | -             |
| 7000                         | Electric                                           | 725.12         | 916.67      | 191.55     | 5,470.45     | 6,416.69     | 946.24       | 11,000.00     |
| 7002                         | Water & Sewer                                      | -              | 4,837.50    | 4,837.50   | 32,109.89    | 33,862.50    | 1,752.61     | 58,050.00     |
| 7004                         | Utilities - Cable TV                               | 4,644.70       | 4,363.33    | (281.37)   | 32,808.37    | 30,543.31    | (2,265.06)   | 52,360.00     |
| 7005                         | Utilities - Trash Removal                          | 1,466.96       | 1,424.00    | (42.96)    | 11,735.68    | 9,968.00     | (1,767.68)   | 17,088.00     |
| 8080                         | 2024 Storm Repairs                                 | -              | -           | -          | (1,300.00)   | -            | 1,300.00     | -             |
| Total OPERATING EXPENSES     |                                                    | 16,628.69      | 19,327.77   | 2,699.08   | 144,554.49   | 135,294.39   | (9,260.10)   | 231,933.00    |
| NON OPERATING EXPENSES       |                                                    |                |             |            |              |              |              |               |
| 9100                         | Reserves- Deferred Maintenance                     | 7,060.92       | 7,060.92    | -          | 49,426.44    | 49,426.44    | -            | 84,731.00     |
| Total NON OPERATING EXPENSES |                                                    | 7,060.92       | 7,060.92    | -          | 49,426.44    | 49,426.44    | 0.00         | 84,731.00     |
| Total EXPENSES               |                                                    | \$23,689.61    | \$26,388.69 | \$2,699.08 | \$193,980.93 | \$184,720.83 | (\$9,260.10) | \$316,664.00  |



Income Statement - Operating

Ashley Downs HOA

07/31/2025

Date: 8/7/2025

Time: 4:15 pm

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| Description         | Current Period |          |            | Year-to-date |          |          | Annual Budget |
|---------------------|----------------|----------|------------|--------------|----------|----------|---------------|
|                     | Actual         | Budget   | Variance   | Actual       | Budget   | Variance |               |
| COMBINED NET INCOME | \$6,165.18     | (\$0.02) | \$6,165.20 | \$953.29     | (\$0.14) | \$953.43 | \$-           |



Income Statement Summary - Operating

Ashley Downs HOA  
Fiscal Period: July 2025

Date: 8/7/2025  
Time: 4:15 pm  
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| Account                                                 | January          | February         | March            | April            | May              | June             | July             | August | September | October | November | December | Total             |
|---------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------|-----------|---------|----------|----------|-------------------|
| <b>REVENUE</b>                                          |                  |                  |                  |                  |                  |                  |                  |        |           |         |          |          |                   |
| 4010 Assessment Income                                  | 26,321.00        | 20,760.91        | 21,783.00        | 20,288.10        | 24,818.00        | 20,874.00        | 23,221.82        | -      | -         | -       | -        | -        | \$158,066.83      |
| 4200 Water & Sewer Income                               | 7,234.21         | 14,089.91        | -                | -                | 7,866.89         | -                | 6,412.97         | -      | -         | -       | -        | -        | 35,603.98         |
| 4300 Gate Key FOB                                       | 50.00            | 425.00           | -                | -                | 50.00            | -                | -                | -      | -         | -       | -        | -        | 525.00            |
| 4500 Application Income                                 | -                | 250.00           | -                | -                | -                | 100.00           | 220.00           | -      | -         | -       | -        | -        | 570.00            |
| 4800 Other Income                                       | -                | -                | 168.41           | -                | -                | -                | -                | -      | -         | -       | -        | -        | 168.41            |
| <b>Total REVENUE</b>                                    | <b>33,605.21</b> | <b>35,525.82</b> | <b>21,951.41</b> | <b>20,288.10</b> | <b>32,734.89</b> | <b>20,974.00</b> | <b>29,854.79</b> | -      | -         | -       | -        | -        | <b>194,934.22</b> |
| <b>EXPENSES</b>                                         |                  |                  |                  |                  |                  |                  |                  |        |           |         |          |          |                   |
| <b>OPERATING EXPENSES</b>                               |                  |                  |                  |                  |                  |                  |                  |        |           |         |          |          |                   |
| 5010 Admin/Office/Postage                               | 346.99           | 286.00           | 153.00           | 133.00           | 149.00           | 339.00           | 163.00           | -      | -         | -       | -        | -        | 1,569.99          |
| 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)       | -                | 6,615.00         | -      | -         | -       | -        | -        | 13,155.00         |
| 5420 Grounds-Irrigation Repairs                         | 428.00           | 373.00           | 973.65           | -                | -                | 663.71           | -                | -      | -         | -       | -        | -        | 2,438.36          |
| 5425 Grounds-Irrigation Contract                        | -                | -                | -                | 396.10           | 278.72           | -                | 1,285.54         | -      | -         | -       | -        | -        | 1,960.36          |
| 5430 Grounds- Insects/Fert- Contact                     | -                | -                | -                | 2,205.00         | 180.00           | -                | 221.65           | -      | -         | -       | -        | -        | 2,606.65          |
| 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<br>60 day notice | -                | 928.00           | 928.00           | 928.00           | 928.00           | 928.00           | 928.00           | -      | -         | -       | -        | -        | 5,568.00          |
| 5900 Legal Fees                                         | 100.00           | -                | -                | -                | -                | -                | -                | -      | -         | -       | -        | -        | 100.00            |
| 6100 Repair/Maint - Building                            | 650.00           | 380.00           | 350.00           | 488.02           | -                | -                | 130.00           | -      | -         | -       | -        | -        | 1,998.02          |
| 6130 Repair/Maint - Gate                                | 439.24           | 219.62           | 454.37           | -                | 2,656.43         | 2,644.24         | (1,985.38)       | -      | -         | -       | -        | -        | 4,428.52          |
| 6170 Repair/Maint - Water Meter                         | -                | -                | -                | -                | 217.74           | -                | -                | -      | -         | -       | -        | -        | 217.74            |
| 6180 Repair/Maint - Rust Prevention                     | 800.00           | -                | 800.00           | -                | -                | 800.00           | 800.00           | -      | -         | -       | -        | -        | 3,200.00          |
| 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           | 1,414.10         | -      | -         | -       | -        | -        | 4,864.10          |
| 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           | 220.00           | -      | -         | -       | -        | -        | 975.70            |
| 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           | 725.12           | -      | -         | -       | -        | -        | 5,470.45          |
| 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         | 4,644.70         | -      | -         | -       | -        | -        | 32,808.37         |
| 7005 Utilities - Trash Removal                          | 2,933.92         | -                | 2,933.92         | 1,466.96         | 1,466.96         | 1,466.96         | 1,466.96         | -      | -         | -       | -        | -        | 11,735.68         |
| 8080 2024 Storm Repairs                                 | -                | -                | -                | -                | -                | (1,300.00)       | -                | -      | -         | -       | -        | -        | (1,300.00)        |
| <b>Total OPERATING EXPENSES</b>                         | <b>33,077.51</b> | <b>9,638.11</b>  | <b>29,741.94</b> | <b>17,166.96</b> | <b>26,335.94</b> | <b>11,965.34</b> | <b>16,628.69</b> | -      | -         | -       | -        | -        | <b>144,554.49</b> |
| <b>NON OPERATING EXPENSES</b>                           |                  |                  |                  |                  |                  |                  |                  |        |           |         |          |          |                   |
| 9100 Reserves- Deferred Maintenance                     | 7,060.92         | 7,060.92         | 7,060.92         | 7,060.92         | 7,060.92         | 7,060.92         | 7,060.92         | -      | -         | -       | -        | -        | 49,426.44         |
| <b>Total NON OPERATING EXPENSES</b>                     | <b>7,060.92</b>  | <b>7,060.92</b>  | <b>7,060.92</b>  | <b>7,060.92</b>  | <b>7,060.92</b>  | <b>7,060.92</b>  | <b>7,060.92</b>  | -      | -         | -       | -        | -        | <b>49,426.44</b>  |



Income Statement Summary - Operating

Ashley Downs HOA

Fiscal Period: July 2025

Date: 8/7/2025

Time: 4:15 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 | 23,689.61 | -      | -         | -       | -        | -        | \$193,980.93 |
| Net Income:    | (6,533.22) | 18,826.79 | (14,851.45) | (3,939.78) | (661.97)  | 1,947.74  | 6,165.18  | -      | -         | -       | -        | -        | \$953.29     |