Financial Report Package

Unaudited for Management's Use Only

August 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.

Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0876	$16,959.43	
Total OPERATING FUNDS:		$16,959.43
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0879	259,115.81	
12-1120-00-00 Cadence M/M 6382	10,814.52	
Total RESERVE FUNDS:		$269,930.33
DELINQUENCIES & OTHER AS		
18-1170-00-00 Refundable Deposits	900.00	
Total DELINQUENCIES & OTHER AS		$900.00
Total Assets:		**$287,789.76**
Liabilities & Equity		
LIABILITIES		
20-2080-00-00 Reserves - Interest	11,973.04	
20-2100-00-00 Reserves- Deferred Maintenance	257,957.29	
Total LIABILITIES:		$269,930.33
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	26,395.18	
Total EQUITY/CAPITAL:		$26,395.18
Net Income Gain / Loss	(8,535.75)	
		($8,535.75)
Total Liabilities & Equity:		**$287,789.76**

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Assessment Income	$21,226.50	$22,388.67	($1,162.17)	$179,293.33	$179,109.36	$183.97	$268,664.00
4200	Water & Sewer Income	-	4,000.00	(4,000.00)	35,603.98	32,000.00	3,603.98	48,000.00
4300	Gate Key FOB	-	-	-	525.00	-	525.00	-
4500	Application Income	(40.00)	-	(40.00)	530.00	-	530.00	-
4800	Other Income	-	-	-	168.41	-	168.41	-
Total REVENUE		21,186.50	26,388.67	(5,202.17)	216,120.72	211,109.36	5,011.36	316,664.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office/Postage	229.00	291.67	62.67	1,798.99	2,333.36	534.37	3,500.00
5015	Coupons/Lockbox	-	48.92	48.92	-	391.36	391.36	587.00
5020	Website	-	41.67	41.67	-	333.36	333.36	500.00
5025	Storage Boxes 7	-	26.25	26.25	-	210.00	210.00	315.00
5200	Pest Control-Termite contract	682.00	316.67	(365.33)	2,419.90	2,533.36	113.46	3,800.00
5220	Pest Control- Bees/Ants	-	-	-	69.40	-	(69.40)	-
5300	Insurance	-	903.50	903.50	10,620.23	7,228.00	(3,392.23)	10,842.00
5400	Lawn Contract	2,205.00	1,875.00	(330.00)	13,155.00	15,000.00	1,845.00	22,500.00
5420	Grounds-Irrigation Repairs	-	166.67	166.67	2,438.36	1,333.36	(1,105.00)	2,000.00
5425	Grounds-Irrigation Contract	343.99	-	(343.99)	2,304.35	-	(2,304.35)	-
5430	Grounds- Insects/Fert- Contact	-	50.00	50.00	2,606.65	400.00	(2,206.65)	600.00
5440	Grounds-Trees	-	333.33	333.33	4,820.00	2,666.64	(2,153.36)	4,000.00
5600	Taxes- Permit & Licenses	-	41.67	41.67	900.00	333.36	(566.64)	500.00
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	928.00	928.00	-	6,496.00	7,424.00	928.00	11,136.00
5900	Legal Fees	538.10	41.67	(496.43)	638.10	333.36	(304.74)	500.00
5910	Accounting & Audit Fees	-	35.42	35.42	-	283.36	283.36	425.00
6100	Repair/Maint - Building	1,350.00	625.00	(725.00)	3,348.02	5,000.00	1,651.98	7,500.00
6120	Repair/Maint - Gutter/Drainage	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6130	Repair/Maint - Gate	219.62	-	(219.62)	4,648.14	-	(4,648.14)	-
6170	Repair/Maint - Water Meter	-	-	-	217.74	-	(217.74)	-
6180	Repair/Maint - Rust Prevention	800.00	800.00	-	4,000.00	6,400.00	2,400.00	9,600.00
6190	Repair/Maint - Fire Hydrant/extinquisher	-	50.00	50.00	319.10	400.00	80.90	600.00
6200	Pool Contract	690.00	690.00	-	5,554.10	5,520.00	(34.10)	8,280.00
6210	Pool Repairs - Equipment	-	83.33	83.33	247.03	666.64	419.61	1,000.00
6215	Pool Rec Ctr Cleaning/Maint	390.00	180.00	(210.00)	1,365.70	1,440.00	74.30	2,160.00
6300	Maintenance - Services	-	-	-	310.00	-	(310.00)	-
6610	EFTPS Tax Return payments	-	-	-	1,624.00	-	(1,624.00)	-
7000	Electric	702.29	916.67	214.38	6,172.74	7,333.36	1,160.62	11,000.00
7002	Water & Sewer	10,629.96	4,837.50	(5,792.46)	42,739.85	38,700.00	(4,039.85)	58,050.00
7004	Utilities - Cable TV	4,644.70	4,363.33	(281.37)	37,453.07	34,906.64	(2,546.43)	52,360.00
7005	Utilities - Trash Removal	1,466.96	1,424.00	(42.96)	13,202.64	11,392.00	(1,810.64)	17,088.00
8080	2024 Storm Repairs	-	-	-	(1,300.00)	-	1,300.00	-
Total OPERATING EXPENSES		25,819.62	19,327.77	(6,491.85)	168,169.11	154,622.16	(13,546.95)	231,933.00
NON OPERATING EXPENSES								
9100	Reserves- Deferred Maintenance	7,060.92	7,060.92	-	56,487.36	56,487.36	-	84,731.00
Total NON OPERATING EXPENSES		7,060.92	7,060.92	-	56,487.36	56,487.36	0.00	84,731.00
Total EXPENSES		$32,880.54	$26,388.69	($6,491.85)	$224,656.47	$211,109.52	($13,546.95)	$316,664.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
COMBINED NET INCOME	($11,694.04)	($0.02)	($11,694.02)	($8,535.75)	($0.16)	($8,535.59)	$-