


**“Setting the Industry Standard
In Customer Service”**

Space Coast Property Management of Brevard
a Division of Towers Management Group
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Ashwood Homeowners Association, Inc.



August 2019 Financial Package

Prepared by: Management Accounting Staff
Approval:  Financials@Towersmgmt.com
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Posted 08/31/2019

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	45,674.08
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	20,534.57
1015	AAB - Rec Fac Pool Key	6,450.00

<u>Total Cash</u>		<u>92,839.46</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	12,080.76
1025	AAB - Rec Fac Reserves	30,417.00

<u>Total Capital Reserve Funds</u>		<u>42,497.76</u> <i>ok</i>
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Accounts Receivable

1210	Accounts Receivable	3,783.03
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<u>Total Accounts Receivable</u>		<u>3,783.03</u>
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Total Assets

		<u><u>139,120.25</u></u>
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Liabilities & EquityLiabilities and Equity

2000	Payables	19.00 <i>ok</i>
2050	Prepaid Assessments	1,243.23
2500	Refundable Pool Key Deposits	6,950.00

<u>Total Liabilities and Equity</u>		<u>8,212.23</u>
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Capital Reserve Funds

3000	Entrance Wall - Paint 6yr Ashwood HOA	410.00
3001	Entrance Wall-Wall 30yr Ashwood HOA	3,132.90
3002	Irrigation System-10yr Ashwood HOA	4,001.25
3003	Accumulated Reserves Other Ashwood HOA	4,345.95
3300	Play Surface Repair-20yr Rec Fac	4,000.00
3310	Playgrnd Equip Paint-Rec Fac	1,500.00
3320	Playgrnd Equip Caterpillar Crawl-Rec Fac	1,500.00
3330	Playgrd Equip Swing Set Seats-Rec Fac	876.00
3340	Playgrnd Equip Park Bench-Rec Fac	405.00
3350	Playgrnd Equip Picnic Tables-Rec Fac	300.00
3360	Playgrnd Equip Playgrnd Border-Rec Fac	300.00
3400	Bathroom Fixtures-20yr Rec Fac	900.00
3502	Pool Fac-Doors-10yr Rec Fac	660.00
3503	Pool Fac-Locks-10yr Rec Fac	777.00
3504	Pool Fac-Pool Fence-20yr Rec Fac	(8,309.64)
3505	Pool Fac-Pool Furniture-2yr Rec Fac	4,600.00
3506	Pool Fac-Roof Repair-15yr Rec Fac	925.00
3507	Pool Fac-Main Pump-6 yr Rec Fac	3,495.01
3508	Pool Fac-Pool Deck Repair-10yr Rec Fac	4,200.00
3509	Pool Fac-Pool Resurfacing-10yr Rec Fac	6,816.00
3510	Pool Fac-Sump Pump-2yr Rec Fac	348.00
3600	Basketball Ct-Court Repair-20yr Rec Fac	4,600.00
3601	Basketball Ct-Goal Posts/Backbd-5yr Rec Fac	1,200.00
3700	Tennis Ct-Fence-20yr Rec Fac	3,060.00
3701	Tennis Ct-Locks 10yr I Rec Fac	444.00
3702	Tennis Ct-Net 5yr Rec Fac	588.00
3703	Tennis Ct - Net Hardware -10yr Rec Fac	390.00

Posted 08/31/2019

Ashwood Homeowners Association**Liabilities & Equity**Capital Reserve Funds

3704	Tennis Ct-Resurfacing	(3,507.05)
3750	Accumulated Reserves-Other Rec Fac	135.64
3755	Reserve Interest	385.70

Total Capital Reserve Funds42,478.76Total Equity

3900	Retained Earnings	51,853.86
	Net Income / (Loss)	36,575.40

Total Total Equity88,429.26*Total Liabilities & Equity*139,120.25

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Assessment Revenue</u>									
4000:Annual Assessment-A	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	43,083.36	21,546.64	-50.01%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	43,083.36	21,546.64	-50.01%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	4.08	0.00	4.08	0.00%	38.56	0.00	38.56	0.00%	0.00
4030:Late Fees-Ashwood H	163.00	0.00	163.00	0.00%	1,498.81	0.00	1,498.81	0.00%	0.00
4050:Legal Fees-Ashwood I	0.00	0.00	0.00	0.00%	1,425.00	0.00	1,425.00	0.00%	0.00
TOTAL Other Revenue	167.08	0.00	167.08	0.00%	2,962.37	0.00	2,962.37	0.00%	0.00
TOTAL Income	167.08	5,385.42	(5,218.34)	96.90%	67,592.37	43,083.36	24,509.01	-56.89%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	5,200.00	5,200.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	379.95	16.67	(363.28)	-2179.24%	379.95	133.36	(246.59)	-184.91%	200.00
5010:Office Supplies-Ashw	3.50	41.67	38.17	91.60%	184.60	333.36	148.76	44.62%	500.00
5015:Bank Charges-Ashwo	0.00	0.00	0.00	0.00%	10.00	0.00	(10.00)	0.00%	0.00
5020:Postage-Ashwood HO	18.00	41.67	23.67	56.80%	258.79	333.36	74.57	22.37%	500.00
5025:Printing/Reproduction-	8.40	58.33	49.93	85.60%	280.90	466.64	185.74	39.80%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	250.00	166.64	(83.36)	-50.02%	250.00
5035:Legal Fees-Ashwood I	(19.00)	125.00	144.00	115.20%	1,406.00	1,000.00	(406.00)	-40.60%	1,500.00
5040:Storage Unit-Ashwo	86.43	79.17	(7.26)	-9.17%	669.03	633.36	(35.67)	-5.63%	950.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	346.50	200.00	(146.50)	-73.25%	300.00
5055:Annual Corp Report-A	0.00	0.00	0.00	0.00%	61.25	62.00	0.75	1.21%	62.00
5065:Insurance D&O & Liat	0.00	250.00	250.00	100.00%	2,872.18	2,000.00	(872.18)	-43.61%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	400.00	400.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
5090:Reserve Contribution	960.00	246.67	(713.33)	-289.18%	960.00	1,973.36	1,013.36	51.35%	2,960.00
6400:Rec Fac Account-Ash	0.00	0.00	0.00	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
TOTAL Administrative	2,087.28	1,621.68	(465.60)	-28.71%	36,837.20	36,993.44	156.24	0.42%	43,480.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	123.31	333.36	210.05	63.01%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
6150:General Maintenance-	200.00	150.00	(50.00)	-33.33%	1,140.85	1,200.00	59.15	4.93%	1,800.00
TOTAL Common Area Mair	200.00	233.34	33.34	14.29%	1,264.16	1,866.72	602.56	32.28%	2,800.00
<u>Landscape/ Grounds Maintence</u>									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	5,834.00	5,840.00	6.00	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	425.00	333.36	(91.64)	-27.49%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	898.00	1,000.00	102.00	10.20%	1,500.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	200.00	200.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	666.64	666.64	100.00%	1,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6040:Aquatic Maintenance-	220.00	216.67	(3.33)	-1.54%	1,980.00	1,733.36	(246.64)	-14.23%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	840.00	840.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	83.33	83.33	100.00%	1,647.00	666.64	(980.36)	-147.06%	1,000.00
TOTAL Landscape/ Ground:	1,166.50	1,493.34	326.84	21.89%	11,624.00	11,946.72	322.72	2.70%	17,920.00
Utilities									
6900:Electric-Ashwood HO/	24.26	33.33	9.07	27.21%	200.52	266.64	66.12	24.80%	400.00
TOTAL Utilities	24.26	33.33	9.07	27.21%	200.52	266.64	66.12	24.80%	400.00
TOTAL Expense	3,478.04	3,381.69	(96.35)	-2.85%	49,925.88	51,073.52	1,147.64	2.25%	64,600.00
Excess Revenue / Expense	(3,310.96)	2,003.73	(5,314.69)	265.24%	17,666.49	(7,990.16)	25,656.65	321.10%	25.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Shared Rec Facility Operating				Year to Date Shared Rec Facility Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Other Revenue</u>									
4540:Operating Interest - R	1.88	0.00	1.88	0.00%	15.10	0.00	15.10	0.00%	0.00
TOTAL Other Revenue	1.88	0.00	1.88	0.00%	15.10	0.00	15.10	0.00%	0.00
<u>Recreational Income</u>									
4500:Rec Fac Ashwood Re	0.00	1,996.50	(1,996.50)	100.00%	23,958.00	15,972.00	7,986.00	-50.00%	23,958.00
4510:Rec Fac Ventana Rev	0.00	998.25	(998.25)	100.00%	11,979.00	7,986.00	3,993.00	-50.00%	11,979.00
TOTAL Recreational Income	0.00	2,994.75	(2,994.75)	100.00%	35,937.00	23,958.00	11,979.00	-50.00%	35,937.00
TOTAL Income	1.88	2,994.75	(2,992.87)	99.94%	35,952.10	23,958.00	11,994.10	-50.06%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	350.00	233.36	(116.64)	-49.98%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	20.00	20.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	933.36	933.36	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	33.36	33.36	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	361.36	200.00	(161.36)	-80.68%	300.00
TOTAL Administrative	0.00	219.18	219.18	100.00%	711.36	1,753.44	1,042.08	59.43%	2,630.00
<u>Building Maintenance</u>									
7300:Bath House-Doors-10	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7310:Bath House-Locks-10	0.00	11.58	11.58	100.00%	0.00	92.64	92.64	100.00%	139.00
7320:Bath House-Pool Fenc	0.00	31.25	31.25	100.00%	0.00	250.00	250.00	100.00%	375.00
7330:Bath House-Pool Furn	0.00	83.33	83.33	100.00%	0.00	666.64	666.64	100.00%	1,000.00
7340:Bath House-Restroom	500.00	250.00	(250.00)	-100.00%	2,000.00	2,000.00	0.00	0.00%	3,000.00
7350:Bath House-Roof Rep	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	100.00	100.00	100.00%	150.00
7370:Bathroom Fixtures-20	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
TOTAL Building Maintenan	500.00	413.65	(86.35)	-20.88%	2,000.00	3,309.20	1,309.20	39.56%	4,964.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	100.00	100.00	100.00%	150.00
7110:Maint & Repairs-Rec F	0.00	50.00	50.00	100.00%	280.00	400.00	120.00	30.00%	600.00
TOTAL Common Area Mair	0.00	62.50	62.50	100.00%	280.00	500.00	220.00	44.00%	750.00
<u>Landscape/ Grounds Maintence</u>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	280.00	400.00	120.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	367.50	333.36	(34.14)	-10.24%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	1,720.00	1,720.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	910.00	533.36	(376.64)	-70.62%	800.00
7720:Pesticide/Fertilization-	0.00	50.00	50.00	100.00%	340.00	400.00	60.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	0.00	500.00	500.00	100.00%	750.00
TOTAL Landscape/ Ground	250.00	485.84	235.84	48.54%	3,617.50	3,886.72	269.22	6.93%	5,830.00
<u>Park Maintenance</u>									
7400:Playground Equip-Pai	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Shared Rec Facility Operating				Year to Date Shared Rec Facility Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7410:Playground Equip-Cat	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
7420:Playground Equip-Swi	0.00	24.33	24.33	100.00%	0.00	194.64	194.64	100.00%	292.00
7430:Playground Equip-Par	0.00	11.25	11.25	100.00%	0.00	90.00	90.00	100.00%	135.00
7440:Playground Equip-Picr	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7450:Playground Equip-Pla	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	700.00	700.00	100.00%	1,050.00
TOTAL Park Maintenance	0.00	223.08	223.08	100.00%	0.00	1,784.64	1,784.64	100.00%	2,677.00
<u>Pool /Clubhouse</u>									
7200:Pool Fac-Sump Pump	0.00	25.00	25.00	100.00%	0.00	200.00	200.00	100.00%	300.00
7210:Pool Fac-Maint & Rep	795.00	182.17	(612.83)	-336.41%	2,301.11	1,457.36	(843.75)	-57.90%	2,186.00
7220:Pool Fac-Main Pump (0.00	97.08	97.08	100.00%	0.00	776.64	776.64	100.00%	1,165.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	4,000.00	4,000.00	0.00	0.00%	6,000.00
7240:Pool Fac-Pool Deck R	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
7250:Pool Fac-Pool Resurf	0.00	19.33	19.33	100.00%	0.00	154.64	154.64	100.00%	232.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
TOTAL Pool /Clubhouse	1,295.00	848.58	(446.42)	-52.61%	6,301.11	6,788.64	487.53	7.18%	10,183.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
7510:Basketball Ct-Court R	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
7520:Basketball Ct-Goal Po	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
TOTAL Recreation	0.00	50.01	50.01	100.00%	0.00	400.08	400.08	100.00%	600.00
<u>Repairs and Maintenance</u>									
7600:Tennis Court-Repair C	0.00	44.42	44.42	100.00%	0.00	355.36	355.36	100.00%	533.00
7610:Tennis Court-Fence-2	0.00	25.00	25.00	100.00%	0.00	200.00	200.00	100.00%	300.00
7620:Tennis Court-Locks-1(0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7630:Tennis Court-Net 5yr l	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
7640:Tennis Court-Net Har	0.00	2.50	2.50	100.00%	0.00	20.00	20.00	100.00%	30.00
TOTAL Repairs and Mainte	0.00	88.58	88.58	100.00%	0.00	708.64	708.64	100.00%	1,063.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	362.73	445.00	82.27	18.49%	3,059.84	3,560.00	500.16	14.05%	5,340.00
7905:Water-Rec Fac	0.00	158.33	158.33	100.00%	1,073.38	1,266.64	193.26	15.26%	1,900.00
TOTAL Utilities	362.73	603.33	240.60	39.88%	4,133.22	4,826.64	693.42	14.37%	7,240.00
TOTAL Expense	2,407.73	2,994.75	587.02	19.60%	17,043.19	23,958.00	6,914.81	28.86%	35,937.00
Excess Revenue / Expense	(2,405.85)	0.00	(2,405.85)	0.00%	18,908.91	0.00	18,908.91	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Ashwood General Reserve				Year to Date Ashwood General Reserve				Annual	
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var		
Income										
<u>Other Revenue</u>										
4090:Reserve Interest HOA	5.51	0.00	5.51	0.00%	44.10	0.00	44.10	0.00%	0.00	
4095:Reserve Int Allocation	(5.51)	0.00	(5.51)	0.00%	(44.10)	0.00	(44.10)	0.00%	0.00	
TOTAL Other Revenue	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	
TOTAL Income	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	
Excess Revenue / Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	