


**“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.



December 2018 Financial Package

Prepared by: Management Accounting Staff
Approval:  Towers.financials@cfl.rr.com

TK Jackson

www.towersmgmt.com

Posted 12/31/2018

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	54,112.99
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	14,268.63
1015	AAB - Rec Fac Pool Key	6,499.00

<u>Total Cash</u>		<u>95,061.43</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,057.66
1025	AAB - Rec Fac Reserves	30,296.27

<u>Total Capital Reserve Funds</u>		<u>41,353.93</u>
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Accounts Receivable

1210	Accounts Receivable	3,095.90
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<u>Total Accounts Receivable</u>		<u>3,095.90</u>
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Total Assets139,511.26**Liabilities & Equity**Liabilities and Equity

2000	Payables	2,321.08
2050	Prepaid Assessments	37,182.39
2500	Refundable Pool Key Deposits	6,800.00

<u>Total Liabilities and Equity</u>		<u>46,303.47</u>
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Capital Reserve Funds

3001	Entrance Wall-Wall 30yr Ashwood HOA	2,832.90
3002	Irrigation System-10yr Ashwood HOA	3,751.25
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	Playgrnd 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
3704	Tennis Ct-Resurfacing	(3,507.05)

Posted 12/31/2018

Ashwood Homeowners AssociationLiabilities & EquityCapital Reserve Funds

3750 Accumulated Reserves-Other Rec Fac 30.36

3755 Reserve Interest 326.15

Total Capital Reserve Funds 41,353.93 ✓Total Equity

3900 Retained Earnings 47,704.13

Net Income / (Loss) 4,149.73

Total Total Equity 51,853.86Total Liabilities & Equity139,511.26 ✓

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2018 To 12/31/2018 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	5,385.38	(5,385.38)	100.00%	64,625.00	64,625.00	0.00	0.00%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.38	(5,385.38)	100.00%	64,625.00	64,625.00	0.00	0.00%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	3.55	0.00	3.55	0.00%	37.49	0.00	37.49	0.00%	0.00
4030:Late Fees-Ashwood H	32.21	16.63	15.58	-93.69%	805.93	200.00	605.93	-302.97%	200.00
TOTAL Other Revenue	35.76	16.63	19.13	-115.03%	843.42	200.00	643.42	-321.71%	200.00
TOTAL Income	35.76	5,402.01	(5,366.25)	99.34%	65,468.42	64,825.00	643.42	-0.99%	64,825.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwoc	650.00	650.00	0.00	0.00%	7,800.00	7,800.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HC	0.00	14.62	14.62	100.00%	195.95	175.00	(20.95)	-11.97%	175.00
5010:Office Supplies-Ashw	0.00	41.63	41.63	100.00%	364.33	500.00	135.67	27.13%	500.00
5020:Postage-Ashwood HC	0.00	16.63	16.63	100.00%	733.56	200.00	(533.56)	-266.78%	200.00
5025:Printing/Reproduction	127.28	125.00	(2.28)	-1.82%	1,079.79	1,500.00	420.21	28.01%	1,500.00
5030:Accounting/Tax Prep-	0.00	0.00	0.00	0.00%	250.00	175.00	(75.00)	-42.86%	175.00
5035:Legal Fees-Ashwood	60.00	250.00	190.00	76.00%	43.84	3,000.00	2,956.16	98.54%	3,000.00
5040:Storage Unit-Ashwo	79.03	72.12	(6.91)	-9.58%	925.95	865.00	(60.95)	-7.05%	865.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	300.00	300.00	0.00	0.00%	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
5060:Insurance Bond-Ashw	0.00	33.37	33.37	100.00%	398.00	400.00	2.00	0.50%	400.00
5065:Insurance D&O & Lial	0.00	416.63	416.63	100.00%	2,577.90	5,000.00	2,422.10	48.44%	5,000.00
5080:Committee Activity-Ae	134.40	16.63	(117.77)	-708.18%	184.40	200.00	15.60	7.80%	200.00
5085:Committee Decoratio	112.01	8.37	(103.64)	-1238.23%	112.01	100.00	(12.01)	-12.01%	100.00
5090:Reserve Contribution	0.00	80.00	80.00	100.00%	960.00	960.00	0.00	0.00%	960.00
5200:Uncollectable Dues-A	0.00	0.00	0.00	0.00%	1,250.72	0.00	(1,250.72)	0.00%	0.00
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	1,187.72	1,750.00	562.28	32.13%	41,195.70	45,195.00	3,999.30	8.85%	45,195.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HC	0.00	83.37	83.37	100.00%	315.50	1,000.00	684.50	68.45%	1,000.00
6130:New Front Lighting-Ae	0.00	0.00	0.00	0.00%	660.00	0.00	(660.00)	0.00%	0.00
6150:General Maintenance	655.20	0.00	(655.20)	0.00%	3,101.53	0.00	(3,101.53)	0.00%	0.00
TOTAL Common Area Mail	655.20	83.37	(571.83)	-685.89%	4,077.03	1,000.00	(3,077.03)	-307.70%	1,000.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	714.25	(15.00)	-2.10%	8,826.00	8,571.00	(255.00)	-2.98%	8,571.00
6005:New Landscaping Frc	0.00	0.00	0.00	0.00%	1,450.00	0.00	(1,450.00)	0.00%	0.00
6010:Tree Trimming-Ashwo	0.00	83.37	83.37	100.00%	425.00	1,000.00	575.00	57.50%	1,000.00
6015:Turf Pesticide/Fertiliz	112.25	75.00	(37.25)	-49.67%	1,347.00	900.00	(447.00)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00
6025:Plants/Annuals-Ashwo	0.00	166.63	166.63	100.00%	0.00	2,000.00	2,000.00	100.00%	2,000.00
6035:Mulching-Ashwood H	0.00	83.37	83.37	100.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2018 To 12/31/2018 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-	0.00	216.63	216.63	100.00%	2,420.00	2,600.00	180.00	6.92%	2,600.00
6045:Irrigation Maintenance	105.00	83.37	(21.63)	-25.94%	1,260.00	1,000.00	(260.00)	-26.00%	1,000.00
6050:Irrigation Repairs-Ash	529.50	41.63	(487.87)	-1171.92%	2,196.50	500.00	(1,696.50)	-339.30%	500.00
TOTAL Landscape/ Ground	1,476.00	1,489.25	13.25	0.89%	17,924.50	17,871.00	(53.50)	-0.30%	17,871.00
Utilities									
6900:Electric-Ashwood HO.	30.72	33.37	2.65	7.94%	347.99	400.00	52.01	13.00%	400.00
TOTAL Utilities	30.72	33.37	2.65	7.94%	347.99	400.00	52.01	13.00%	400.00
TOTAL Expense	3,349.64	3,355.99	6.35	0.19%	63,545.22	64,466.00	920.78	1.43%	64,466.00
Excess Revenue / Expense	(3,313.88)	2,046.02	(5,359.90)	261.97%	1,923.20	359.00	1,564.20	-435.71%	359.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2018 To 12/31/2018 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 Int Allocation	(5.64)	0.00	(5.64)	0.00%	(70.81)	0.00	(70.81)	0.00%	0.00
4095:Reserve Interest HOA	5.64	0.00	5.64	0.00%	70.81	0.00	70.81	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

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2018 To 12/31/2018 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	1.33	0.00	1.33	0.00%	22.92	0.00	22.92	0.00%	0.00
TOTAL Other Revenue	1.33	0.00	1.33	0.00%	22.92	0.00	22.92	0.00%	0.00
<u>Recreational Income</u>									
4500:Rec Fac Ashwood Re	0.00	0.00	0.00	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
4510:Rec Fac Ventana Rev	0.00	0.00	0.00	0.00%	11,979.00	11,979.00	0.00	0.00%	11,979.00
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	35,937.00	35,937.00	0.00	0.00%	35,937.00
TOTAL Income	1.33	0.00	1.33	0.00%	35,959.92	35,937.00	22.92	-0.06%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.13	29.13	100.00%	350.00	350.00	0.00	0.00%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	30.00	30.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.63	116.63	100.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.13	4.13	100.00%	0.00	50.00	50.00	100.00%	50.00
7070:Surveillance System-I	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
7080:Activities-Rec Fac	347.97	25.00	(322.97)	-1291.88%	1,046.20	300.00	(746.20)	-248.73%	300.00
7090:Reserve Contribution	0.00	566.75	566.75	100.00%	6,801.00	6,801.00	0.00	0.00%	6,801.00
TOTAL Administrative	347.97	785.77	437.80	55.72%	8,197.20	9,431.00	1,233.80	13.08%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	3,000.00	3,000.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies	0.00	12.50	12.50	100.00%	7.30	150.00	142.70	95.13%	150.00
TOTAL Building Maintenance	250.00	262.50	12.50	4.76%	3,007.30	3,150.00	142.70	4.53%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	150.00	150.00	100.00%	150.00
7110:Maint & Repairs-Rec	700.00	50.00	(650.00)	-1300.00%	1,971.61	600.00	(1,371.61)	-228.60%	600.00
TOTAL Common Area Maintenance	700.00	62.50	(637.50)	-1020.00%	1,971.61	750.00	(1,221.61)	-162.88%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Maint	35.00	50.00	15.00	30.00%	420.00	600.00	180.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.63	41.63	100.00%	161.00	500.00	339.00	67.80%	500.00
7700:Mowing/Maintenance	215.00	215.00	0.00	0.00%	2,580.00	2,580.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.63	66.63	100.00%	1,200.00	800.00	(400.00)	-50.00%	800.00
7720:Pesticide/Fertilization	85.00	50.00	(35.00)	-70.00%	510.00	600.00	90.00	15.00%	600.00
7730:Tree Trimming-Rec F	0.00	62.50	62.50	100.00%	840.00	750.00	(90.00)	-12.00%	750.00
TOTAL Landscape/ Grounds Maintenance	335.00	485.76	150.76	31.04%	5,711.00	5,830.00	119.00	2.04%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mu	0.00	87.50	87.50	100.00%	0.00	1,050.00	1,050.00	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	1,050.00	1,050.00	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	0.00	182.13	182.13	100.00%	2,392.50	2,186.00	(206.50)	-9.45%	2,186.00
7230:Pool Fac-Pool Cleanin	500.00	500.00	0.00	0.00%	5,500.00	6,000.00	500.00	8.33%	6,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

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	Current Month Shared Rec Facility Operating				Year to Date Shared Rec Facility Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7260:Pool Fac-Tile Repair-l	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
TOTAL Pool /Clubhouse	500.00	690.50	190.50	27.59%	7,892.50	8,286.00	393.50	4.75%	8,286.00
Recreation									
7500:Basketball Ct-Maint &	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
TOTAL Recreation	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
Utilities									
7900:Electricity-Rec Fac	388.33	445.00	56.67	12.73%	4,990.04	5,340.00	349.96	6.55%	5,340.00
7905:Water-Rec Fac	132.41	158.37	25.96	16.39%	1,963.74	1,900.00	(63.74)	-3.35%	1,900.00
TOTAL Utilities	520.74	603.37	82.63	13.69%	6,953.78	7,240.00	286.22	3.95%	7,240.00
TOTAL Expense	2,653.71	2,994.53	340.82	11.38%	33,733.39	35,937.00	2,203.61	6.13%	35,937.00
Excess Revenue / Expense	(2,652.38)	(2,994.53)	342.15	11.43%	2,226.53	0.00	2,226.53	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month Shared Rec Facilities Reserve				Year to Date Shared Rec Facilities Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Recreational Income</u>									
9000: Reserve Interest Rec	15.43	0.00	15.43	0.00%	131.57	0.00	131.57	0.00%	0.00
9005: Reserve Int Allocation	(15.43)	0.00	(15.43)	0.00%	(131.57)	0.00	(131.57)	0.00%	0.00
TOTAL Recreational Income	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