


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

Space Coast Property Management of Brevard
a Division of Towers Management Group
928 E New Haven Ave
Melbourne, FL 32901
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Ashwood Homeowners Association, Inc.



December 2019 Financial Package

Prepared by: Management Accounting Staff
Approval  Financials@Towersmgmt.com

www.towersmgmt.com

TR - CPA; Jackson

Posted 12/31/2019

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	49,306.96
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	6,138.21
1015	AAB - Rec Fac Pool Key	7,000.00

<u>Total Cash</u>		<u>82,625.98</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	14,078.75
1025	AAB - Rec Fac Reserves	37,262.42

<u>Total Capital Reserve Funds</u>		<u>51,341.17</u>
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Accounts Receivable

1210	Accounts Receivable	750.44
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<u>Total Accounts Receivable</u>		<u>750.44</u>
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Total Assets134,717.59**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	15,097.35
2500	Refundable Pool Key Deposits	7,000.00

<u>Total Liabilities and Equity</u>		<u>22,097.35</u>
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Capital Reserve Funds

3000	Entrance Wall - Paint 6yr Ashwood HOA	1,270.00
3001	Entrance Wall-Wall 30yr Ashwood HOA	3,752.90
3002	Irrigation System-10yr Ashwood HOA	4,521.25
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	2,000.00
3320	Playgrnd Equip Caterpillar Crawl-Rec Fac	2,000.00
3330	Playgrnd Equip Swing Set Seats-Rec Fac	1,168.00
3340	Playgrnd Equip Park Bench-Rec Fac	540.00
3350	Playgrnd Equip Picnic Tables-Rec Fac	400.00
3360	Playgrnd Equip Playgrnd Border-Rec Fac	400.00
3400	Bathroom Fixtures-20yr Rec Fac	1,000.00
3502	Pool Fac-Doors-10yr Rec Fac	760.00
3503	Pool Fac-Locks-10yr Rec Fac	916.00
3504	Pool Fac-Pool Fence-20yr Rec Fac	(7,934.64)
3505	Pool Fac-Pool Furniture-2yr Rec Fac	5,600.00
3506	Pool Fac-Roof Repair-15yr Rec Fac	1,025.00
3507	Pool Fac-Main Pump-6 yr Rec Fac	4,660.01
3508	Pool Fac-Pool Deck Repair-10yr Rec Fac	4,400.00
3509	Pool Fac-Pool Resurfacing-10yr Rec Fac	7,048.00
3510	Pool Fac-Sump Pump-2yr Rec Fac	648.00
3600	Basketball Ct-Court Repair-20yr Rec Fac	4,800.00
3601	Basketball Ct-Goal Posts/Backbd-5yr Rec Fac	1,400.00
3700	Tennis Ct-Fence-20yr Rec Fac	3,360.00
3701	Tennis Ct-Locks 10yr I Rec Fac	544.00
3702	Tennis Ct-Net 5yr Rec Fac	688.00
3703	Tennis Ct - Net Hardware -10yr Rec Fac	420.00
3704	Tennis Ct-Resurfacing	(2,974.05)

Posted 12/31/2019

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

3750 Accumulated Reserves-Other Rec Fac 180.06

3755 Reserve Interest 402.69

Total Capital Reserve Funds 51,341.17Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 9,425.21

Total Total Equity 61,279.07*Total Liabilities & Equity*134,717.59

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2019 To 12/31/2019 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	5,385.38	(5,385.38)	100.00%	64,630.00	64,625.00	5.00	-0.01%	64,625.00
TOTAL Assessment Revent	0.00	5,385.38	(5,385.38)	100.00%	64,630.00	64,625.00	5.00	-0.01%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	3.29	0.00	3.29	0.00%	52.53	0.00	52.53	0.00%	0.00
4030:Late Fees-Ashwood H	(42.38)	0.00	(42.38)	0.00%	1,676.65	0.00	1,676.65	0.00%	0.00
4050:Legal Fees-Ashwood I	0.00	0.00	0.00	0.00%	1,550.00	0.00	1,550.00	0.00%	0.00
TOTAL Other Revenue	(39.09)	0.00	(39.09)	0.00%	3,279.18	0.00	3,279.18	0.00%	0.00
TOTAL Income	(39.09)	5,385.38	(5,424.47)	100.73%	67,909.18	64,625.00	3,284.18	-5.08%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	7,800.00	7,800.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.63	16.63	100.00%	379.95	200.00	(179.95)	-89.97%	200.00
5010:Office Supplies-Ashw	2.00	41.63	39.63	95.20%	372.39	500.00	127.61	25.52%	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	10.20	41.63	31.43	75.50%	775.42	500.00	(275.42)	-55.08%	500.00
5025:Printing/Reproduction-	6.24	58.37	52.13	89.31%	571.51	700.00	128.49	18.36%	700.00
5030:Accounting/Tax Prep-	0.00	20.87	20.87	100.00%	250.00	250.00	0.00	0.00%	250.00
5035:Legal Fees-Ashwood I	0.00	125.00	125.00	100.00%	1,531.00	1,500.00	(31.00)	-2.07%	1,500.00
5040:Storage Unit-Ashwo	86.43	79.13	(7.30)	-9.23%	1,014.75	950.00	(64.75)	-6.82%	950.00
5045:Meeting Hall Rental-A:	0.00	25.00	25.00	100.00%	346.50	300.00	(46.50)	-15.50%	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	0.00	0.00	0.00%	398.00	0.00	(398.00)	0.00%	0.00
5065:Insurance D&O & Liat	0.00	250.00	250.00	100.00%	2,872.18	3,000.00	127.82	4.26%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	600.00	600.00	100.00%	600.00
5085:Committee Decorator	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
5090:Reserve Contribution	0.00	246.63	246.63	100.00%	2,960.00	2,960.00	0.00	0.00%	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	754.87	1,621.52	866.65	53.45%	43,300.95	43,480.00	179.05	0.41%	43,480.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	41.63	41.63	100.00%	749.26	500.00	(249.26)	-49.85%	500.00
6130:New Front Lighting-As	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
6150:General Maintenance-	0.00	150.00	150.00	100.00%	1,632.93	1,800.00	167.07	9.28%	1,800.00
TOTAL Common Area Mair	0.00	233.26	233.26	100.00%	2,382.19	2,800.00	417.81	14.92%	2,800.00
<u>Landscape/ Grounds Maintence</u>									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	8,751.00	8,760.00	9.00	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
6010:Tree Trimming-Ashwo	575.00	41.63	(533.37)	-1281.22%	1,280.00	500.00	(780.00)	-156.00%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	1,347.00	1,500.00	153.00	10.20%	1,500.00
6020:Tree Removal & Replk	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.63	41.63	100.00%	225.00	500.00	275.00	55.00%	500.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6035:Mulching-Ashwood HC	0.00	83.37	83.37	100.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00
6040:Aquatic Maintenance-	280.00	216.63	(63.37)	-29.25%	3,000.00	2,600.00	(400.00)	-15.38%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	1,260.00	1,260.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	83.37	83.37	100.00%	1,647.00	1,000.00	(647.00)	-64.70%	1,000.00
TOTAL Landscape/ Grounds	1,801.50	1,493.26	(308.24)	-20.64%	17,510.00	17,920.00	410.00	2.29%	17,920.00
Utilities									
6900:Electric-Ashwood HO/	27.81	33.37	5.56	16.66%	303.38	400.00	96.62	24.16%	400.00
TOTAL Utilities	27.81	33.37	5.56	16.66%	303.38	400.00	96.62	24.16%	400.00
TOTAL Expense	2,584.18	3,381.41	797.23	23.58%	63,496.52	64,600.00	1,103.48	1.71%	64,600.00
Excess Revenue / Expense	(2,623.27)	2,003.97	(4,627.24)	230.90%	4,412.66	25.00	4,387.66	0.00%	25.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2019 To 12/31/2019 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 - Rt	0.71	0.00	0.71	0.00%	19.30	0.00	19.30	0.00%	0.00
TOTAL Other Revenue	0.71	0.00	0.71	0.00%	19.30	0.00	19.30	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	23,958.00	0.00	0.00%	23,958.00
4510:Rec Fac Ventana Rev	0.00	998.25	(998.25)	100.00%	11,979.00	11,979.00	0.00	0.00%	11,979.00
TOTAL Recreational Income	0.00	2,994.75	(2,994.75)	100.00%	35,937.00	35,937.00	0.00	0.00%	35,937.00
TOTAL Income	0.71	2,994.75	(2,994.04)	99.98%	35,956.30	35,937.00	19.30	-0.05%	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-F	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	361.36	300.00	(61.36)	-20.45%	300.00
7090:Reserve Contribution I	0.00	0.00	0.00	0.00%	6,801.00	0.00	(6,801.00)	0.00%	0.00
TOTAL Administrative	0.00	219.02	219.02	100.00%	7,512.36	2,630.00	(4,882.36)	-185.64%	2,630.00
<u>Building Maintenance</u>									
7300:Bath House-Doors-10	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7310:Bath House-Locks-10	0.00	11.62	11.62	100.00%	0.00	139.00	139.00	100.00%	139.00
7320:Bath House-Pool Fenc	0.00	31.25	31.25	100.00%	0.00	375.00	375.00	100.00%	375.00
7330:Bath House-Pool Furn	0.00	83.37	83.37	100.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00
7340:Bath House-Restroom	0.00	250.00	250.00	100.00%	2,500.00	3,000.00	500.00	16.67%	3,000.00
7350:Bath House-Roof Rep	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	150.00	150.00	100.00%	150.00
7370:Bathroom Fixtures-20	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
TOTAL Building Maintenanc	0.00	413.85	413.85	100.00%	2,500.00	4,964.00	2,464.00	49.64%	4,964.00
<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 f	0.00	50.00	50.00	100.00%	280.00	600.00	320.00	53.33%	600.00
TOTAL Common Area Mair	0.00	62.50	62.50	100.00%	280.00	750.00	470.00	62.67%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	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%	367.50	500.00	132.50	26.50%	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	1,350.00	66.63	(1,283.37)	-1926.11%	2,260.00	800.00	(1,460.00)	-182.50%	800.00
7720:Pesticide/Fertilization-	0.00	50.00	50.00	100.00%	510.00	600.00	90.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	0.00	750.00	750.00	100.00%	750.00
TOTAL Landscape/ Ground	1,600.00	485.76	(1,114.24)	-229.38%	6,137.50	5,830.00	(307.50)	-5.27%	5,830.00

Park Maintenance

1/14/2020 3:51:50 PM

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2019 To 12/31/2019 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	
7400:Playground Equip-Pai	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
7410:Playground Equip-Cat	0.00	41.63	41.63	100.00%	0.00	500.00	500.00	100.00%	500.00
7420:Playground Equip-Swi	0.00	24.37	24.37	100.00%	0.00	292.00	292.00	100.00%	292.00
7430:Playground Equip-Par	0.00	11.25	11.25	100.00%	0.00	135.00	135.00	100.00%	135.00
7440:Playground Equip-Picr	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7450:Playground Equip-Pla	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7460:Playground Equip-Mul	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	223.12	223.12	100.00%	0.00	2,677.00	2,677.00	100.00%	2,677.00
<u>Pool /Clubhouse</u>									
7200:Pool Fac-Sump Pump	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00
7210:Pool Fac-Maint & Rep	0.00	182.13	182.13	100.00%	2,301.11	2,186.00	(115.11)	-5.27%	2,186.00
7220:Pool Fac-Main Pump (0.00	97.12	97.12	100.00%	0.00	1,165.00	1,165.00	100.00%	1,165.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	6,000.00	6,000.00	0.00	0.00%	6,000.00
7240:Pool Fac-Pool Deck R	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
7250:Pool Fac-Pool Resurf	0.00	19.37	19.37	100.00%	0.00	232.00	232.00	100.00%	232.00
7260:Pool Fac-Tile Repair-F	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
TOTAL Pool /Clubhouse	500.00	848.62	348.62	41.08%	8,301.11	10,183.00	1,881.89	18.48%	10,183.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
7510:Basketball Ct-Court R	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
7520:Basketball Ct-Goal Po	0.00	16.63	16.63	100.00%	0.00	200.00	200.00	100.00%	200.00
TOTAL Recreation	0.00	49.89	49.89	100.00%	0.00	600.00	600.00	100.00%	600.00
<u>Repairs and Maintenance</u>									
7600:Tennis Court-Repair C	0.00	44.38	44.38	100.00%	0.00	533.00	533.00	100.00%	533.00
7610:Tennis Court-Fence-2	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00
7620:Tennis Court-Locks-1f	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7630:Tennis Court-Net 5yr l	0.00	8.37	8.37	100.00%	0.00	100.00	100.00	100.00%	100.00
7640:Tennis Court-Net Har	0.00	2.50	2.50	100.00%	0.00	30.00	30.00	100.00%	30.00
TOTAL Repairs and Mainte	0.00	88.62	88.62	100.00%	0.00	1,063.00	1,063.00	100.00%	1,063.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	392.83	445.00	52.17	11.72%	4,540.10	5,340.00	799.90	14.98%	5,340.00
7905:Water-Rec Fac	129.95	158.37	28.42	17.95%	1,672.68	1,900.00	227.32	11.96%	1,900.00
TOTAL Utilities	522.78	603.37	80.59	13.36%	6,212.78	7,240.00	1,027.22	14.19%	7,240.00
TOTAL Expense	2,622.78	2,994.75	371.97	12.42%	30,943.75	35,937.00	4,993.25	13.89%	35,937.00
Excess Revenue / Expense	(2,622.07)	0.00	(2,622.07)	0.00%	5,012.55	0.00	5,012.55	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 12/1/2019 To 12/31/2019 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	4.18	0.00	4.18	0.00%	61.09	0.00	61.09	0.00%	0.00
4095:Reserve Int Allocation	(4.18)	0.00	(4.18)	0.00%	(61.09)	0.00	(61.09)	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 12/1/2019 To 12/31/2019 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	11.08	0.00	11.08	0.00%	165.15	0.00	165.15	0.00%	0.00
9005:Reserve Int Allocation	(11.08)	0.00	(11.08)	0.00%	(165.15)	0.00	(165.15)	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