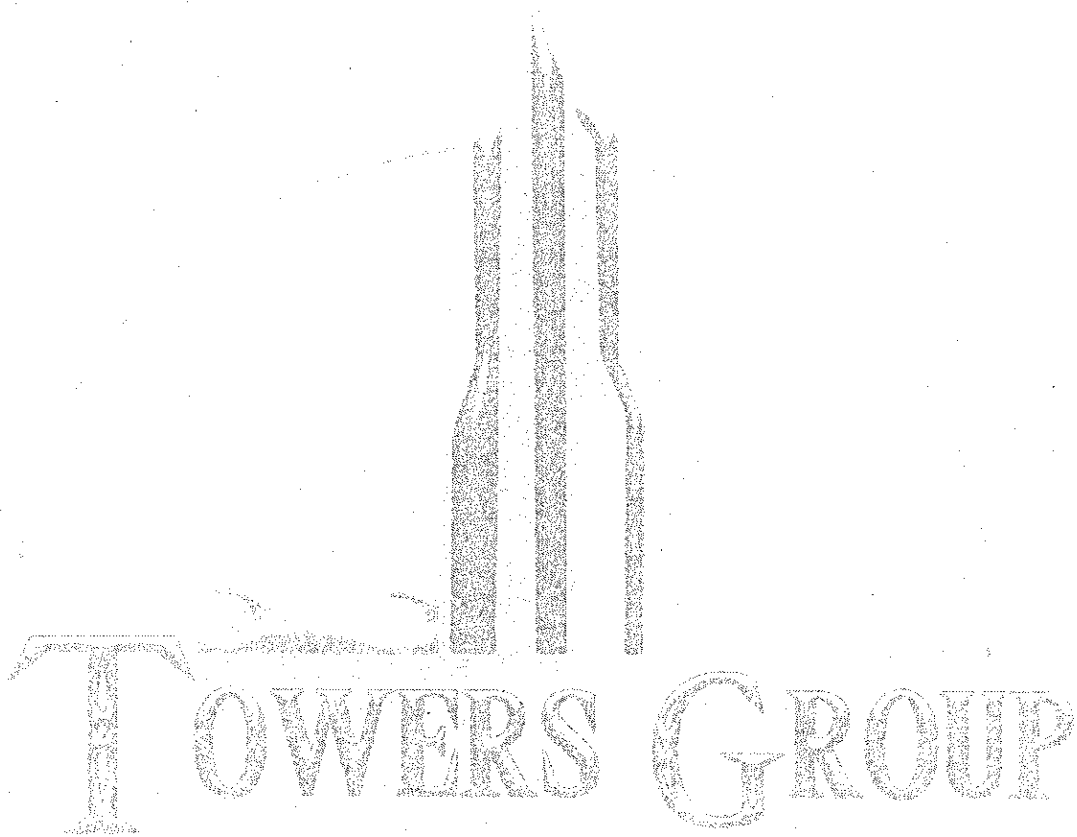



**“Setting the Industry Standard
In Customer Service”**

Space Coast Property Management of Brevard
a Division of Towers Management Group
928 E New Haven Ave
Melbourne, FL 32901
Ph. 321-733-3382
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Ashwood Homeowners Association, Inc.



February 2019 Financial Package

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

www.towersmgmt.com

Posted 02/28/2019

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	68,024.79	/
1009	Chase CD - Ashwood Mat 11/2018	20,180.81	
1010	AAB - Rec Fac Op	10,566.12	/
1015	AAB - Rec Fac Pool Key	6,499.00	/

<u>Total Cash</u>		<u>105,270.72</u>	
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,068.38	/
1025	AAB - Rec Fac Reserves	30,325.66	/

<u>Total Capital Reserve Funds</u>		<u>41,394.04</u>	/
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Accounts Receivable

1210	Accounts Receivable	14,623.45	
1225	Rec Facility Receivable	35,937.00	

<u>Total Accounts Receivable</u>		<u>50,560.45</u>	/
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Total Assets

		<u>197,225.21</u>	/
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Liabilities & EquityLiabilities and Equity

2000	Payables	27,049.22	/
2050	Prepaid Assessments	646.07	/
2500	Refundable Pool Key Deposits	6,800.00	

<u>Total Liabilities and Equity</u>		<u>34,495.29</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	

Posted 02/28/2019

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

3704	Tennis Ct-Resurfacing	(3,507.05)
3750	Accumulated Reserves-Other Rec Fac	59.75
3755	Reserve Interest	336.87

<u>Total Capital Reserve Funds</u>		<u>41,394.04</u>
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Total Equity

3900	Retained Earnings	51,853.86
	Net Income / (Loss)	69,482.02

<u>Total Total Equity</u>		<u>121,335.88</u>
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*Total Liabilities & Equity*197,225.21

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 2/1/2019 To 2/28/2019 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	10,770.84	53,859.16	-500.05%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	10,770.84	53,859.16	-500.05%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	5.15	0.00	5.15	0.00%	10.40	0.00	10.40	0.00%	0.00
4030:Late Fees-Ashwood H	(635.99)	0.00	(635.99)	0.00%	1,600.93	0.00	1,600.93	0.00%	0.00
TOTAL Other Revenue	(630.84)	0.00	(630.84)	0.00%	1,611.33	0.00	1,611.33	0.00%	0.00
TOTAL Income	(630.84)	5,385.42	(6,016.26)	111.71%	66,241.33	10,770.84	55,470.49	-515.01%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	1,300.00	1,300.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	0.00	33.34	33.34	100.00%	200.00
5010:Office Supplies-Ashwo	3.30	41.67	38.37	92.08%	6.20	83.34	77.14	92.56%	500.00
5020:Postage-Ashwood HO	17.11	41.67	24.56	58.94%	31.03	83.34	52.31	62.77%	500.00
5025:Printing/Reproduction-	9.84	58.33	48.49	83.13%	16.56	116.66	100.10	85.80%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	0.00	41.66	41.66	100.00%	250.00
5035:Legal Fees-Ashwood I	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
5040:Storage Unit-Ashwooc	78.96	79.17	0.21	0.27%	157.92	158.34	0.42	0.27%	950.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	371.50	50.00	(321.50)	-643.00%	300.00
5055:Annual Corp Report-A	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	62.00
5065:Insurance D&O & Liat	0.00	250.00	250.00	100.00%	0.00	500.00	500.00	100.00%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	100.00	100.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	33.34	33.34	100.00%	200.00
5090:Reserve Contribution	0.00	246.67	246.67	100.00%	0.00	493.34	493.34	100.00%	2,960.00
6400:Rec Fac Account-Ash	23,958.00	0.00	(23,958.00)	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
TOTAL Administrative	24,717.21	1,621.68	(23,095.53)	-1424.17%	25,841.21	27,201.36	1,360.15	5.00%	43,480.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	88.00	41.67	(46.33)	-111.18%	88.00	83.34	(4.66)	-5.59%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	83.34	83.34	100.00%	500.00
6150:General Maintenance-	200.00	150.00	(50.00)	-33.33%	200.00	300.00	100.00	33.33%	1,800.00
TOTAL Common Area Maint	288.00	233.34	(54.66)	-23.43%	288.00	466.68	178.68	38.29%	2,800.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	1,458.50	1,460.00	1.50	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	83.34	83.34	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	0.00	83.34	83.34	100.00%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	224.50	250.00	25.50	10.20%	1,500.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	50.00	50.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.67	41.67	100.00%	0.00	83.34	83.34	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	166.66	166.66	100.00%	1,000.00
6040:Aquatic Maintenance-	220.00	216.67	(3.33)	-1.54%	660.00	433.34	(226.66)	-52.31%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	210.00	210.00	0.00	0.00%	1,260.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 2/1/2019 To 2/28/2019 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6050:Irrigation Repairs-Ash	0.00	83.33	83.33	100.00%	0.00	166.66	166.66	100.00%	1,000.00
TOTAL Landscape/ Ground:	1,166.50	1,493.34	326.84	21.89%	2,553.00	2,986.68	433.68	14.52%	17,920.00
Utilities									
6900:Electric-Ashwood HO/	25.35	33.33	7.98	23.94%	64.03	66.66	2.63	3.95%	400.00
TOTAL Utilities	25.35	33.33	7.98	23.94%	64.03	66.66	2.63	3.95%	400.00
TOTAL Expense	26,197.06	3,381.69	(22,815.37)	-674.67%	28,746.24	30,721.38	1,975.14	6.43%	64,600.00
Excess Revenue / Expense	(26,827.90)	2,003.73	(28,831.63)	0.00%	37,495.09	(19,950.54)	57,445.63	287.94%	25.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 2/1/2019 To 2/28/2019 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 Int Allocation	(5.09)	0.00	(5.09)	0.00%	(10.72)	0.00	(10.72)	0.00%	0.00
4095:Reserve Interest HOA	5.09	0.00	5.09	0.00%	10.72	0.00	10.72	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 2/1/2019 To 2/28/2019 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	0.85	0.00	0.85	0.00%	1.99	0.00	1.99	0.00%	0.00
TOTAL Other Revenue	0.85	0.00	0.85	0.00%	1.99	0.00	1.99	0.00%	0.00
<u>Recreational Income</u>									
4500:Rec Fac Ashwood Re	23,958.00	0.00	23,958.00	0.00%	23,958.00	0.00	23,958.00	0.00%	0.00
4510:Rec Fac Ventana Rev	11,979.00	0.00	11,979.00	0.00%	11,979.00	0.00	11,979.00	0.00%	0.00
TOTAL Recreational Income	35,937.00	0.00	35,937.00	0.00%	35,937.00	0.00	35,937.00	0.00%	0.00
TOTAL Income	35,937.85	0.00	35,937.85	0.00%	35,938.99	0.00	35,938.99	0.00%	0.00
Expense									
<u>Building Maintenance</u>									
7340:Bath House-Restroom	500.00	0.00	(500.00)	0.00%	500.00	0.00	(500.00)	0.00%	0.00
TOTAL Building Maintenanc	500.00	0.00	(500.00)	0.00%	500.00	0.00	(500.00)	0.00%	0.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00	0.00	(35.00)	0.00%	70.00	0.00	(70.00)	0.00%	0.00
7050:Irrigation Repairs-Rec	0.00	0.00	0.00	0.00%	286.00	0.00	(286.00)	0.00%	0.00
7700:Mowing/Maintenance-	215.00	0.00	(215.00)	0.00%	430.00	0.00	(430.00)	0.00%	0.00
7720:Pesticide/Fertilization-	85.00	0.00	(85.00)	0.00%	170.00	0.00	(170.00)	0.00%	0.00
TOTAL Landscape/ Ground:	335.00	0.00	(335.00)	0.00%	956.00	0.00	(956.00)	0.00%	0.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	801.72	0.00	(801.72)	0.00%	801.72	0.00	(801.72)	0.00%	0.00
7230:Pool Fac-Pool Cleanir	500.00	0.00	(500.00)	0.00%	1,000.00	0.00	(1,000.00)	0.00%	0.00
TOTAL Pool /Clubhouse	1,301.72	0.00	(1,301.72)	0.00%	1,801.72	0.00	(1,801.72)	0.00%	0.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	393.86	0.00	(393.86)	0.00%	838.54	0.00	(838.54)	0.00%	0.00
7905:Water-Rec Fac	189.09	0.00	(189.09)	0.00%	296.99	0.00	(296.99)	0.00%	0.00
TOTAL Utilities	582.95	0.00	(582.95)	0.00%	1,135.53	0.00	(1,135.53)	0.00%	0.00
TOTAL Expense	2,719.67	0.00	(2,719.67)	0.00%	4,393.25	0.00	(4,393.25)	0.00%	0.00
Excess Revenue / Expense	33,218.18	0.00	33,218.18	0.00%	31,545.74	0.00	31,545.74	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 2/1/2019 To 2/28/2019 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									
Recreational Income									
9000:Reserve Interest Rec	13.96	0.00	13.96	0.00%	29.39	0.00	29.39	0.00%	0.00
9005:Reserve Int Allocation	(13.96)	0.00	(13.96)	0.00%	(29.39)	0.00	(29.39)	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