

**“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.



January 2019 Financial Package

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

A handwritten signature or set of initials, possibly "A", written in black ink.

www.towersmgmt.com

Posted 01/31/2019

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	66,245.95
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	11,648.22
1015	AAB - Rec Fac Pool Key	6,499.00

Total Cash

104,573.98

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,063.29
1025	AAB - Rec Fac Reserves	30,311.70

Total Capital Reserve Funds

41,374.99

Accounts Receivable

1210	Accounts Receivable	17,625.17
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Total Accounts Receivable

17,625.17

Total Assets

163,574.14

Liabilities & EquityLiabilities and Equity

2050	Prepaid Assessments	595.62
2500	Refundable Pool Key Deposits	6,800.00

Total Liabilities and Equity

7,395.62

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	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
3704	Tennis Ct-Resurfacing	(3,507.05)
3750	Accumulated Reserves-Other Rec Fac	45.79

Posted 01/31/2019

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

3755 Reserve Interest 331.78

Total Capital Reserve Funds 41,374.99 ✓Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 62,949.67

Total Total Equity 114,803.53*Total Liabilities & Equity*163,574.14 ✓

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 1/1/2019 To 1/31/2019 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									
Assessment Revenue									
4000:Annual Assessment-A	64,900.00	5,385.42	59,514.58	-1105.11%	64,900.00	5,385.42	59,514.58	-1105.11%	64,625.00
TOTAL Assessment Revent	64,900.00	5,385.42	59,514.58	-1105.11%	64,900.00	5,385.42	59,514.58	-1105.11%	64,625.00
Other Revenue									
4020:Operating Int - Ashwo	5.25	0.00	5.25	0.00%	5.25	0.00	5.25	0.00%	0.00
4030:Late Fees-Ashwood H	2,266.04	0.00	2,266.04	0.00%	2,266.04	0.00	2,266.04	0.00%	0.00
TOTAL Other Revenue	2,271.29	0.00	2,271.29	0.00%	2,271.29	0.00	2,271.29	0.00%	0.00
TOTAL Income	67,171.29	5,385.42	61,785.87	-1147.28%	67,171.29	5,385.42	61,785.87	-1147.28%	64,625.00
Expense									
Administrative									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	650.00	650.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	0.00	16.67	16.67	100.00%	200.00
5010:Office Supplies-Ashw	2.90	41.67	38.77	93.04%	2.90	41.67	38.77	93.04%	500.00
5020:Postage-Ashwood HO	13.92	41.67	27.75	66.59%	13.92	41.67	27.75	66.59%	500.00
5025:Printing/Reproduction-	6.72	58.33	51.61	88.48%	6.72	58.33	51.61	88.48%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	0.00	20.83	20.83	100.00%	250.00
5035:Legal Fees-Ashwood l	0.00	125.00	125.00	100.00%	0.00	125.00	125.00	100.00%	1,500.00
5040:Storage Unit-Ashwo	78.96	79.17	0.21	0.27%	78.96	79.17	0.21	0.27%	950.00
5045:Meeting Hall Rental-A	371.50	25.00	(346.50)	-1386.00%	371.50	25.00	(346.50)	-1386.00%	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	250.00	250.00	100.00%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	16.67	16.67	100.00%	200.00
5090:Reserve Contribution	0.00	246.67	246.67	100.00%	0.00	246.67	246.67	100.00%	2,960.00
6400:Rec Fac Account-Ash	0.00	23,958.00	23,958.00	100.00%	0.00	23,958.00	23,958.00	100.00%	23,958.00
TOTAL Administrative	1,124.00	25,579.68	24,455.68	95.61%	1,124.00	25,579.68	24,455.68	95.61%	43,480.00
Common Area Maintenance									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
6150:General Maintenance-	0.00	150.00	150.00	100.00%	0.00	150.00	150.00	100.00%	1,800.00
TOTAL Common Area Mair	0.00	233.34	233.34	100.00%	0.00	233.34	233.34	100.00%	2,800.00
Landscape/ Grounds Maintenance									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	729.25	730.00	0.75	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	112.25	125.00	12.75	10.20%	1,500.00
6020:Tree Removal & Replk	0.00	25.00	25.00	100.00%	0.00	25.00	25.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	83.33	83.33	100.00%	1,000.00
6040:Aquatic Maintenance-	440.00	216.67	(223.33)	-103.07%	440.00	216.67	(223.33)	-103.07%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	105.00	105.00	0.00	0.00%	1,260.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

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

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6050:Irrigation Repairs-Ash	0.00	83.33	83.33	100.00%	0.00	83.33	83.33	100.00%	1,000.00
TOTAL Landscape/ Ground:	1,386.50	1,493.34	106.84	7.15%	1,386.50	1,493.34	106.84	7.15%	17,920.00
Utilities									
6900:Electric-Ashwood HO/	38.68	33.33	(5.35)	-16.05%	38.68	33.33	(5.35)	-16.05%	400.00
TOTAL Utilities	38.68	33.33	(5.35)	-16.05%	38.68	33.33	(5.35)	-16.05%	400.00
TOTAL Expense	2,549.18	27,339.69	24,790.51	90.68%	2,549.18	27,339.69	24,790.51	90.68%	64,600.00
Excess Revenue / Expense	64,622.11	(21,954.27)	86,576.38	394.35%	64,622.11	(21,954.27)	86,576.38	394.35%	25.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 1/1/2019 To 1/31/2019 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	1.14	0.00	1.14	0.00%	1.14	0.00	1.14	0.00%	0.00
TOTAL Other Revenue	1.14	0.00	1.14	0.00%	1.14	0.00	1.14	0.00%	0.00
TOTAL Income	1.14	0.00	1.14	0.00%	1.14	0.00	1.14	0.00%	0.00
Expense									
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00	0.00	(35.00)	0.00%	35.00	0.00	(35.00)	0.00%	0.00
7050:Irrigation Repairs-Rec	286.00	0.00	(286.00)	0.00%	286.00	0.00	(286.00)	0.00%	0.00
7700:Mowing/Maintenance-	215.00	0.00	(215.00)	0.00%	215.00	0.00	(215.00)	0.00%	0.00
7720:Pesticide/Fertilization-	85.00	0.00	(85.00)	0.00%	85.00	0.00	(85.00)	0.00%	0.00
TOTAL Landscape/ Grounds	621.00	0.00	(621.00)	0.00%	621.00	0.00	(621.00)	0.00%	0.00
<u>Pool /Clubhouse</u>									
7230:Pool Fac-Pool Cleanir	500.00	0.00	(500.00)	0.00%	500.00	0.00	(500.00)	0.00%	0.00
TOTAL Pool /Clubhouse	500.00	0.00	(500.00)	0.00%	500.00	0.00	(500.00)	0.00%	0.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	444.68	0.00	(444.68)	0.00%	444.68	0.00	(444.68)	0.00%	0.00
7905:Water-Rec Fac	107.90	0.00	(107.90)	0.00%	107.90	0.00	(107.90)	0.00%	0.00
TOTAL Utilities	552.58	0.00	(552.58)	0.00%	552.58	0.00	(552.58)	0.00%	0.00
TOTAL Expense	1,673.58	0.00	(1,673.58)	0.00%	1,673.58	0.00	(1,673.58)	0.00%	0.00
Excess Revenue / Expense	(1,672.44)	0.00	(1,672.44)	0.00%	(1,672.44)	0.00	(1,672.44)	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 1/1/2019 To 1/31/2019 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 Int Allocation	(5.63)	0.00	(5.63)	0.00%	(5.63)	0.00	(5.63)	0.00%	0.00
4095:Reserve Interest HOA	5.63	0.00	5.63	0.00%	5.63	0.00	5.63	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 1/1/2019 To 1/31/2019 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	15.43	0.00	15.43	0.00%	15.43	0.00	15.43	0.00%	0.00
9005:Reserve Int Allocation	(15.43)	0.00	(15.43)	0.00%	(15.43)	0.00	(15.43)	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