

**“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.



## July 2019 Financial Package

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Prepared by: Management Accounting Staff  
Approval:  Financials@Towersmgmt.com  
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Posted 07/31/2019

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	48,542.32
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	22,440.42
1015	AAB - Rec Fac Pool Key	6,950.00

<u>Total Cash</u>		<u>98,113.55</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,096.25
1025	AAB - Rec Fac Reserves	30,402.00

<u>Total Capital Reserve Funds</u>		<u>41,498.25</u>
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Accounts Receivable

1210	Accounts Receivable	4,009.63
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<u>Total Accounts Receivable</u>		<u>4,009.63</u>
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*Total Assets*143,621.43**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	1,218.23
2500	Refundable Pool Key Deposits	6,950.00

<u>Total Liabilities and Equity</u>		<u>8,168.23</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	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	120.64

Posted 07/31/2019

Ashwood Homeowners Association

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**Liabilities & Equity**

Capital Reserve Funds

3755 Reserve Interest 380.19

Total Capital Reserve Funds 41,498.25

Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 42,101.09

Total Total Equity 93,954.95

*Total Liabilities & Equity*

143,621.43

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Assessment Revenue</u></b>									
4000:Annual Assessment-A	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	37,697.94	26,932.06	-71.44%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	37,697.94	26,932.06	-71.44%	64,625.00
<b><u>Other Revenue</u></b>									
4020:Operating Int - Ashwo	4.28	0.00	4.28	0.00%	34.48	0.00	34.48	0.00%	0.00
4030:Late Fees-Ashwood H	0.00	0.00	0.00	0.00%	1,144.69	0.00	1,144.69	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	4.28	0.00	4.28	0.00%	2,604.17	0.00	2,604.17	0.00%	0.00
TOTAL Income	4.28	5,385.42	(5,381.14)	99.92%	67,234.17	37,697.94	29,536.23	-78.35%	64,625.00
<b>Expense</b>									
<b><u>Administrative</u></b>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	4,550.00	4,550.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
5010:Office Supplies-Ashw	6.00	41.67	35.67	85.60%	181.10	291.69	110.59	37.91%	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	83.58	41.67	(41.91)	-100.58%	240.79	291.69	50.90	17.45%	500.00
5025:Printing/Reproduction-	111.13	58.33	(52.80)	-90.52%	272.50	408.31	135.81	33.26%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	250.00	145.81	(104.19)	-71.46%	250.00
5035:Legal Fees-Ashwood I	0.00	125.00	125.00	100.00%	1,425.00	875.00	(550.00)	-62.86%	1,500.00
5040:Storage Unit-Ashwo	86.43	79.17	(7.26)	-9.17%	582.60	554.19	(28.41)	-5.13%	950.00
5045:Meeting Hall Rental-A	(25.00)	25.00	50.00	200.00%	346.50	175.00	(171.50)	-98.00%	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
5065:Insurance D&O & Liat	0.00	250.00	250.00	100.00%	2,872.18	1,750.00	(1,122.18)	-64.12%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	350.00	350.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
5090:Reserve Contribution -	0.00	246.67	246.67	100.00%	0.00	1,726.69	1,726.69	100.00%	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	912.14	1,621.68	709.54	43.75%	34,749.92	35,371.76	621.84	1.76%	43,480.00
<b><u>Common Area Maintenance</u></b>									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	123.31	291.69	168.38	57.73%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
6150:General Maintenance-	0.00	150.00	150.00	100.00%	940.85	1,050.00	109.15	10.40%	1,800.00
TOTAL Common Area Mair	0.00	233.34	233.34	100.00%	1,064.16	1,633.38	569.22	34.85%	2,800.00
<b><u>Landscape/ Grounds Maintenance</u></b>									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	5,104.75	5,110.00	5.25	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	425.00	291.69	(133.31)	-45.70%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	785.75	875.00	89.25	10.20%	1,500.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	100.00%	300.00
6025:Plants/Annuals-Ashw	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	583.31	583.31	100.00%	1,000.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2019 To 7/31/2019 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%	1,760.00	1,516.69	(243.31)	-16.04%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	735.00	735.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	83.33	83.33	100.00%	1,647.00	583.31	(1,063.69)	-182.35%	1,000.00
<b>TOTAL Landscape/ Ground:</b>	<b>1,166.50</b>	<b>1,493.34</b>	<b>326.84</b>	<b>21.89%</b>	<b>10,457.50</b>	<b>10,453.38</b>	<b>(4.12)</b>	<b>-0.04%</b>	<b>17,920.00</b>
<b>Utilities</b>									
6900:Electric-Ashwood HO/	23.35	33.33	9.98	29.94%	176.26	233.31	57.05	24.45%	400.00
<b>TOTAL Utilities</b>	<b>23.35</b>	<b>33.33</b>	<b>9.98</b>	<b>29.94%</b>	<b>176.26</b>	<b>233.31</b>	<b>57.05</b>	<b>24.45%</b>	<b>400.00</b>
<b>TOTAL Expense</b>	<b>2,101.99</b>	<b>3,381.69</b>	<b>1,279.70</b>	<b>37.84%</b>	<b>46,447.84</b>	<b>47,691.83</b>	<b>1,243.99</b>	<b>2.61%</b>	<b>64,600.00</b>
<b>Excess Revenue / Expense</b>	<b>(2,097.71)</b>	<b>2,003.73</b>	<b>(4,101.44)</b>	<b>204.69%</b>	<b>20,786.33</b>	<b>(9,993.89)</b>	<b>30,780.22</b>	<b>307.99%</b>	<b>25.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2019 To 7/31/2019 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	
<b>Income</b>									
<b><u>Other Revenue</u></b>									
4540:Operating Interest - R	2.05	0.00	2.05	0.00%	13.22	0.00	13.22	0.00%	0.00
TOTAL Other Revenue	2.05	0.00	2.05	0.00%	13.22	0.00	13.22	0.00%	0.00
<b><u>Recreational Income</u></b>									
4500:Rec Fac Ashwood Re	0.00	1,996.50	(1,996.50)	100.00%	23,958.00	13,975.50	9,982.50	-71.43%	23,958.00
4510:Rec Fac Ventana Rev	0.00	998.25	(998.25)	100.00%	11,979.00	6,987.75	4,991.25	-71.43%	11,979.00
TOTAL Recreational Income	0.00	2,994.75	(2,994.75)	100.00%	35,937.00	20,963.25	14,973.75	-71.43%	35,937.00
TOTAL Income	2.05	2,994.75	(2,992.70)	99.93%	35,950.22	20,963.25	14,986.97	-71.49%	35,937.00
<b>Expense</b>									
<b><u>Administrative</u></b>									
7010:Health Permit-Rec Fac	0.00	29.17	29.17	100.00%	350.00	204.19	(145.81)	-71.41%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	17.50	17.50	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	816.69	816.69	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	29.19	29.19	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	361.36	175.00	(186.36)	-106.49%	300.00
TOTAL Administrative	0.00	219.18	219.18	100.00%	711.36	1,534.26	822.90	53.63%	2,630.00
<b><u>Building Maintenance</u></b>									
7300:Bath House-Doors-10	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7310:Bath House-Locks-10	0.00	11.58	11.58	100.00%	0.00	81.06	81.06	100.00%	139.00
7320:Bath House-Pool Fenc	0.00	31.25	31.25	100.00%	0.00	218.75	218.75	100.00%	375.00
7330:Bath House-Pool Furn	0.00	83.33	83.33	100.00%	0.00	583.31	583.31	100.00%	1,000.00
7340:Bath House-Restroom	0.00	250.00	250.00	100.00%	1,500.00	1,750.00	250.00	14.29%	3,000.00
7350:Bath House-Roof Rep	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	87.50	87.50	100.00%	150.00
7370:Bathroom Fixtures-20	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
TOTAL Building Maintenanc	0.00	413.65	413.65	100.00%	1,500.00	2,895.55	1,395.55	48.20%	4,964.00
<b><u>Common Area Maintenance</u></b>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	87.50	87.50	100.00%	150.00
7110:Maint & Repairs-Rec F	0.00	50.00	50.00	100.00%	280.00	350.00	70.00	20.00%	600.00
TOTAL Common Area Maint	0.00	62.50	62.50	100.00%	280.00	437.50	157.50	36.00%	750.00
<b><u>Landscape/ Grounds Maintenance</u></b>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	245.00	350.00	105.00	30.00%	600.00
7050:Irrigation Repairs-Rec	81.50	41.67	(39.83)	-95.58%	367.50	291.69	(75.81)	-25.99%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	1,505.00	1,505.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	910.00	466.69	(443.31)	-94.99%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	340.00	350.00	10.00	2.86%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	0.00	437.50	437.50	100.00%	750.00
TOTAL Landscape/ Ground	416.50	485.84	69.34	14.27%	3,367.50	3,400.88	33.38	0.98%	5,830.00
<b><u>Park Maintenance</u></b>									
7400:Playground Equip-Pair	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2019 To 7/31/2019 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	291.69	291.69	100.00%	500.00
7420:Playground Equip-Swi	0.00	24.33	24.33	100.00%	0.00	170.31	170.31	100.00%	292.00
7430:Playground Equip-Par	0.00	11.25	11.25	100.00%	0.00	78.75	78.75	100.00%	135.00
7440:Playground Equip-Picr	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7450:Playground Equip-Pla	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	612.50	612.50	100.00%	1,050.00
<b>TOTAL Park Maintenance</b>	<b>0.00</b>	<b>223.08</b>	<b>223.08</b>	<b>100.00%</b>	<b>0.00</b>	<b>1,561.56</b>	<b>1,561.56</b>	<b>100.00%</b>	<b>2,677.00</b>
<b><u>Pool /Clubhouse</u></b>									
7200:Pool Fac-Sump Pump	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	100.00%	300.00
7210:Pool Fac-Maint & Rep	238.45	182.17	(56.28)	-30.89%	1,506.11	1,275.19	(230.92)	-18.11%	2,186.00
7220:Pool Fac-Main Pump (	0.00	97.08	97.08	100.00%	0.00	679.56	679.56	100.00%	1,165.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	3,500.00	3,500.00	0.00	0.00%	6,000.00
7240:Pool Fac-Pool Deck R	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
7250:Pool Fac-Pool Resurf	0.00	19.33	19.33	100.00%	0.00	135.31	135.31	100.00%	232.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
<b>TOTAL Pool /Clubhouse</b>	<b>738.45</b>	<b>848.58</b>	<b>110.13</b>	<b>12.98%</b>	<b>5,006.11</b>	<b>5,940.06</b>	<b>933.95</b>	<b>15.72%</b>	<b>10,183.00</b>
<b><u>Recreation</u></b>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
7510:Basketball Ct-Court R	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
7520:Basketball Ct-Goal Po	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
<b>TOTAL Recreation</b>	<b>0.00</b>	<b>50.01</b>	<b>50.01</b>	<b>100.00%</b>	<b>0.00</b>	<b>350.07</b>	<b>350.07</b>	<b>100.00%</b>	<b>600.00</b>
<b><u>Repairs and Maintenance</u></b>									
7600:Tennis Court-Repair C	0.00	44.42	44.42	100.00%	0.00	310.94	310.94	100.00%	533.00
7610:Tennis Court-Fence-2	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	100.00%	300.00
7620:Tennis Court-Locks-1(	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7630:Tennis Court-Net 5yr l	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
7640:Tennis Court-Net Harc	0.00	2.50	2.50	100.00%	0.00	17.50	17.50	100.00%	30.00
<b>TOTAL Repairs and Mainte</b>	<b>0.00</b>	<b>88.58</b>	<b>88.58</b>	<b>100.00%</b>	<b>0.00</b>	<b>620.06</b>	<b>620.06</b>	<b>100.00%</b>	<b>1,063.00</b>
<b><u>Utilities</u></b>									
7900:Electricity-Rec Fac	350.35	445.00	94.65	21.27%	2,697.11	3,115.00	417.89	13.42%	5,340.00
7905:Water-Rec Fac	121.76	158.33	36.57	23.10%	1,073.38	1,108.31	34.93	3.15%	1,900.00
<b>TOTAL Utilities</b>	<b>472.11</b>	<b>603.33</b>	<b>131.22</b>	<b>21.75%</b>	<b>3,770.49</b>	<b>4,223.31</b>	<b>452.82</b>	<b>10.72%</b>	<b>7,240.00</b>
<b>TOTAL Expense</b>	<b>1,627.06</b>	<b>2,994.75</b>	<b>1,367.69</b>	<b>45.67%</b>	<b>14,635.46</b>	<b>20,963.25</b>	<b>6,327.79</b>	<b>30.19%</b>	<b>35,937.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,625.01)</b>	<b>0.00</b>	<b>(1,625.01)</b>	<b>0.00%</b>	<b>21,314.76</b>	<b>0.00</b>	<b>21,314.76</b>	<b>0.00%</b>	<b>0.00</b>

**Ashwood Homeowners Association**  
**2 Income vs Expenses w/Budget**  
 Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Ashwood General Reserve				Year to Date Ashwood General Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Other Revenue</u></b>									
4090:Reserve Interest HOA	5.65	0.00	5.65	0.00%	38.59	0.00	38.59	0.00%	0.00
4095:Reserve Int Allocation	(5.65)	0.00	(5.65)	0.00%	(38.59)	0.00	(38.59)	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