

**“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.



## June 2019 Financial Package

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

Posted 06/30/2019

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	50,615.03
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	24,065.43
1015	AAB - Rec Fac Pool Key	6,850.00

<u>Total Cash</u>		<u>101,711.27</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,090.60
1025	AAB - Rec Fac Reserves	30,386.52

<u>Total Capital Reserve Funds</u>		<u>41,477.12</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*147,198.02**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	1,193.23
2500	Refundable Pool Key Deposits	6,850.00

<u>Total Liabilities and Equity</u>		<u>8,043.23</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	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)
3750	Accumulated Reserves-Other Rec Fac	105.16

Posted 06/30/2019

**Ashwood Homeowners Association**

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**Liabilities & Equity**Capital Reserve Funds

3755 Reserve Interest 374.54

Total Capital Reserve Funds 41,477.12Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 45,823.81

Total Total Equity 97,677.67*Total Liabilities & Equity*147,198.02

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2019 To 6/30/2019 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>Assessment Revenue</b>									
4000:Annual Assessment-A	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	32,312.52	32,317.48	-100.02%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	32,312.52	32,317.48	-100.02%	64,625.00
<b>Other Revenue</b>									
4020:Operating Int - Ashwo	4.49	0.00	4.49	0.00%	30.20	0.00	30.20	0.00%	0.00
4030:Late Fees-Ashwood H	(29.73)	0.00	(29.73)	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	(25.24)	0.00	(25.24)	0.00%	2,599.89	0.00	2,599.89	0.00%	0.00
TOTAL Income	(25.24)	5,385.42	(5,410.66)	100.47%	67,229.89	32,312.52	34,917.37	-108.06%	64,625.00
<b>Expense</b>									
<b>Administrative</b>									
5000:Management-Ashwoo	650.00	650.00	0.00	0.00%	3,900.00	3,900.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	0.00	100.02	100.02	100.00%	200.00
5010:Office Supplies-Ashw	7.40	41.67	34.27	82.24%	175.10	250.02	74.92	29.97%	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	38.31	41.67	3.36	8.06%	157.21	250.02	92.81	37.12%	500.00
5025:Printing/Reproduction-	22.32	58.33	36.01	61.73%	161.37	349.98	188.61	53.89%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	250.00	124.98	(125.02)	-100.03%	250.00
5035:Legal Fees-Ashwood I	0.00	125.00	125.00	100.00%	1,425.00	750.00	(675.00)	-90.00%	1,500.00
5040:Storage Unit-Ashwooc	86.43	79.17	(7.26)	-9.17%	496.17	475.02	(21.15)	-4.45%	950.00
5045:Meeting Hall Rental-A:	0.00	25.00	25.00	100.00%	371.50	150.00	(221.50)	-147.67%	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	2,872.18	250.00	(2,622.18)	-1048.87%	2,872.18	1,500.00	(1,372.18)	-91.48%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	300.00	300.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	100.02	100.02	100.00%	200.00
5090:Reserve Contribution -	0.00	246.67	246.67	100.00%	0.00	1,480.02	1,480.02	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	3,676.64	1,621.68	(2,054.96)	-126.72%	33,837.78	33,750.08	(87.70)	-0.26%	43,480.00
<b>Common Area Maintenance</b>									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	123.31	250.02	126.71	50.68%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	250.02	250.02	100.00%	500.00
6150:General Maintenance-	200.00	150.00	(50.00)	-33.33%	940.85	900.00	(40.85)	-4.54%	1,800.00
TOTAL Common Area Mair	200.00	233.34	33.34	14.29%	1,064.16	1,400.04	335.88	23.99%	2,800.00
<b>Landscpe/ Grounds Maintenance</b>									
6000:Mowing/Maintenance-	0.00	730.00	730.00	100.00%	4,375.50	4,380.00	4.50	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	250.02	250.02	100.00%	500.00
6010:Tree Trimming-Ashwo	425.00	41.67	(383.33)	-919.92%	425.00	250.02	(174.98)	-69.99%	500.00
6015:Turf Pesticide/Fertiliza	0.00	125.00	125.00	100.00%	673.50	750.00	76.50	10.20%	1,500.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	150.00	150.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.67	41.67	100.00%	0.00	250.02	250.02	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	499.98	499.98	100.00%	1,000.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2019 To 6/30/2019 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%	1,540.00	1,300.02	(239.98)	-18.46%	2,600.00
6045:Irrigation Maintenance	0.00	105.00	105.00	100.00%	630.00	630.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	72.50	83.33	10.83	13.00%	1,647.00	499.98	(1,147.02)	-229.41%	1,000.00
<b>TOTAL Landscape/ Ground:</b>	<b>717.50</b>	<b>1,493.34</b>	<b>775.84</b>	<b>51.95%</b>	<b>9,291.00</b>	<b>8,960.04</b>	<b>(330.96)</b>	<b>-3.69%</b>	<b>17,920.00</b>
<b>Utilities</b>									
6900:Electric-Ashwood HO/	23.23	33.33	10.10	30.30%	152.91	199.98	47.07	23.54%	400.00
<b>TOTAL Utilities</b>	<b>23.23</b>	<b>33.33</b>	<b>10.10</b>	<b>30.30%</b>	<b>152.91</b>	<b>199.98</b>	<b>47.07</b>	<b>23.54%</b>	<b>400.00</b>
<b>TOTAL Expense</b>	<b>4,617.37</b>	<b>3,381.69</b>	<b>(1,235.68)</b>	<b>-36.54%</b>	<b>44,345.85</b>	<b>44,310.14</b>	<b>(35.71)</b>	<b>-0.08%</b>	<b>64,600.00</b>
<b>Excess Revenue / Expense</b>	<b>(4,642.61)</b>	<b>2,003.73</b>	<b>(6,646.34)</b>	<b>331.70%</b>	<b>22,884.04</b>	<b>(11,997.62)</b>	<b>34,881.66</b>	<b>290.74%</b>	<b>25.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2019 To 6/30/2019 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>Other Revenue</b>									
4540:Operating Interest - Rt	2.22	0.00	2.22	0.00%	11.17	0.00	11.17	0.00%	0.00
<b>TOTAL Other Revenue</b>	<b>2.22</b>	<b>0.00</b>	<b>2.22</b>	<b>0.00%</b>	<b>11.17</b>	<b>0.00</b>	<b>11.17</b>	<b>0.00%</b>	<b>0.00</b>
<b>Recreational Income</b>									
4500:Rec Fac Ashwood Re	0.00	1,996.50	(1,996.50)	100.00%	23,958.00	11,979.00	11,979.00	-100.00%	23,958.00
4510:Rec Fac Ventana Rev	0.00	998.25	(998.25)	100.00%	11,979.00	5,989.50	5,989.50	-100.00%	11,979.00
<b>TOTAL Recreational Income</b>	<b>0.00</b>	<b>2,994.75</b>	<b>(2,994.75)</b>	<b>100.00%</b>	<b>35,937.00</b>	<b>17,968.50</b>	<b>17,968.50</b>	<b>-100.00%</b>	<b>35,937.00</b>
<b>TOTAL Income</b>	<b>2.22</b>	<b>2,994.75</b>	<b>(2,992.53)</b>	<b>99.93%</b>	<b>35,948.17</b>	<b>17,968.50</b>	<b>17,979.67</b>	<b>-100.06%</b>	<b>35,937.00</b>
<b>Expense</b>									
<b>Administrative</b>									
7010:Health Permit-Rec Fac	0.00	29.17	29.17	100.00%	350.00	175.02	(174.98)	-99.98%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	15.00	15.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	700.02	700.02	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	25.02	25.02	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	250.02	250.02	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	361.36	150.00	(211.36)	-140.91%	300.00
<b>TOTAL Administrative</b>	<b>0.00</b>	<b>219.18</b>	<b>219.18</b>	<b>100.00%</b>	<b>711.36</b>	<b>1,315.08</b>	<b>603.72</b>	<b>45.91%</b>	<b>2,630.00</b>
<b>Building Maintenance</b>									
7300:Bath House-Doors-10;	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7310:Bath House-Locks-10;	0.00	11.58	11.58	100.00%	0.00	69.48	69.48	100.00%	139.00
7320:Bath House-Pool Fenc	0.00	31.25	31.25	100.00%	0.00	187.50	187.50	100.00%	375.00
7330:Bath House-Pool Furn	0.00	83.33	83.33	100.00%	0.00	499.98	499.98	100.00%	1,000.00
7340:Bath House-Restroom	500.00	250.00	(250.00)	-100.00%	1,500.00	1,500.00	0.00	0.00%	3,000.00
7350:Bath House-Roof Rep	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	75.00	75.00	100.00%	150.00
7370:Bathroom Fixtures-20;	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
<b>TOTAL Building Maintenanc</b>	<b>500.00</b>	<b>413.65</b>	<b>(86.35)</b>	<b>-20.88%</b>	<b>1,500.00</b>	<b>2,481.90</b>	<b>981.90</b>	<b>39.56%</b>	<b>4,964.00</b>
<b>Common Area Maintenance</b>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	75.00	75.00	100.00%	150.00
7110:Maint & Repairs-Rec f	0.00	50.00	50.00	100.00%	280.00	300.00	20.00	6.67%	600.00
<b>TOTAL Common Area Mair</b>	<b>0.00</b>	<b>62.50</b>	<b>62.50</b>	<b>100.00%</b>	<b>280.00</b>	<b>375.00</b>	<b>95.00</b>	<b>25.33%</b>	<b>750.00</b>
<b>Landscape/ Grounds Maintenance</b>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	210.00	300.00	90.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	286.00	250.02	(35.98)	-14.39%	500.00
7700:Mowing/Maintenance-	645.00	215.00	(430.00)	-200.00%	1,290.00	1,290.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	910.00	66.67	(843.33)	-1264.93%	910.00	400.02	(509.98)	-127.49%	800.00
7720:Pesticide/Fertilization-	0.00	50.00	50.00	100.00%	255.00	300.00	45.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	0.00	375.00	375.00	100.00%	750.00
<b>TOTAL Landscape/ Grounds</b>	<b>1,590.00</b>	<b>485.84</b>	<b>(1,104.16)</b>	<b>-227.27%</b>	<b>2,951.00</b>	<b>2,915.04</b>	<b>(35.96)</b>	<b>-1.23%</b>	<b>5,830.00</b>
<b>Park Maintenance</b>									
7400:Playground Equip-Pai	0.00	41.67	41.67	100.00%	0.00	250.02	250.02	100.00%	500.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2019 To 6/30/2019 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	250.02	250.02	100.00%	500.00
7420:Playground Equip-Swi	0.00	24.33	24.33	100.00%	0.00	145.98	145.98	100.00%	292.00
7430:Playground Equip-Par	0.00	11.25	11.25	100.00%	0.00	67.50	67.50	100.00%	135.00
7440:Playground Equip-Pic	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7450:Playground Equip-Pla	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	525.00	525.00	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>1,338.48</b>	<b>1,338.48</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	150.00	150.00	100.00%	300.00
7210:Pool Fac-Maint & Rep	0.00	182.17	182.17	100.00%	1,267.66	1,093.02	(174.64)	-15.98%	2,186.00
7220:Pool Fac-Main Pump (	0.00	97.08	97.08	100.00%	0.00	582.48	582.48	100.00%	1,165.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	3,000.00	3,000.00	0.00	0.00%	6,000.00
7240:Pool Fac-Pool Deck R	0.00	16.67	16.67	100.00%	0.00	100.02	100.02	100.00%	200.00
7250:Pool Fac-Pool Resurf	0.00	19.33	19.33	100.00%	0.00	115.98	115.98	100.00%	232.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
<b>TOTAL Pool /Clubhouse</b>	<b>500.00</b>	<b>848.58</b>	<b>348.58</b>	<b>41.08%</b>	<b>4,267.66</b>	<b>5,091.48</b>	<b>823.82</b>	<b>16.18%</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	100.02	100.02	100.00%	200.00
7510:Basketball Ct-Court R	0.00	16.67	16.67	100.00%	0.00	100.02	100.02	100.00%	200.00
7520:Basketball Ct-Goal Po	0.00	16.67	16.67	100.00%	0.00	100.02	100.02	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>300.06</b>	<b>300.06</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	266.52	266.52	100.00%	533.00
7610:Tennis Court-Fence-2	0.00	25.00	25.00	100.00%	0.00	150.00	150.00	100.00%	300.00
7620:Tennis Court-Locks-1f	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7630:Tennis Court-Net 5yr I	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
7640:Tennis Court-Net Harc	0.00	2.50	2.50	100.00%	0.00	15.00	15.00	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>531.48</b>	<b>531.48</b>	<b>100.00%</b>	<b>1,063.00</b>
<b><u>Utilities</u></b>									
7900:Electricity-Rec Fac	362.28	445.00	82.72	18.59%	2,346.76	2,670.00	323.24	12.11%	5,340.00
7905:Water-Rec Fac	164.00	158.33	(5.67)	-3.58%	951.62	949.98	(1.64)	-0.17%	1,900.00
<b>TOTAL Utilities</b>	<b>526.28</b>	<b>603.33</b>	<b>77.05</b>	<b>12.77%</b>	<b>3,298.38</b>	<b>3,619.98</b>	<b>321.60</b>	<b>8.88%</b>	<b>7,240.00</b>
<b>TOTAL Expense</b>	<b>3,116.28</b>	<b>2,994.75</b>	<b>(121.53)</b>	<b>-4.06%</b>	<b>13,008.40</b>	<b>17,968.50</b>	<b>4,960.10</b>	<b>27.60%</b>	<b>35,937.00</b>
<b>Excess Revenue / Expense</b>	<b>(3,114.06)</b>	<b>0.00</b>	<b>(3,114.06)</b>	<b>0.00%</b>	<b>22,939.77</b>	<b>0.00</b>	<b>22,939.77</b>	<b>0.00%</b>	<b>0.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2019 To 6/30/2019 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	5.47	0.00	5.47	0.00%	32.94	0.00	32.94	0.00%	0.00
4095:Reserve Int Allocation	(5.47)	0.00	(5.47)	0.00%	(32.94)	0.00	(32.94)	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