

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

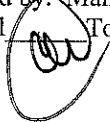
Space Coast Property Management of Brevard  
a Division of Towers Management Group  
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# Ashwood Homeowners Association, Inc.



## May 2019 Financial Package

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

[www.towersmgmt.com](http://www.towersmgmt.com)

Posted 05/31/2019

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	52,231.15	✓
1009	Chase CD - Ashwood Mat 11/2018	20,180.81	
1010	AAB - Rec Fac Op	27,179.49	✓
1015	AAB - Rec Fac Pool Key	6,800.00	✓

Total Cash

106,391.45

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,085.13	✓
1025	AAB - Rec Fac Reserves	30,371.54	✓

Total Capital Reserve Funds

41,456.67 ✓

Accounts Receivable

1210	Accounts Receivable	7,061.11	✓
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Total Accounts Receivable

7,061.11

Total Assets

154,909.23 ✓

**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	1,218.22	✓
2500	Refundable Pool Key Deposits	6,800.00	✓

Total Liabilities and Equity

8,018.22

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	90.18	

Posted 05/31/2019

Ashwood Homeowners Association

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**Liabilities & Equity**

Capital Reserve Funds

3755 Reserve Interest 369.07

Total Capital Reserve Funds 41,456.67 ✓

Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 53,580.48

Total Total Equity 105,434.34

*Total Liabilities & Equity* 154,909.23 ✓

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 5/1/2019 To 5/31/2019 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>Assessment Revenue</b>									
4000:Annual Assessment-A	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	26,927.10	37,702.90	-140.02%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,630.00	26,927.10	37,702.90	-140.02%	64,625.00
<b>Other Revenue</b>									
4020:Operating Int - Ashwo	4.91	0.00	4.91	0.00%	25.71	0.00	25.71	0.00%	0.00
4030:Late Fees-Ashwood H	61.74	0.00	61.74	0.00%	1,174.42	0.00	1,174.42	0.00%	0.00
4050:Legal Fees-Ashwood I	1,425.00	0.00	1,425.00	0.00%	1,425.00	0.00	1,425.00	0.00%	0.00
TOTAL Other Revenue	1,491.65	0.00	1,491.65	0.00%	2,625.13	0.00	2,625.13	0.00%	0.00
TOTAL Income	1,491.65	5,385.42	(3,893.77)	72.30%	67,255.13	26,927.10	40,328.03	-149.77%	64,625.00
<b>Expense</b>									
<b>Administrative</b>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	3,250.00	3,250.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	0.00	83.35	83.35	100.00%	200.00
5010:Office Supplies-Ashw	151.50	41.67	(109.83)	-263.57%	167.70	208.35	40.65	19.51%	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	17.85	41.67	23.82	57.16%	118.90	208.35	89.45	42.93%	500.00
5025:Printing/Reproduction-	10.32	58.33	48.01	82.31%	139.05	291.65	152.60	52.32%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	250.00	104.15	(145.85)	-140.04%	250.00
5035:Legal Fees-Ashwood I	1,425.00	125.00	(1,300.00)	-1040.00%	1,425.00	625.00	(800.00)	-128.00%	1,500.00
5040:Storage Unit-Ashwo	86.43	79.17	(7.26)	-9.17%	409.74	395.85	(13.89)	-3.51%	950.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	371.50	125.00	(246.50)	-197.20%	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 & Liab	0.00	250.00	250.00	100.00%	0.00	1,250.00	1,250.00	100.00%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	250.00	250.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	83.35	83.35	100.00%	200.00
5090:Reserve Contribution	0.00	246.67	246.67	100.00%	0.00	1,233.35	1,233.35	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	2,341.10	1,621.68	(719.42)	-44.36%	30,161.14	32,128.40	1,967.26	6.12%	43,480.00
<b>Common Area Maintenance</b>									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	123.31	208.35	85.04	40.82%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	208.35	208.35	100.00%	500.00
6150:General Maintenance-	0.00	150.00	150.00	100.00%	740.85	750.00	9.15	1.22%	1,800.00
TOTAL Common Area Mair	0.00	233.34	233.34	100.00%	864.16	1,166.70	302.54	25.93%	2,800.00
<b>Landscape/ Grounds Maintenance</b>									
6000:Mowing/Maintenance-	1,458.50	730.00	(728.50)	-99.79%	4,375.50	3,650.00	(725.50)	-19.88%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	208.35	208.35	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	0.00	208.35	208.35	100.00%	500.00
6015:Turf Pesticide/Fertiliza	224.50	125.00	(99.50)	-79.60%	673.50	625.00	(48.50)	-7.76%	1,500.00
6020:Tree Removal & Replk	0.00	25.00	25.00	100.00%	0.00	125.00	125.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	41.67	41.67	100.00%	0.00	208.35	208.35	100.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	416.65	416.65	100.00%	1,000.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 5/1/2019 To 5/31/2019 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%	1,320.00	1,083.35	(236.65)	-21.84%	2,600.00
6045:Irrigation Maintenance	210.00	105.00	(105.00)	-100.00%	630.00	525.00	(105.00)	-20.00%	1,260.00
6050:Irrigation Repairs-Ash	222.50	83.33	(139.17)	-167.01%	1,574.50	416.65	(1,157.85)	-277.90%	1,000.00
<b>TOTAL Landscape/ Grounds</b>	<b>2,335.50</b>	<b>1,493.34</b>	<b>(842.16)</b>	<b>-56.39%</b>	<b>8,573.50</b>	<b>7,466.70</b>	<b>(1,106.80)</b>	<b>-14.82%</b>	<b>17,920.00</b>
<b>Utilities</b>									
6900:Electric-Ashwood HO/	21.83	33.33	11.50	34.50%	129.68	166.65	36.97	22.18%	400.00
<b>TOTAL Utilities</b>	<b>21.83</b>	<b>33.33</b>	<b>11.50</b>	<b>34.50%</b>	<b>129.68</b>	<b>166.65</b>	<b>36.97</b>	<b>22.18%</b>	<b>400.00</b>
<b>TOTAL Expense</b>	<b>4,698.43</b>	<b>3,381.69</b>	<b>(1,316.74)</b>	<b>-38.94%</b>	<b>39,728.48</b>	<b>40,928.45</b>	<b>1,199.97</b>	<b>2.93%</b>	<b>64,600.00</b>
<b>Excess Revenue / Expense</b>	<b>(3,206.78)</b>	<b>2,003.73</b>	<b>(5,210.51)</b>	<b>260.04%</b>	<b>27,526.65</b>	<b>(14,001.35)</b>	<b>41,528.00</b>	<b>296.60%</b>	<b>25.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 5/1/2019 To 5/31/2019 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%	27.47	0.00	27.47	0.00%	0.00
4095:Reserve Int Allocation	(5.65)	0.00	(5.65)	0.00%	(27.47)	0.00	(27.47)	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 5/1/2019 To 5/31/2019 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>Other Revenue</b>									
4540:Operating Interest - Rt	2.46	0.00	2.46	0.00%	8.95	0.00	8.95	0.00%	0.00
TOTAL Other Revenue	2.46	0.00	2.46	0.00%	8.95	0.00	8.95	0.00%	0.00
<b>Recreational Income</b>									
4500:Rec Fac Ashwood Re	0.00	0.00	0.00	0.00%	23,958.00	0.00	23,958.00	0.00%	0.00
4510:Rec Fac Ventana Rev	0.00	0.00	0.00	0.00%	11,979.00	0.00	11,979.00	0.00%	0.00
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	35,937.00	0.00	35,937.00	0.00%	0.00
TOTAL Income	2.46	0.00	2.46	0.00%	35,945.95	0.00	35,945.95	0.00%	0.00
<b>Expense</b>									
<b>Administrative</b>									
7010:Health Permit-Rec Far	350.00	0.00	(350.00)	0.00%	350.00	0.00	(350.00)	0.00%	0.00
7080:Activities-Rec Fac	0.00	0.00	0.00	0.00%	361.36	0.00	(361.36)	0.00%	0.00
TOTAL Administrative	350.00	0.00	(350.00)	0.00%	711.36	0.00	(711.36)	0.00%	0.00
<b>Building Maintenance</b>									
7340:Bath House-Restroom	0.00	0.00	0.00	0.00%	1,000.00	0.00	(1,000.00)	0.00%	0.00
TOTAL Building Maintenance	0.00	0.00	0.00	0.00%	1,000.00	0.00	(1,000.00)	0.00%	0.00
<b>Common Area Maintenance</b>									
7110:Maint & Repairs-Rec f	180.00	0.00	(180.00)	0.00%	280.00	0.00	(280.00)	0.00%	0.00
TOTAL Common Area Maint	180.00	0.00	(180.00)	0.00%	280.00	0.00	(280.00)	0.00%	0.00
<b>Landscape/ Grounds Maintenance</b>									
7045:Irrigation Monthly Mair	35.00	0.00	(35.00)	0.00%	175.00	0.00	(175.00)	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-	0.00	0.00	0.00	0.00%	645.00	0.00	(645.00)	0.00%	0.00
7720:Pesticide/Fertilization-	0.00	0.00	0.00	0.00%	255.00	0.00	(255.00)	0.00%	0.00
TOTAL Landscape/ Grounds	35.00	0.00	(35.00)	0.00%	1,361.00	0.00	(1,361.00)	0.00%	0.00
<b>Pool /Clubhouse</b>									
7210:Pool Fac-Maint & Rep	294.41	0.00	(294.41)	0.00%	1,267.66	0.00	(1,267.66)	0.00%	0.00
7230:Pool Fac-Pool Cleanir	500.00	0.00	(500.00)	0.00%	2,500.00	0.00	(2,500.00)	0.00%	0.00
TOTAL Pool /Clubhouse	794.41	0.00	(794.41)	0.00%	3,767.66	0.00	(3,767.66)	0.00%	0.00
<b>Utilities</b>									
7900:Electricity-Rec Fac	389.91	0.00	(389.91)	0.00%	1,984.48	0.00	(1,984.48)	0.00%	0.00
7905:Water-Rec Fac	134.99	0.00	(134.99)	0.00%	787.62	0.00	(787.62)	0.00%	0.00
TOTAL Utilities	524.90	0.00	(524.90)	0.00%	2,772.10	0.00	(2,772.10)	0.00%	0.00
TOTAL Expense	1,884.31	0.00	(1,884.31)	0.00%	9,892.12	0.00	(9,892.12)	0.00%	0.00
Excess Revenue / Expense	(1,881.85)	0.00	(1,881.85)	0.00%	26,053.83	0.00	26,053.83	0.00%	0.00

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# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 5/1/2019 To 5/31/2019 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	
<b>Income</b>									
<b><u>Recreational Income</u></b>									
9000:Reserve Interest Rec	15.47	0.00	15.47	0.00%	75.27	0.00	75.27	0.00%	0.00
9005:Reserve Int Allocation	(15.47)	0.00	(15.47)	0.00%	(75.27)	0.00	(75.27)	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