


**“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.



November 2018 Financial Package

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

Posted 11/30/2018

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	32,960.97
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	15,973.04
1015	AAB - Rec Fac Pool Key	6,499.00

<u>Total Cash</u>		<u>75,613.82</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,052.02
1025	AAB - Rec Fac Reserves	30,280.84

<u>Total Capital Reserve Funds</u>		<u>41,332.86</u>
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Accounts Receivable

1210	Accounts Receivable	3,063.69
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<u>Total Accounts Receivable</u>		<u>3,063.69</u>
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Total Assets120,010.37**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	14,057.39
2500	Refundable Pool Key Deposits	6,800.00

<u>Total Liabilities and Equity</u>		<u>20,857.39</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	14.93

Posted 11/30/2018

Ashwood Homeowners AssociationLiabilities & EquityCapital Reserve Funds

3755 Reserve Interest 320.51

Total Capital Reserve Funds 41,332.86Total Equity

3900 Retained Earnings 47,704.13

Net Income / (Loss) 10,115.99

Total Total Equity 57,820.12Total Liabilities & Equity120,010.37

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 11/1/2018 To 11/30/2018 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%	64,625.00	59,239.62	5,385.38	-9.09%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	59,239.62	5,385.38	-9.09%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	2.16	0.00	2.16	0.00%	33.94	0.00	33.94	0.00%	0.00
4030:Late Fees-Ashwood H	32.21	16.67	15.54	-93.22%	773.72	183.37	590.35	-321.94%	200.00
TOTAL Other Revenue	34.37	16.67	17.70	-106.18%	807.66	183.37	624.29	-340.45%	200.00
TOTAL Income	34.37	5,402.09	(5,367.72)	99.36%	65,432.66	59,422.99	6,009.67	-10.11%	64,825.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	7,150.00	7,150.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	14.58	14.58	100.00%	195.95	160.38	(35.57)	-22.18%	175.00
5010:Office Supplies-Ashw	140.67	41.67	(99.00)	-237.58%	364.33	458.37	94.04	20.52%	500.00
5020:Postage-Ashwood HO	224.90	16.67	(208.23)	-1249.13%	733.56	183.37	(550.19)	-300.04%	200.00
5025:Printing/Reproduction-	485.19	125.00	(360.19)	-288.15%	952.51	1,375.00	422.49	30.73%	1,500.00
5030:Accounting/Tax Prep-	0.00	0.00	0.00	0.00%	250.00	175.00	(75.00)	-42.86%	175.00
5035:Legal Fees-Ashwood I	0.00	250.00	250.00	100.00%	(16.16)	2,750.00	2,766.16	100.59%	3,000.00
5040:Storage Unit-Ashwo	79.03	72.08	(6.95)	-9.64%	846.92	792.88	(54.04)	-6.82%	865.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	275.00	275.00	0.00	0.00%	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
5060:Insurance Bond-Ashw	0.00	33.33	33.33	100.00%	398.00	366.63	(31.37)	-8.56%	400.00
5065:Insurance D&O & Liab	0.00	416.67	416.67	100.00%	2,577.90	4,583.37	2,005.47	43.76%	5,000.00
5080:Committee Activity-As	0.00	16.67	16.67	100.00%	50.00	183.37	133.37	72.73%	200.00
5085:Committee Decorator	0.00	8.33	8.33	100.00%	0.00	91.63	91.63	100.00%	100.00
5090:Reserve Contribution	0.00	80.00	80.00	100.00%	960.00	880.00	(80.00)	-9.09%	960.00
5200:Uncollectable Dues-A	0.00	0.00	0.00	0.00%	1,250.72	0.00	(1,250.72)	0.00%	0.00
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	1,604.79	1,750.00	145.21	8.30%	40,007.98	43,445.00	3,437.02	7.91%	45,195.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	83.33	83.33	100.00%	315.50	916.63	601.13	65.58%	1,000.00
6130:New Front Lighting-As	0.00	0.00	0.00	0.00%	660.00	0.00	(660.00)	0.00%	0.00
6150:General Maintenance-	100.00	0.00	(100.00)	0.00%	2,446.33	0.00	(2,446.33)	0.00%	0.00
TOTAL Common Area Maint	100.00	83.33	(16.67)	-20.00%	3,421.83	916.63	(2,505.20)	-273.31%	1,000.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	714.25	(15.00)	-2.10%	8,096.75	7,856.75	(240.00)	-3.05%	8,571.00
6005:New Landscaping Fro	0.00	0.00	0.00	0.00%	1,450.00	0.00	(1,450.00)	0.00%	0.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	425.00	916.63	491.63	53.63%	1,000.00
6015:Turf Pesticide/Fertiliza	112.25	75.00	(37.25)	-49.67%	1,234.75	825.00	(409.75)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	275.00	275.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	166.67	166.67	100.00%	0.00	1,833.37	1,833.37	100.00%	2,000.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	916.63	916.63	100.00%	1,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 11/1/2018 To 11/30/2018 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%	2,420.00	2,383.37	(36.63)	-1.54%	2,600.00
6045:Irrigation Maintenance	105.00	83.33	(21.67)	-26.01%	1,155.00	916.63	(238.37)	-26.01%	1,000.00
6050:Irrigation Repairs-Ash	0.00	41.67	41.67	100.00%	1,667.00	458.37	(1,208.63)	-263.68%	500.00
TOTAL Landscape/ Ground:	1,166.50	1,489.25	322.75	21.67%	16,448.50	16,381.75	(66.75)	-0.41%	17,871.00
<u>Utilities</u>									
6900:Electric-Ashwood HO/	24.07	33.33	9.26	27.78%	317.27	366.63	49.36	13.46%	400.00
TOTAL Utilities	24.07	33.33	9.26	27.78%	317.27	366.63	49.36	13.46%	400.00
TOTAL Expense	2,895.36	3,355.91	460.55	13.72%	60,195.58	61,110.01	914.43	1.50%	64,466.00
Excess Revenue / Expense	(2,860.99)	2,046.18	(4,907.17)	239.82%	5,237.08	(1,687.02)	6,924.10	410.43%	359.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 11/1/2018 To 11/30/2018 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	(5.44)	0.00	(5.44)	0.00%	(65.17)	0.00	(65.17)	0.00%	0.00
4095:Reserve Interest HOA	5.44	0.00	5.44	0.00%	65.17	0.00	65.17	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 11/1/2018 To 11/30/2018 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	14.93	0.00	14.93	0.00%	116.14	0.00	116.14	0.00%	0.00	
9005:Reserve Int Allocation	(14.93)	0.00	(14.93)	0.00%	(116.14)	0.00	(116.14)	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	

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 11/1/2018 To 11/30/2018 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	1.45	0.00	1.45	0.00%	21.59	0.00	21.59	0.00%	0.00
TOTAL Other Revenue	1.45	0.00	1.45	0.00%	21.59	0.00	21.59	0.00%	0.00
<u>Recreational Income</u>									
4500:Rec Fac Ashwood Re	0.00	0.00	0.00	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
4510:Rec Fac Ventana Rev	0.00	0.00	0.00	0.00%	11,979.00	11,979.00	0.00	0.00%	11,979.00
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	35,937.00	35,937.00	0.00	0.00%	35,937.00
TOTAL Income	1.45	0.00	1.45	0.00%	35,958.59	35,937.00	21.59	-0.06%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	350.00	320.87	(29.13)	-9.08%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	27.50	27.50	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	1,283.37	1,283.37	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	45.87	45.87	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	458.37	458.37	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	698.23	275.00	(423.23)	-153.90%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	6,801.00	6,234.25	(566.75)	-9.09%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	7,849.23	8,645.23	796.00	9.21%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	2,750.00	2,750.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	7.30	137.50	130.20	94.69%	150.00
TOTAL Building Maintenance	250.00	262.50	12.50	4.76%	2,757.30	2,887.50	130.20	4.51%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	137.50	137.50	100.00%	150.00
7110:Maint & Repairs-Rec F	262.12	50.00	(212.12)	-424.24%	1,271.61	550.00	(721.61)	-131.20%	600.00
TOTAL Common Area Maint	262.12	62.50	(199.62)	-319.39%	1,271.61	687.50	(584.11)	-84.96%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	385.00	550.00	165.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	161.00	458.37	297.37	64.88%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	2,365.00	2,365.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	1,200.00	733.37	(466.63)	-63.63%	800.00
7720:Pesticide/Fertilization-	0.00	50.00	50.00	100.00%	425.00	550.00	125.00	22.73%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	840.00	687.50	(152.50)	-22.18%	750.00
TOTAL Landscape/ Grounds	250.00	485.84	235.84	48.54%	5,376.00	5,344.24	(31.76)	-0.59%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	962.50	962.50	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	962.50	962.50	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	216.00	182.17	(33.83)	-18.57%	2,392.50	2,003.87	(388.63)	-19.39%	2,186.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	5,000.00	5,500.00	500.00	9.09%	6,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 11/1/2018 To 11/30/2018 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	
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	91.63	91.63	100.00%	100.00
TOTAL Pool /Clubhouse	716.00	690.50	(25.50)	-3.69%	7,392.50	7,595.50	203.00	2.67%	8,286.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	183.37	183.37	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	183.37	183.37	100.00%	200.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	397.26	445.00	47.74	10.73%	4,601.71	4,895.00	293.29	5.99%	5,340.00
7905:Water-Rec Fac	136.77	158.33	21.56	13.62%	1,831.33	1,741.63	(89.70)	-5.15%	1,900.00
TOTAL Utilities	534.03	603.33	69.30	11.49%	6,433.04	6,636.63	203.59	3.07%	7,240.00
TOTAL Expense	2,012.15	2,994.77	982.62	32.81%	31,079.68	32,942.47	1,862.79	5.65%	35,937.00
Excess Revenue / Expense	(2,010.70)	(2,994.77)	984.07	32.86%	4,878.91	2,994.53	1,884.38	-62.93%	0.00