

**“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.



## September 2019 Financial Package

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Prepared by: Management Accounting Staff  
Approval:  Financials@Towersmgmt.com  
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Posted 09/30/2019

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	43,221.07
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	12,162.61
1015	AAB - Rec Fac Pool Key	6,450.00

<u>Total Cash</u>		<u>82,014.49</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	14,066.34
1025	AAB - Rec Fac Reserves	37,229.56

<u>Total Capital Reserve Funds</u>		<u>51,295.90</u>
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Accounts Receivable

1210	Accounts Receivable	1,927.44
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<u>Total Accounts Receivable</u>		<u>1,927.44</u>
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*Total Assets*135,237.83**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	1,268.23
2500	Refundable Pool Key Deposits	6,950.00

<u>Total Liabilities and Equity</u>		<u>8,218.23</u>
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Capital Reserve Funds

3000	Entrance Wall - Paint 6yr Ashwood HOA	1,270.00
3001	Entrance Wall-Wall 30yr Ashwood HOA	3,752.90
3002	Irrigation System-10yr Ashwood HOA	4,521.25
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	2,000.00
3320	Playgrnd Equip Caterpillar Crawl-Rec Fac	2,000.00
3330	Playgrnd Equip Swing Set Seats-Rec Fac	1,168.00
3340	Playgrnd Equip Park Bench-Rec Fac	540.00
3350	Playgrnd Equip Picnic Tables-Rec Fac	400.00
3360	Playgrnd Equip Playgrnd Border-Rec Fac	400.00
3400	Bathroom Fixtures-20yr Rec Fac	1,000.00
3502	Pool Fac-Doors-10yr Rec Fac	760.00
3503	Pool Fac-Locks-10yr Rec Fac	916.00
3504	Pool Fac-Pool Fence-20yr Rec Fac	(7,934.64)
3505	Pool Fac-Pool Furniture-2yr Rec Fac	5,600.00
3506	Pool Fac-Roof Repair-15yr Rec Fac	1,025.00
3507	Pool Fac-Main Pump-6 yr Rec Fac	4,660.01
3508	Pool Fac-Pool Deck Repair-10yr Rec Fac	4,400.00
3509	Pool Fac-Pool Resurfacing-10yr Rec Fac	7,048.00
3510	Pool Fac-Sump Pump-2yr Rec Fac	648.00
3600	Basketball Ct-Court Repair-20yr Rec Fac	4,800.00
3601	Basketball Ct-Goal Posts/Backbd-5yr Rec Fac	1,400.00
3700	Tennis Ct-Fence-20yr Rec Fac	3,360.00
3701	Tennis Ct-Locks 10yr I Rec Fac	544.00
3702	Tennis Ct-Net 5yr Rec Fac	688.00
3703	Tennis Ct - Net Hardware -10yr Rec Fac	420.00
3704	Tennis Ct-Resurfacing	(2,974.05)

Posted 09/30/2019

**Ashwood Homeowners Association**

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**Liabilities & Equity**Capital Reserve Funds

3750 Accumulated Reserves-Other Rec Fac 147.20

3755 Reserve Interest 390.28

Total Capital Reserve Funds 51,295.90Total Equity

3900 Retained Earnings 51,853.86

Net Income / (Loss) 23,869.84

Total Total Equity 75,723.70*Total Liabilities & Equity* 135,237.83

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 9/1/2019 To 9/30/2019 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	48,468.78	16,161.22	-33.34%	64,625.00
<b>TOTAL Assessment Revent</b>	<b>0.00</b>	<b>5,385.42</b>	<b>(5,385.42)</b>	<b>100.00%</b>	<b>64,630.00</b>	<b>48,468.78</b>	<b>16,161.22</b>	<b>-33.34%</b>	<b>64,625.00</b>
<b>Other Revenue</b>									
4020:Operating Int - Ashwo	3.78	0.00	3.78	0.00%	42.34	0.00	42.34	0.00%	0.00
4030:Late Fees-Ashwood H	(147.95)	0.00	(147.95)	0.00%	1,625.86	0.00	1,625.86	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
<b>TOTAL Other Revenue</b>	<b>(144.17)</b>	<b>0.00</b>	<b>(144.17)</b>	<b>0.00%</b>	<b>3,093.20</b>	<b>0.00</b>	<b>3,093.20</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>(144.17)</b>	<b>5,385.42</b>	<b>(5,529.59)</b>	<b>102.68%</b>	<b>67,723.20</b>	<b>48,468.78</b>	<b>19,254.42</b>	<b>-39.73%</b>	<b>64,625.00</b>
<b>Expense</b>									
<b>Administrative</b>									
5000:Management-Ashwoo	650.00	650.00	0.00	0.00%	5,850.00	5,850.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	16.67	16.67	100.00%	379.95	150.03	(229.92)	-153.25%	200.00
5010:Office Supplies-Ashw	47.81	41.67	(6.14)	-14.73%	232.41	375.03	142.62	38.03%	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	133.11	41.67	(91.44)	-219.44%	391.90	375.03	(16.87)	-4.50%	500.00
5025:Printing/Reproduction-	31.44	58.33	26.89	46.10%	312.34	524.97	212.63	40.50%	700.00
5030:Accounting/Tax Prep-	0.00	20.83	20.83	100.00%	250.00	187.47	(62.53)	-33.35%	250.00
5035:Legal Fees-Ashwood I	0.00	125.00	125.00	100.00%	1,406.00	1,125.00	(281.00)	-24.98%	1,500.00
5040:Storage Unit-Ashwooc	86.43	79.17	(7.26)	-9.17%	755.46	712.53	(42.93)	-6.03%	950.00
5045:Meeting Hall Rental-A-	0.00	25.00	25.00	100.00%	346.50	225.00	(121.50)	-54.00%	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	2,250.00	(622.18)	-27.65%	3,000.00
5080:Committee Activity-As	0.00	50.00	50.00	100.00%	0.00	450.00	450.00	100.00%	600.00
5085:Committee Decorator	0.00	16.67	16.67	100.00%	0.00	150.03	150.03	100.00%	200.00
5090:Reserve Contribution -	2,000.00	246.67	(1,753.33)	-710.80%	2,960.00	2,220.03	(739.97)	-33.33%	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
<b>TOTAL Administrative</b>	<b>2,948.79</b>	<b>1,621.68</b>	<b>(1,327.11)</b>	<b>-81.84%</b>	<b>39,785.99</b>	<b>38,615.12</b>	<b>(1,170.87)</b>	<b>-3.03%</b>	<b>43,480.00</b>
<b>Common Area Maintenance</b>									
6100:Signage-Ashwood HO	0.00	41.67	41.67	100.00%	123.31	375.03	251.72	67.12%	500.00
6130:New Front Lighting-As	0.00	41.67	41.67	100.00%	0.00	375.03	375.03	100.00%	500.00
6150:General Maintenance-	100.00	150.00	50.00	33.33%	1,240.85	1,350.00	109.15	8.09%	1,800.00
<b>TOTAL Common Area Mair</b>	<b>100.00</b>	<b>233.34</b>	<b>133.34</b>	<b>57.14%</b>	<b>1,364.16</b>	<b>2,100.06</b>	<b>735.90</b>	<b>35.04%</b>	<b>2,800.00</b>
<b>Landscap/ Grounds Maintence</b>									
6000:Mowing/Maintenance-	729.25	730.00	0.75	0.10%	6,563.25	6,570.00	6.75	0.10%	8,760.00
6005:New Landscaping Fro	0.00	41.67	41.67	100.00%	0.00	375.03	375.03	100.00%	500.00
6010:Tree Trimming-Ashwo	0.00	41.67	41.67	100.00%	425.00	375.03	(49.97)	-13.32%	500.00
6015:Turf Pesticide/Fertiliza	112.25	125.00	12.75	10.20%	1,010.25	1,125.00	114.75	10.20%	1,500.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	225.00	225.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	225.00	41.67	(183.33)	-439.96%	225.00	375.03	150.03	40.00%	500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	749.97	749.97	100.00%	1,000.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 9/1/2019 To 9/30/2019 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%	2,200.00	1,950.03	(249.97)	-12.82%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	945.00	945.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	83.33	83.33	100.00%	1,647.00	749.97	(897.03)	-119.61%	1,000.00
<b>TOTAL Landscape/ Ground:</b>	<b>1,391.50</b>	<b>1,493.34</b>	<b>101.84</b>	<b>6.82%</b>	<b>13,015.50</b>	<b>13,440.06</b>	<b>424.56</b>	<b>3.16%</b>	<b>17,920.00</b>
<b>Utilities</b>									
6900:Electric-Ashwood HO/	24.14	33.33	9.19	27.57%	224.66	299.97	75.31	25.11%	400.00
<b>TOTAL Utilities</b>	<b>24.14</b>	<b>33.33</b>	<b>9.19</b>	<b>27.57%</b>	<b>224.66</b>	<b>299.97</b>	<b>75.31</b>	<b>25.11%</b>	<b>400.00</b>
<b>TOTAL Expense</b>	<b>4,464.43</b>	<b>3,381.69</b>	<b>(1,082.74)</b>	<b>-32.02%</b>	<b>54,390.31</b>	<b>54,455.21</b>	<b>64.90</b>	<b>0.12%</b>	<b>64,600.00</b>
<b>Excess Revenue / Expense</b>	<b>(4,608.60)</b>	<b>2,003.73</b>	<b>(6,612.33)</b>	<b>330.00%</b>	<b>13,332.89</b>	<b>(5,986.43)</b>	<b>19,319.32</b>	<b>322.72%</b>	<b>25.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 9/1/2019 To 9/30/2019 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><u>Other Revenue</u></b>									
4540:Operating Interest - R	1.66	0.00	1.66	0.00%	16.76	0.00	16.76	0.00%	0.00
TOTAL Other Revenue	1.66	0.00	1.66	0.00%	16.76	0.00	16.76	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	17,968.50	5,989.50	-33.33%	23,958.00
4510:Rec Fac Ventana Rev	0.00	998.25	(998.25)	100.00%	11,979.00	8,984.25	2,994.75	-33.33%	11,979.00
TOTAL Recreational Income	0.00	2,994.75	(2,994.75)	100.00%	35,937.00	26,952.75	8,984.25	-33.33%	35,937.00
TOTAL Income	1.66	2,994.75	(2,993.09)	99.94%	35,953.76	26,952.75	9,001.01	-33.40%	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	262.53	(87.47)	-33.32%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	22.50	22.50	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	1,050.03	1,050.03	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	37.53	37.53	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	375.03	375.03	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	361.36	225.00	(136.36)	-60.60%	300.00
7090:Reserve Contribution I	6,801.00	0.00	(6,801.00)	0.00%	6,801.00	0.00	(6,801.00)	0.00%	0.00
TOTAL Administrative	6,801.00	219.18	(6,581.82)	-3002.93%	7,512.36	1,972.62	(5,539.74)	-280.83%	2,630.00
<b><u>Building Maintenance</u></b>									
7300:Bath House-Doors-10:	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7310:Bath House-Locks-10:	0.00	11.58	11.58	100.00%	0.00	104.22	104.22	100.00%	139.00
7320:Bath House-Pool Fenc	0.00	31.25	31.25	100.00%	0.00	281.25	281.25	100.00%	375.00
7330:Bath House-Pool Furn	0.00	83.33	83.33	100.00%	0.00	749.97	749.97	100.00%	1,000.00
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	2,250.00	2,250.00	0.00	0.00%	3,000.00
7350:Bath House-Roof Rep	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	112.50	112.50	100.00%	150.00
7370:Bathroom Fixtures-20:	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
TOTAL Building Maintenanc	250.00	413.65	163.65	39.56%	2,250.00	3,722.85	1,472.85	39.56%	4,964.00
<b><u>Common Area Maintenance</u></b>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	112.50	112.50	100.00%	150.00
7110:Maint & Repairs-Rec F	0.00	50.00	50.00	100.00%	280.00	450.00	170.00	37.78%	600.00
TOTAL Common Area Maint	0.00	62.50	62.50	100.00%	280.00	562.50	282.50	50.22%	750.00
<b><u>Landscape/ Grounds Maintenance</u></b>									
7045:Irrigation Monthly Mair	0.00	50.00	50.00	100.00%	280.00	450.00	170.00	37.78%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	367.50	375.03	7.53	2.01%	500.00
7700:Mowing/Maintenance-	250.00	215.00	(35.00)	-16.28%	1,970.00	1,935.00	(35.00)	-1.81%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	910.00	600.03	(309.97)	-51.66%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	425.00	450.00	25.00	5.56%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	0.00	562.50	562.50	100.00%	750.00
TOTAL Landscape/ Grounds	335.00	485.84	150.84	31.05%	3,952.50	4,372.56	420.06	9.61%	5,830.00
<b><u>Park Maintenance</u></b>									

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 9/1/2019 To 9/30/2019 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	
7400:Playground Equip-Pai	0.00	41.67	41.67	100.00%	0.00	375.03	375.03	100.00%	500.00
7410:Playground Equip-Cat	0.00	41.67	41.67	100.00%	0.00	375.03	375.03	100.00%	500.00
7420:Playground Equip-Swi	0.00	24.33	24.33	100.00%	0.00	218.97	218.97	100.00%	292.00
7430:Playground Equip-Par	0.00	11.25	11.25	100.00%	0.00	101.25	101.25	100.00%	135.00
7440:Playground Equip-Pic	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7450:Playground Equip-Pla	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	787.50	787.50	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>2,007.72</b>	<b>2,007.72</b>	<b>100.00%</b>	<b>2,677.00</b>
<b>Pool /Clubhouse</b>									
7200:Pool Fac-Sump Pump	0.00	25.00	25.00	100.00%	0.00	225.00	225.00	100.00%	300.00
7210:Pool Fac-Maint & Rep	0.00	182.17	182.17	100.00%	2,301.11	1,639.53	(661.58)	-40.35%	2,186.00
7220:Pool Fac-Main Pump (	0.00	97.08	97.08	100.00%	0.00	873.72	873.72	100.00%	1,165.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	4,500.00	4,500.00	0.00	0.00%	6,000.00
7240:Pool Fac-Pool Deck R	0.00	16.67	16.67	100.00%	0.00	150.03	150.03	100.00%	200.00
7250:Pool Fac-Pool Resurf	0.00	19.33	19.33	100.00%	0.00	173.97	173.97	100.00%	232.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	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>6,801.11</b>	<b>7,637.22</b>	<b>836.11</b>	<b>10.95%</b>	<b>10,183.00</b>
<b>Recreation</b>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	150.03	150.03	100.00%	200.00
7510:Basketball Ct-Court R	0.00	16.67	16.67	100.00%	0.00	150.03	150.03	100.00%	200.00
7520:Basketball Ct-Goai Po	0.00	16.67	16.67	100.00%	0.00	150.03	150.03	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>450.09</b>	<b>450.09</b>	<b>100.00%</b>	<b>600.00</b>
<b>Repairs and Maintenance</b>									
7600:Tennis Court-Repair C	0.00	44.42	44.42	100.00%	0.00	399.78	399.78	100.00%	533.00
7610:Tennis Court-Fence-2	0.00	25.00	25.00	100.00%	0.00	225.00	225.00	100.00%	300.00
7620:Tennis Court-Locks-11	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7630:Tennis Court-Net 5yr l	0.00	8.33	8.33	100.00%	0.00	74.97	74.97	100.00%	100.00
7640:Tennis Court-Net Harc	0.00	2.50	2.50	100.00%	0.00	22.50	22.50	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>797.22</b>	<b>797.22</b>	<b>100.00%</b>	<b>1,063.00</b>
<b>Utilities</b>									
7900:Electricity-Rec Fac	354.61	445.00	90.39	20.31%	3,414.45	4,005.00	590.55	14.75%	5,340.00
7905:Water-Rec Fac	133.01	158.33	25.32	15.99%	1,206.39	1,424.97	218.58	15.34%	1,900.00
<b>TOTAL Utilities</b>	<b>487.62</b>	<b>603.33</b>	<b>115.71</b>	<b>19.18%</b>	<b>4,620.84</b>	<b>5,429.97</b>	<b>809.13</b>	<b>14.90%</b>	<b>7,240.00</b>
<b>TOTAL Expense</b>	<b>8,373.62</b>	<b>2,994.75</b>	<b>(5,378.87)</b>	<b>-179.61%</b>	<b>25,416.81</b>	<b>26,952.75</b>	<b>1,535.94</b>	<b>5.70%</b>	<b>35,937.00</b>
<b>Excess Revenue / Expense</b>	<b>(8,371.96)</b>	<b>0.00</b>	<b>(8,371.96)</b>	<b>0.00%</b>	<b>10,536.95</b>	<b>0.00</b>	<b>10,536.95</b>	<b>0.00%</b>	<b>0.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 9/1/2019 To 9/30/2019 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	4.58	0.00	4.58	0.00%	48.68	0.00	48.68	0.00%	0.00
4095:Reserve Int Allocation	(4.58)	0.00	(4.58)	0.00%	(48.68)	0.00	(48.68)	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