


**“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.



August 2018 Financial Package

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

Posted 08/31/2018

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	27,385.17
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	20,858.53
1015	AAB - Rec Fac Pool Key	6,715.00

<u>Total Cash</u>		<u>75,139.51</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,035.51
1025	AAB - Rec Fac Reserves	30,235.58

<u>Total Capital Reserve Funds</u>		<u>41,271.09</u> ✓
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Accounts Receivable

1210	Accounts Receivable	4,057.35 ✓
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<u>Total Accounts Receivable</u>		<u>4,057.35</u>
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Total Assets

		<u><u>120,467.95</u></u> ✓
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Liabilities & EquityLiabilities and Equity

2050	Prepaid Assessments	836.51 ✓
2500	Refundable Pool Key Deposits	6,800.00

<u>Total Liabilities and Equity</u>		<u>7,636.51</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)
3755	Reserve Interest	273.67

Posted 08/31/2018

Ashwood Homeowners Association

Liabilities & Equity

Capital Reserve Funds

Total Capital Reserve Funds

41,271.09 ✓

Total Equity

3800 Current Year AJE's

(548.60)

3900 Retained Earnings

47,704.13

Net Income / (Loss)

24,404.82

Total Total Equity

71,560.35 ✓

Total Liabilities & Equity

120,467.95 ✓

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2018 To 8/31/2018 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	43,083.36	21,541.64	-50.00%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	43,083.36	21,541.64	-50.00%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	4.58	0.00	4.58	0.00%	29.65	0.00	29.65	0.00%	0.00
4030:Late Fees-Ashwood H	32.20	16.67	15.53	-93.16%	1,513.87	133.36	1,380.51	-1035.18%	200.00
TOTAL Other Revenue	36.78	16.67	20.11	-120.64%	1,543.52	133.36	1,410.16	-1057.41%	200.00
TOTAL Income	36.78	5,402.09	(5,365.31)	99.32%	66,168.52	43,216.72	22,951.80	-53.11%	64,825.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	5,200.00	5,200.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	14.58	14.58	100.00%	195.95	116.64	(79.31)	-68.00%	175.00
5010:Office Supplies-Ashwo	49.70	41.67	(8.03)	-19.27%	212.26	333.36	121.10	36.33%	500.00
5020:Postage-Ashwood HO	149.01	16.67	(132.34)	-793.88%	453.94	133.36	(320.58)	-240.39%	200.00
5025:Printing/Reproduction-	45.84	125.00	79.16	63.33%	442.12	1,000.00	557.88	55.79%	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)	2,000.00	2,016.16	100.81%	3,000.00
5040:Storage Unit-Ashwo	79.03	72.08	(6.95)	-9.64%	609.83	576.64	(33.19)	-5.76%	865.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	200.00	200.00	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%	0.00	266.64	266.64	100.00%	400.00
5065:Insurance D&O & Liab	0.00	416.67	416.67	100.00%	2,577.90	3,333.36	755.46	22.66%	5,000.00
5080:Committee Activity-As	0.00	16.67	16.67	100.00%	50.00	133.36	83.36	62.51%	200.00
5085:Committee Decoration	0.00	8.33	8.33	100.00%	0.00	66.64	66.64	100.00%	100.00
5090:Reserve Contribution	0.00	80.00	80.00	100.00%	960.00	640.00	(320.00)	-50.00%	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	998.58	1,750.00	751.42	42.94%	36,405.81	38,195.00	1,789.19	4.68%	45,195.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	83.33	83.33	100.00%	48.00	666.64	618.64	92.80%	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-	1,030.00	0.00	(1,030.00)	0.00%	1,735.32	0.00	(1,735.32)	0.00%	0.00
TOTAL Common Area Maint	1,030.00	83.33	(946.67)	-1136.05%	2,443.32	666.64	(1,776.68)	-266.51%	1,000.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	714.25	(15.00)	-2.10%	5,834.00	5,714.00	(120.00)	-2.10%	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	666.64	241.64	36.25%	1,000.00
6015:Turf Pesticide/Fertiliza	112.25	75.00	(37.25)	-49.67%	898.00	600.00	(298.00)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	200.00	200.00	100.00%	300.00
6025:Plants/Annuals-Ashwo	0.00	166.67	166.67	100.00%	0.00	1,333.36	1,333.36	100.00%	2,000.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	666.64	666.64	100.00%	1,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2018 To 8/31/2018 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%	1,760.00	1,733.36	(26.64)	-1.54%	2,600.00
6045:Irrigation Maintenance	105.00	83.33	(21.67)	-26.01%	840.00	666.64	(173.36)	-26.01%	1,000.00
6050:Irrigation Repairs-Ash	322.00	41.67	(280.33)	-672.74%	1,442.00	333.36	(1,108.64)	-332.57%	500.00
TOTAL Landscape/ Ground	1,488.50	1,489.25	0.75	0.05%	12,649.00	11,914.00	(735.00)	-6.17%	17,871.00
Utilities									
6900:Electric-Ashwood HO/	32.07	33.33	1.26	3.78%	243.74	266.64	22.90	8.59%	400.00
TOTAL Utilities	32.07	33.33	1.26	3.78%	243.74	266.64	22.90	8.59%	400.00
TOTAL Expense	3,549.15	3,355.91	(193.24)	-5.76%	51,741.87	51,042.28	(699.59)	-1.37%	64,466.00
Excess Revenue / Expense	(3,512.37)	2,046.18	(5,558.55)	271.65%	14,426.65	(7,825.56)	22,252.21	284.35%	359.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2018 To 8/31/2018 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 I	15.40	0.00	15.40	0.00%	86.30	0.00	86.30	0.00%	0.00
9005:Reserve Int Allocation	(15.40)	0.00	(15.40)	0.00%	(86.30)	0.00	(86.30)	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 8/1/2018 To 8/31/2018 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	(5.62)	0.00	(5.62)	0.00%	(48.66)	0.00	(48.66)	0.00%	0.00
4095:Reserve Interest HOA	5.62	0.00	5.62	0.00%	48.66	0.00	48.66	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 8/1/2018 To 8/31/2018 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	0.00	0.00	0.00	0.00%	14.57	0.00	14.57	0.00%	0.00
TOTAL Other Revenue	0.00	0.00	0.00	0.00%	14.57	0.00	14.57	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	0.00	0.00	0.00	0.00%	35,951.57	35,937.00	14.57	-0.04%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fac	0.00	29.17	29.17	100.00%	350.00	233.36	(116.64)	-49.98%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	20.00	20.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	933.36	933.36	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	33.36	33.36	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	333.36	333.36	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	698.23	200.00	(498.23)	-249.12%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	6,801.00	4,534.00	(2,267.00)	-50.00%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	7,849.23	6,287.44	(1,561.79)	-24.84%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	2,000.00	2,000.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	7.30	100.00	92.70	92.70%	150.00
TOTAL Building Maintenan	250.00	262.50	12.50	4.76%	2,007.30	2,100.00	92.70	4.41%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	100.00	100.00	100.00%	150.00
7110:Maint & Repairs-Rec F	0.00	50.00	50.00	100.00%	811.50	400.00	(411.50)	-102.88%	600.00
TOTAL Common Area Mair	0.00	62.50	62.50	100.00%	811.50	500.00	(311.50)	-62.30%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	280.00	400.00	120.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	161.00	333.36	172.36	51.70%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	1,720.00	1,720.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	1,200.00	66.67	(1,133.33)	-1699.91%	1,200.00	533.36	(666.64)	-124.99%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	340.00	400.00	60.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	840.00	500.00	(340.00)	-68.00%	750.00
TOTAL Landscape/ Grounds	1,535.00	485.84	(1,049.16)	-215.95%	4,541.00	3,886.72	(654.28)	-16.83%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	700.00	700.00	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	700.00	700.00	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	440.84	182.17	(258.67)	-141.99%	1,915.46	1,457.36	(458.10)	-31.43%	2,186.00
7230:Pool Fac-Pool Cleanin	500.00	500.00	0.00	0.00%	4,000.00	4,000.00	0.00	0.00%	6,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 8/1/2018 To 8/31/2018 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	66.64	66.64	100.00%	100.00
TOTAL Pool /Clubhouse	940.84	690.50	(250.34)	-36.25%	5,915.46	5,524.00	(391.46)	-7.09%	8,286.00
Recreation									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
Utilities									
7900:Electricity-Rec Fac	423.80	445.00	21.20	4.76%	3,434.99	3,560.00	125.01	3.51%	5,340.00
7905:Water-Rec Fac	142.74	158.33	15.59	9.85%	1,413.92	1,266.64	(147.28)	-11.63%	1,900.00
TOTAL Utilities	566.54	603.33	36.79	6.10%	4,848.91	4,826.64	(22.27)	-0.46%	7,240.00
TOTAL Expense	3,292.38	2,994.77	(297.61)	-9.94%	25,973.40	23,958.16	(2,015.24)	-8.41%	35,937.00
Excess Revenue / Expense	(3,292.38)	(2,994.77)	(297.61)	-9.94%	9,978.17	11,978.84	(2,000.67)	16.70%	0.00