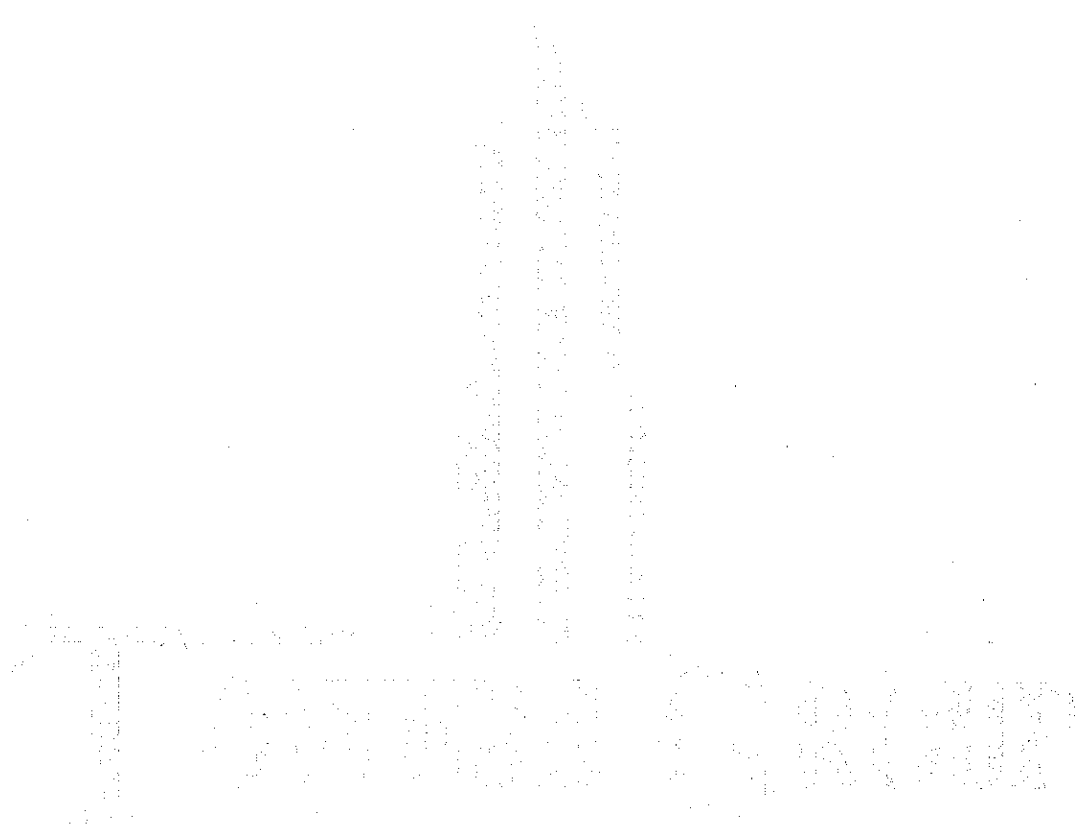


“Setting the Industry Standard in  
Customer Service”

Space Coast Property Management  
928 E New Haven Ave  
Melbourne, FL 32901  
Ph. 321-733-3382  
Ph. 866-454-4101  
Fax. 321-733-0718

# Ashwood Homeowners Association, Inc.



## June 2018 Financial Package

---

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

Posted 06/30/2018

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	34,585.56
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	26,065.21
1015	AAB - Rec Fac Pool Key	6,575.00

<u>Total Cash</u>		<u>87,406.58</u>
-------------------	--	------------------

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,024.27
1025	AAB - Rec Fac Reserves	30,176.87

<u>Total Capital Reserve Funds</u>		<u>41,201.14</u>
------------------------------------	--	------------------

Accounts Receivable

1210	Accounts Receivable	5,336.70
1225	Rec Facility Receivable	(24,050.00)

<u>Total Accounts Receivable</u>		<u>(18,713.30)</u>
----------------------------------	--	--------------------

Total Assets109,894.42**Liabilities & Equity**Liabilities and Equity

2050	Prepaid Assessments	757.39
2500	Refundable Pool Key Deposits	6,625.00

<u>Total Liabilities and Equity</u>		<u>7,382.39</u>
-------------------------------------	--	-----------------

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)

Posted 06/30/2018

Ashwood Homeowners AssociationLiabilities & EquityCapital Reserve Funds

3750 Accumulated Reserves-Other Rec Fac 38.15

3755 Reserve Interest 165.57

Total Capital Reserve Funds 41,201.14Total Equity

3900 Retained Earnings 47,702.03

Net Income / (Loss) 13,608.86

Total Total Equity 61,310.89Total Liabilities & Equity109,894.42

**Ashwood Homeowners Association**  
**2 Income vs Expenses w/Budget**  
 Period 6/1/2018 To 6/30/2018 11:59:00 PM

	Current Month Operating				Year to Date 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%	64,625.00	32,312.52	32,312.48	-100.00%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	32,312.52	32,312.48	-100.00%	64,625.00
<b>Other Revenue</b>									
4020:Operating Int - Ashwo	3.05	0.00	3.05	0.00%	22.19	0.00	22.19	0.00%	0.00
4030:Late Fees-Ashwood H	(125.28)	16.67	(141.95)	851.53%	1,299.05	100.02	1,199.03	-1198.79%	200.00
4540:Operating Interest - R	2.27	0.00	2.27	0.00%	3.92	0.00	3.92	0.00%	0.00
TOTAL Other Revenue	(119.96)	16.67	(136.63)	819.62%	1,325.16	100.02	1,225.14	-1224.90%	200.00
TOTAL Income	(119.96)	5,402.09	(5,522.05)	102.22%	65,950.16	32,412.54	33,537.62	-103.47%	64,825.00
<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	14.58	14.58	100.00%	0.00	87.48	87.48	100.00%	175.00
5010:Office Supplies-Ashw	8.20	41.67	33.47	80.32%	161.06	250.02	88.96	35.58%	500.00
5020:Postage-Ashwood HO	42.93	16.67	(26.26)	-157.53%	297.73	100.02	(197.71)	-197.67%	200.00
5025:Printing/Reproduction-	94.07	125.00	30.93	24.74%	392.68	750.00	357.32	47.64%	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 l	0.00	250.00	250.00	100.00%	(16.16)	1,500.00	1,516.16	101.08%	3,000.00
5040:Storage Unit-Ashwooc	79.03	72.08	(6.95)	-9.64%	451.77	432.48	(19.29)	-4.46%	865.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	150.00	150.00	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	199.98	199.98	100.00%	400.00
5065:Insurance D&O & Liat	2,577.90	416.67	(2,161.23)	-518.69%	2,577.90	2,500.02	(77.88)	-3.12%	5,000.00
5080:Committee Activity-As	50.00	16.67	(33.33)	-199.94%	50.00	100.02	50.02	50.01%	200.00
5085:Committee Decoratlor	0.00	8.33	8.33	100.00%	0.00	49.98	49.98	100.00%	100.00
5090:Reserve Contribution -	0.00	80.00	80.00	100.00%	960.00	480.00	(480.00)	-100.00%	960.00
6400:Rec Fac Account-Ash	0.00	0.00	0.00	0.00%	48,554.50	23,958.00	(24,596.50)	-102.67%	23,958.00
TOTAL Administrative	3,527.13	1,750.00	(1,777.13)	-101.55%	57,790.73	34,695.00	(23,095.73)	-66.57%	45,195.00
<b>Common Area Maintenance</b>									
6100:Signage-Ashwood HO	0.00	83.33	83.33	100.00%	0.00	499.98	499.98	100.00%	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-	105.32	0.00	(105.32)	0.00%	605.32	0.00	(605.32)	0.00%	0.00
TOTAL Common Area Mair	105.32	83.33	(21.99)	-26.39%	1,265.32	499.98	(765.34)	-153.07%	1,000.00
<b>Landscape/ Grounds Maintenance</b>									
6000:Mowing/Maintenance-	1,458.50	714.25	(744.25)	-104.20%	4,375.50	4,285.50	(90.00)	-2.10%	8,571.00
6010:Tree Trimming-Ashwo	425.00	83.33	(341.67)	-410.02%	425.00	499.98	74.98	15.00%	1,000.00
6015:Turf Pesticide/Fertiliza	224.50	75.00	(149.50)	-199.33%	673.50	450.00	(223.50)	-49.67%	900.00
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	166.67	166.67	100.00%	0.00	1,000.02	1,000.02	100.00%	2,000.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	499.98	499.98	100.00%	1,000.00
6040:Aquatic Maintenance-	0.00	216.67	216.67	100.00%	1,100.00	1,300.02	200.02	15.39%	2,600.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2018 To 6/30/2018 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual	
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var		
<b>Income</b>										
<b><u>Other Revenue</u></b>										
4090:Reserve Int Allocation	(6.47)	0.00	(6.47)	0.00%	(37.42)	0.00	(37.42)	0.00%	0.00	
4095:Reserve Interest HOA	6.47	0.00	6.47	0.00%	37.42	0.00	37.42	0.00%	0.00	
<b>TOTAL Other Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
<b>TOTAL Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
<b>Excess Revenue / Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2018 To 6/30/2018 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Other Revenue</u></b>									
4540:Operating Interest - R	0.00	0.00	0.00	0.00%	8.44	0.00	8.44	0.00%	0.00
<b>TOTAL Other Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>8.44</b>	<b>0.00</b>	<b>8.44</b>	<b>0.00%</b>	<b>0.00</b>
<b><u>Recreational Income</u></b>									
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
<b>TOTAL Recreational Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>35,937.00</b>	<b>35,937.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>35,937.00</b>
<b>TOTAL Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>35,945.44</b>	<b>35,937.00</b>	<b>8.44</b>	<b>-0.02%</b>	<b>35,937.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
7010:Health Permit-Rec Fa	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	224.26	25.00	(199.26)	-797.04%	698.23	150.00	(548.23)	-365.49%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	6,801.00	3,400.50	(3,400.50)	-100.00%	6,801.00
<b>TOTAL Administrative</b>	<b>224.26</b>	<b>785.93</b>	<b>561.67</b>	<b>71.47%</b>	<b>7,849.23</b>	<b>4,715.58</b>	<b>(3,133.65)</b>	<b>-66.45%</b>	<b>9,431.00</b>
<b><u>Building Maintenance</u></b>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	1,500.00	1,500.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies-	7.30	12.50	5.20	41.60%	7.30	75.00	67.70	90.27%	150.00
<b>TOTAL Building Maintenan</b>	<b>257.30</b>	<b>262.50</b>	<b>5.20</b>	<b>1.98%</b>	<b>1,507.30</b>	<b>1,575.00</b>	<b>67.70</b>	<b>4.30%</b>	<b>3,150.00</b>
<b><u>Common Area Maintenance</u></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%	438.51	300.00	(138.51)	-46.17%	600.00
<b>TOTAL Common Area Maint</b>	<b>0.00</b>	<b>62.50</b>	<b>62.50</b>	<b>100.00%</b>	<b>438.51</b>	<b>375.00</b>	<b>(63.51)</b>	<b>-16.94%</b>	<b>750.00</b>
<b><u>Landscape/ Grounds Maintenance</u></b>									
7045:Irrigation Monthly Mair	70.00	50.00	(20.00)	-40.00%	210.00	300.00	90.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	161.00	250.02	89.02	35.61%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	1,290.00	1,290.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	0.00	400.02	400.02	100.00%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	255.00	300.00	45.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	840.00	375.00	(465.00)	-124.00%	750.00
<b>TOTAL Landscape/ Grounds</b>	<b>370.00</b>	<b>485.84</b>	<b>115.84</b>	<b>23.84%</b>	<b>2,756.00</b>	<b>2,915.04</b>	<b>159.04</b>	<b>5.46%</b>	<b>5,830.00</b>
<b><u>Park Maintenance</u></b>									
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>87.50</b>	<b>87.50</b>	<b>100.00%</b>	<b>0.00</b>	<b>525.00</b>	<b>525.00</b>	<b>100.00%</b>	<b>1,050.00</b>
<b><u>Pool /Clubhouse</u></b>									
7210:Pool Fac-Maint & Rep	612.00	182.17	(429.83)	-235.95%	1,474.62	1,093.02	(381.60)	-34.91%	2,186.00
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

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2018 To 6/30/2018 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				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	49.98	49.98	100.00%	100.00
<b>TOTAL Pool /Clubhouse</b>	<b>1,112.00</b>	<b>690.50</b>	<b>(421.50)</b>	<b>-61.04%</b>	<b>4,474.62</b>	<b>4,143.00</b>	<b>(331.62)</b>	<b>-8.00%</b>	<b>8,286.00</b>
<b>Recreation</b>									
7500:Basketball Ct-Maint &	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>16.67</b>	<b>16.67</b>	<b>100.00%</b>	<b>0.00</b>	<b>100.02</b>	<b>100.02</b>	<b>100.00%</b>	<b>200.00</b>
<b>Utilities</b>									
7900:Electricity-Rec Fac	415.59	445.00	29.41	6.61%	2,595.83	2,670.00	74.17	2.78%	5,340.00
7905:Water-Rec Fac	9.00	158.33	149.33	94.32%	1,106.01	949.98	(156.03)	-16.42%	1,900.00
<b>TOTAL Utilities</b>	<b>424.59</b>	<b>603.33</b>	<b>178.74</b>	<b>29.63%</b>	<b>3,701.84</b>	<b>3,619.98</b>	<b>(81.86)</b>	<b>-2.26%</b>	<b>7,240.00</b>
<b>TOTAL Expense</b>	<b>2,388.15</b>	<b>2,994.77</b>	<b>606.62</b>	<b>20.26%</b>	<b>20,727.50</b>	<b>17,968.62</b>	<b>(2,758.88)</b>	<b>-15.35%</b>	<b>35,937.00</b>
<b>Excess Revenue / Expense</b>	<b>(2,388.15)</b>	<b>(2,994.77)</b>	<b>606.62</b>	<b>20.26%</b>	<b>15,217.94</b>	<b>17,968.38</b>	<b>(2,750.44)</b>	<b>15.31%</b>	<b>0.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 6/1/2018 To 6/30/2018 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	
<b>Income</b>									
<b><u>Recreational Income</u></b>									
9000:Reserve Interest Rec	0.00	0.00	0.00	0.00%	27.59	0.00	27.59	0.00%	0.00
9005:Reserve Int Allocation	0.00	0.00	0.00	0.00%	(27.59)	0.00	(27.59)	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



# 1-Accounts Receivable Aging

Period 06/30/2018

## Ashwood Homeowners Association

Acct #	Type	Status	Resident Contact	Property Address	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
89837	Owner	Attorney Soileau 321-	Williams,David L	3892 San Miguel Ln	4.95	4.95	4.95	1,560.62	1,575.47
89890	Owner	Attny Wonsetler 407-	Benoit,Jayson	3848 La Flor Dr	12.38	12.38	12.38	1,060.84	1,097.98
90016	Owner	Attny Wonsetler 407-	Friedmann, Sierra	3913 Upmann Dr	12.38	12.38	12.38	1,027.59	1,064.73
89922	Owner	14 Day Notice - Mgmt	La Kemper, Leland & Kristin	4235 Ventana Blvd	4.12	4.12	4.12	308.24	320.60
90009	Owner	Statement Sent	Yepes, Andres & Dove	3902 Upmann Dr	4.12	4.12	4.12	308.24	320.60
102600	Owner	14 Day Notice - Mgmt	Vinculla, Leah	3859 La Flor Dr	4.12	4.12	4.12	308.24	316.48
89911	Owner	14 Day Notice - Mgmt	Williams, Brandt	3845 La Flor Dr	4.12	4.12	4.12	283.24	295.60
89984	Owner	Payment Plan	Lewis, Elliot & Tiffany	3896 La Flor Dr	4.21	0.00	0.00	280.75	284.96
89884	Owner	14 Day Notice - Mgmt	Clark, David & Jonathan	3860 La Flor Dr	2.55	2.55	0.00	170.07	175.17
89875	Owner	Statement Sent	Runner, Jacqueline	3873 San Miguel Ln	0.00	0.00	0.00	53.06	53.06
89886	Owner	14 Day Notice - Mgmt	Geber, Kurt	3856 La Flor Dr	0.00	0.00	0.00	22.68	22.68
<b>Count:</b>	<b>11</b>				<b>52.95</b>	<b>44.62</b>	<b>46.19</b>	<b>5,383.57</b>	<b>5,527.33</b>

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
237	0	237	233	4	98.31%

### Charge Code Summary

Description	G/L Acct #	Amount
Beginning Balance	1210	1,188.07
Homeowner Annual Assess	1210	3,606.74
Late Fee	1210	732.52
		<u>5,527.33</u>