


**“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.



October 2018 Financial Package

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

www.towersmgmt.com

Posted 10/31/2018

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	22,680.57
1009	Chase CD - Ashwood Mat 11/2018	20,180.81
1010	AAB - Rec Fac Op	18,028.78
1015	AAB - Rec Fac Pool Key	6,715.00

<u>Total Cash</u>		<u>67,605.16</u>
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Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	11,046.58
1025	AAB - Rec Fac Reserves	30,265.91

<u>Total Capital Reserve Funds</u>		<u>41,312.49</u> ✓
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Accounts Receivable

1210	Accounts Receivable	3,031.48
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<u>Total Accounts Receivable</u>		<u>3,031.48</u>
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Total Assets

		<u>111,949.13</u> ✓
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Liabilities & EquityLiabilities and Equity

2000	Payables	287.44
2050	Prepaid Assessments	857.39
2500	Refundable Pool Key Deposits	6,800.00

<u>Total Liabilities and Equity</u>		<u>7,944.83</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)

Posted 10/31/2018

Ashwood Homeowners AssociationLiabilities & EquityCapital Reserve Funds

3755 Reserve Interest 315.07

Total Capital Reserve Funds 41,312.49 ✓Total Equity

3900 Retained Earnings 47,704.13

Net Income / (Loss) 14,987.68

Total Total Equity 62,691.81Total Liabilities & Equity111,949.13 ✓

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2018 To 10/31/2018 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	53,854.20	10,770.80	-20.00%	64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	53,854.20	10,770.80	-20.00%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	2.13	0.00	2.13	0.00%	31.78	0.00	31.78	0.00%	0.00
4030:Late Fees-Ashwood H	31.41	16.67	14.74	-88.42%	741.51	166.70	574.81	-344.82%	200.00
4540:Operating Interest - R	0.00	0.00	0.00	0.00%	3.93	0.00	3.93	0.00%	0.00
TOTAL Other Revenue	33.54	16.67	16.87	-101.20%	777.22	166.70	610.52	-366.24%	200.00
TOTAL Income	33.54	5,402.09	(5,368.55)	99.38%	65,402.22	54,020.90	11,381.32	-21.07%	64,825.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	6,500.00	6,500.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HC	0.00	14.58	14.58	100.00%	195.95	145.80	(50.15)	-34.40%	175.00
5010:Office Supplies-Ashw	8.40	41.67	33.27	79.84%	223.66	416.70	193.04	46.33%	500.00
5020:Postage-Ashwood HC	40.32	16.67	(23.65)	-141.87%	508.66	166.70	(341.96)	-205.13%	200.00
5025:Printing/Reproduction	18.00	125.00	107.00	85.60%	467.32	1,250.00	782.68	62.61%	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	0.00	250.00	250.00	100.00%	(16.16)	2,500.00	2,516.16	100.65%	3,000.00
5040:Storage Unit-Ashwo	79.03	72.08	(6.95)	-9.64%	767.89	720.80	(47.09)	-6.53%	865.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	250.00	250.00	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	398.00	33.33	(364.67)	-1094.12%	398.00	333.30	(64.70)	-19.41%	400.00
5065:Insurance D&O & Lial	0.00	416.67	416.67	100.00%	2,577.90	4,166.70	1,588.80	38.13%	5,000.00
5080:Committee Activity-As	0.00	16.67	16.67	100.00%	50.00	166.70	116.70	70.01%	200.00
5085:Committee Decoratio	0.00	8.33	8.33	100.00%	0.00	83.30	83.30	100.00%	100.00
5090:Reserve Contribution	0.00	80.00	80.00	100.00%	960.00	800.00	(160.00)	-20.00%	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	1,218.75	1,750.00	531.25	30.36%	38,403.19	41,695.00	3,291.81	7.89%	45,195.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HC	267.50	83.33	(184.17)	-221.01%	315.50	833.30	517.80	62.14%	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%	2,346.33	0.00	(2,346.33)	0.00%	0.00
TOTAL Common Area Mail	367.50	83.33	(284.17)	-341.02%	3,321.83	833.30	(2,488.53)	-298.64%	1,000.00
<u>Landscape/ Grounds Maintence</u>									
6000:Mowing/Maintenance-	1,458.50	714.25	(744.25)	-104.20%	7,367.50	7,142.50	(225.00)	-3.15%	8,571.00
6005:New Landscaping Frc	0.00	0.00	0.00	0.00%	1,450.00	0.00	(1,450.00)	0.00%	0.00
6010:Tree Trimming-Ashwc	0.00	83.33	83.33	100.00%	425.00	833.30	408.30	49.00%	1,000.00
6015:Turf Pesticide/Fertiliz	224.50	75.00	(149.50)	-199.33%	1,122.50	750.00	(372.50)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	250.00	250.00	100.00%	300.00
6025:Plants/Annuals-Ashw	0.00	166.67	166.67	100.00%	0.00	1,666.70	1,666.70	100.00%	2,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2018 To 10/31/2018 11:59:00 PM

	Current Month Ashwood General Operating				Year to Date Ashwood General Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
6035:Mulching-Ashwood H	0.00	83.33	83.33	100.00%	0.00	833.30	833.30	100.00%	1,000.00
6040:Aquatic Maintenance-	220.00	216.67	(3.33)	-1.54%	2,200.00	2,166.70	(33.30)	-1.54%	2,600.00
6045:Irrigation Maintenance	210.00	83.33	(126.67)	-152.01%	1,050.00	833.30	(216.70)	-26.01%	1,000.00
6050:Irrigation Repairs-Ash	225.00	41.67	(183.33)	-439.96%	1,667.00	416.70	(1,250.30)	-300.05%	500.00
TOTAL Landscape/ Ground	2,338.00	1,489.25	(848.75)	-56.99%	15,282.00	14,892.50	(389.50)	-2.62%	17,871.00
Utilities									
6900:Electric-Ashwood HO,	23.05	33.33	10.28	30.84%	293.20	333.30	40.10	12.03%	400.00
TOTAL Utilities	23.05	33.33	10.28	30.84%	293.20	333.30	40.10	12.03%	400.00
TOTAL Expense	3,947.30	3,355.91	(591.39)	-17.62%	57,300.22	57,754.10	453.88	0.79%	64,466.00
Excess Revenue / Expense	(3,913.76)	2,046.18	(5,959.94)	291.27%	8,102.00	(3,733.20)	11,835.20	317.03%	359.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2018 To 10/31/2018 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	(5.63)	0.00	(5.63)	0.00%	(59.73)	0.00	(59.73)	0.00%	0.00
4095:Reserve Interest HOA	5.63	0.00	5.63	0.00%	59.73	0.00	59.73	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 10/1/2018 To 10/31/2018 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	1.64	0.00	1.64	0.00%	16.21	0.00	16.21	0.00%	0.00
TOTAL Other Revenue	1.64	0.00	1.64	0.00%	16.21	0.00	16.21	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	1.64	0.00	1.64	0.00%	35,953.21	35,937.00	16.21	-0.05%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	350.00	291.70	(58.30)	-19.99%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	25.00	25.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	1,166.70	1,166.70	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	41.70	41.70	100.00%	50.00
7070:Surveillance System-l	0.00	41.67	41.67	100.00%	0.00	416.70	416.70	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	698.23	250.00	(448.23)	-179.29%	300.00
7090:Reserve Contribution	0.00	566.75	566.75	100.00%	6,801.00	5,667.50	(1,133.50)	-20.00%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	7,849.23	7,859.30	10.07	0.13%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies	0.00	12.50	12.50	100.00%	7.30	125.00	117.70	94.16%	150.00
TOTAL Building Maintenance	250.00	262.50	12.50	4.76%	2,507.30	2,625.00	117.70	4.48%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	125.00	125.00	100.00%	150.00
7110:Maint & Repairs-Rec	0.00	50.00	50.00	100.00%	1,009.49	500.00	(509.49)	-101.90%	600.00
TOTAL Common Area Maintenance	0.00	62.50	62.50	100.00%	1,009.49	625.00	(384.49)	-61.52%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mail	35.00	50.00	15.00	30.00%	350.00	500.00	150.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	161.00	416.70	255.70	61.36%	500.00
7700:Mowing/Maintenance	215.00	215.00	0.00	0.00%	2,150.00	2,150.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	1,200.00	666.70	(533.30)	-79.99%	800.00
7720:Pesticide/Fertilization	0.00	50.00	50.00	100.00%	425.00	500.00	75.00	15.00%	600.00
7730:Tree Trimming-Rec F	0.00	62.50	62.50	100.00%	840.00	625.00	(215.00)	-34.40%	750.00
TOTAL Landscape/ Grounds Maintenance	250.00	485.84	235.84	48.54%	5,126.00	4,858.40	(267.60)	-5.51%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mu	0.00	87.50	87.50	100.00%	0.00	875.00	875.00	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	875.00	875.00	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	150.00	182.17	32.17	17.66%	2,176.50	1,821.70	(354.80)	-19.48%	2,186.00
7230:Pool Fac-Pool Cleani	500.00	500.00	0.00	0.00%	4,500.00	5,000.00	500.00	10.00%	6,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2018 To 10/31/2018 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-l	0.00	8.33	8.33	100.00%	0.00	83.30	83.30	100.00%	100.00
TOTAL Pool /Clubhouse	650.00	690.50	40.50	5.87%	6,676.50	6,905.00	228.50	3.31%	8,286.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	166.70	166.70	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	166.70	166.70	100.00%	200.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	368.04	445.00	76.96	17.29%	4,204.45	4,450.00	245.55	5.52%	5,340.00
7905:Water-Rec Fac	280.64	158.33	(122.31)	-77.25%	1,694.56	1,583.30	(111.26)	-7.03%	1,900.00
TOTAL Utilities	648.68	603.33	(45.35)	-7.52%	5,899.01	6,033.30	134.29	2.23%	7,240.00
TOTAL Expense	1,798.68	2,994.77	1,196.09	39.94%	29,067.53	29,947.70	880.17	2.94%	35,937.00
Excess Revenue / Expense	(1,797.04)	(2,994.77)	1,197.73	39.99%	6,885.68	5,989.30	896.38	-14.97%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2018 To 10/31/2018 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	0.00	0.00	0.00	0.00%	101.21	0.00	101.21	0.00%	0.00
9005:Reserve Int Allocatior	0.00	0.00	0.00	0.00%	(101.21)	0.00	(101.21)	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