

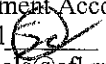
Setting the Industry Standard in
Customer Service

Space Coast Property Management
928 E New Haven Ave
Melbourne, FL 32901
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Ashwood Homeowners Association, Inc.



May 2017 Financial Package

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

Posted 05/31/2017

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	62,445.71	✓
1009	Chase CD - Ashwood Mat 11/2016	20,180.81	
1010	AAB - Rec Fac Op	31,803.46	✓
1015	AAB - Rec Fac Pool Key	5,650.00	✓

Total Cash

120,079.98

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	15,345.44	✓
1025	AAB - Rec Fac Reserves	16,524.22	✓

Total Capital Reserve Funds

31,869.66 ✓

Accounts Receivable

1210	Accounts Receivable	7,884.38	
1225	Rec Facility Receivable	3.75	

Total Accounts Receivable

7,888.13 ✓

Total Assets

159,837.77

Liabilities & EquityLiabilities and Equity

2050	Prepaid Assessments	1,570.20	✓
2500	Refundable Pool Key Deposits	6,200.00	

Total Liabilities and Equity

7,770.20

Capital Reserve Funds

3000	Entrance Wall - Paint 6yr Ashwood HOA	4,911.84	
3001	Entrance Wall-Wall 30yr Ashwood HOA	2,801.06	
3002	Irrigation System-10yr Ashwood HOA	3,251.25	
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	500.00	
3320	Playgrnd Equip Caterpillar Crawl-Rec Fac	500.00	
3330	Playgrd Equip Swing Set Seats-Rec Fac	292.00	
3340	Playgrnd Equip Park Bench-Rec Fac	135.00	
3350	Playgrnd Equip Picnic Tables-Rec Fac	100.00	
3360	Playgrnd Equip Playgrnd Border-Rec Fac	100.00	
3400	Bathroom Fixtures-20yr Rec Fac	700.00	
3502	Pool Fac-Doors-10yr Rec Fac	460.00	
3503	Pool Fac-Locks-10yr Rec Fac	499.00	
3504	Pool Fac-Pool Fence-20yr Rec Fac	(9,059.64)	
3505	Pool Fac-Pool Furniture-2yr Rec Fac	2,600.00	
3506	Pool Fac-Roof Repair-15yr Rec Fac	725.00	
3507	Pool Fac-Main Pump-6 yr Rec Fac	1,165.01	
3508	Pool Fac-Pool Deck Repair-10yr Rec Fac	3,800.00	
3509	Pool Fac-Pool Resurfacing-10yr Rec Fac	6,352.00	
3510	Pool Fac-Sump Pump-2yr Rec Fac	(252.00)	
3600	Basketball Ct-Court Repair-20yr Rec Fac	4,200.00	
3601	Basketball Ct-Goal Posts/Backbd-5yr Rec Fac	800.00	
3700	Tennis Ct-Fence-20yr Rec Fac	2,460.00	
3701	Tennis Ct-Locks 10yr I Rec Fac	244.00	
3702	Tennis Ct-Net 5yr Rec Fac	388.00	
3703	Tennis Ct - Net Hardware -10yr Rec Fac	330.00	

Posted 05/31/2017

Ashwood Homeowners Association**Liabilities & Equity**Capital Reserve Funds

3704	Tennis Ct-Resurfacing	(4,573.05)
3750	Accumulated Reserves-Other Rec Fac	38.15
3755	Reserve Interest	56.09

<u>Total Capital Reserve Funds</u>	<u>31,869.66</u> ✓
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Total Equity

3800	Current Year AJE's	(25.00)
3900	Retained Earnings	50,968.11
	Net Income / (Loss)	69,254.80

<u>Total Total Equity</u>	<u>120,197.91</u>
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*Total Liabilities & Equity*159,837.77

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

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	Current Month Operating				Year to Date 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	26,927.10	37,697.90	-140.00%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	26,927.10	37,697.90	-140.00%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	4.18	0.00	4.18	0.00%	21.27	0.00	21.27	0.00%	0.00
4030:Late Fees-Ashwood H	(998.23)	0.00	(998.23)	0.00%	579.53	0.00	579.53	0.00%	0.00
TOTAL Other Revenue	(994.05)	0.00	(994.05)	0.00%	600.80	0.00	600.80	0.00%	0.00
TOTAL Income	(994.05)	5,385.42	(6,379.47)	118.46%	65,225.80	26,927.10	38,298.70	-142.23%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	3,250.00	3,250.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	14.58	14.58	100.00%	0.00	72.90	72.90	100.00%	175.00
5010:Office Supplies-Ashw	126.00	41.67	(84.33)	-202.38%	128.80	208.35	79.55	38.18%	500.00
5015:Bank Charges-Ashwo	0.00	2.50	2.50	100.00%	0.00	12.50	12.50	100.00%	30.00
5020:Postage-Ashwood HO	0.00	58.33	58.33	100.00%	84.55	291.65	207.10	71.01%	700.00
5025:Printing/Reproduction-	0.00	25.00	25.00	100.00%	1,070.37	125.00	(945.37)	-756.30%	300.00
5030:Accounting/Tax Prep-	0.00	0.00	0.00	0.00%	0.00	175.00	175.00	100.00%	175.00
5035:Legal Fees-Ashwood l	0.00	291.67	291.67	100.00%	(226.00)	1,458.35	1,684.35	115.50%	3,500.00
5040:Storage Unit-Ashwo	143.38	62.50	(80.88)	-129.41%	413.78	312.50	(101.28)	-32.41%	750.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	0.00	125.00	125.00	100.00%	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	33.67	33.67	100.00%	0.00	168.35	168.35	100.00%	404.00
5065:Insurance D&O & Liat	0.00	458.33	458.33	100.00%	0.00	2,291.65	2,291.65	100.00%	5,500.00
5080:Committee Activity-As	0.00	8.33	8.33	100.00%	0.00	41.65	41.65	100.00%	100.00
5085:Committee Decorator	0.00	8.33	8.33	100.00%	0.00	41.65	41.65	100.00%	100.00
5090:Reserve Contribution	0.00	0.00	0.00	0.00%	0.00	960.00	960.00	100.00%	960.00
6400:Rec Fac Account-Ash	23,958.00	0.00	(23,958.00)	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
7010:Health Permit-Rec Far	350.00	0.00	(350.00)	0.00%	350.00	0.00	(350.00)	0.00%	0.00
TOTAL Administrative	25,227.38	1,679.91	(23,547.47)	-1401.71%	29,090.75	33,554.55	4,463.80	13.30%	45,314.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	8.33	8.33	100.00%	0.00	41.65	41.65	100.00%	100.00
6150:General Maintenance-	200.00	0.00	(200.00)	0.00%	849.86	0.00	(849.86)	0.00%	0.00
TOTAL Common Area Mair	200.00	8.33	(191.67)	-2300.96%	849.86	41.65	(808.21)	-1940.48%	100.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	0.00	729.25	729.25	100.00%	2,917.00	3,646.25	729.25	20.00%	8,751.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	0.00	416.65	416.65	100.00%	1,000.00
6015:Turf Pesticide/Fertiliza	0.00	75.00	75.00	100.00%	449.00	375.00	(74.00)	-19.73%	900.00
6020:Tree Removal & Repl:	0.00	25.00	25.00	100.00%	0.00	125.00	125.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	208.33	208.33	100.00%	5,851.87	1,041.65	(4,810.22)	-461.79%	2,500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	416.65	416.65	100.00%	1,000.00
6040:Aquatic Maintenance-	0.00	216.67	216.67	100.00%	880.00	1,083.35	203.35	18.77%	2,600.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 5/1/2017 To 5/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6045:Irrigation Maintenance	0.00	105.00	105.00	100.00%	420.00	525.00	105.00	20.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	41.67	41.67	100.00%	1,572.30	208.35	(1,363.95)	-654.64%	500.00
TOTAL Landscape/ Grounds	0.00	1,567.58	1,567.58	100.00%	12,090.17	7,837.90	(4,252.27)	-54.25%	18,811.00
Utilities									
6900:Electric-Ashwood HOA	17.97	33.33	15.36	46.08%	95.26	166.65	71.39	42.84%	400.00
7905:Water-Rec Fac	0.00	0.00	0.00	0.00%	169.75	0.00	(169.75)	0.00%	0.00
TOTAL Utilities	17.97	33.33	15.36	46.08%	265.01	166.65	(98.36)	-59.02%	400.00
TOTAL Expense	25,445.35	3,289.15	(22,156.20)	-673.61%	42,295.79	41,600.75	(695.04)	-1.67%	64,625.00
Excess Revenue / Expense	(26,439.40)	2,096.27	(28,535.67)	0.00%	22,930.01	(14,673.65)	37,603.66	256.27%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 5/1/2017 To 5/31/2017 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Other Revenue</u>									
4090:Reserve Int Allocation	(1.95)	0.00	(1.95)	0.00%	(9.98)	0.00	(9.98)	0.00%	0.00
4095:Reserve Interest HOA	1.95	0.00	1.95	0.00%	9.98	0.00	9.98	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
<u>Recreational Income</u>									
9005:Reserve Int Allocation	(2.10)	0.00	(2.10)	0.00%	(4.14)	0.00	(4.14)	0.00%	0.00
TOTAL Recreational Income	(2.10)	0.00	(2.10)	0.00%	(4.14)	0.00	(4.14)	0.00%	0.00
TOTAL Income	(2.10)	0.00	(2.10)	0.00%	(4.14)	0.00	(4.14)	0.00%	0.00
Excess Revenue / Expense	(2.10)	0.00	(2.10)	0.00%	(4.14)	0.00	(4.14)	0.00%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 5/1/2017 To 5/31/2017 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Other Revenue</u>									
4540:Operating Interest - Rt	2.33	0.00	2.33	0.00%	5.62	0.00	5.62	0.00%	0.00
TOTAL Other Revenue	2.33	0.00	2.33	0.00%	5.62	0.00	5.62	0.00%	0.00
<u>Recreational Income</u>									
4500:Rec Fac Ashwood Re	23,958.00	0.00	23,958.00	0.00%	47,916.00	23,958.00	23,958.00	-100.00%	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
9000:Reserve Interest Rec	2.10	0.00	2.10	0.00%	2.10	0.00	2.10	0.00%	0.00
TOTAL Recreational Income	23,960.10	0.00	23,960.10	0.00%	59,897.10	35,937.00	23,960.10	-66.67%	35,937.00
TOTAL Income	23,962.43	0.00	23,962.43	0.00%	59,902.72	35,937.00	23,965.72	-66.69%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fac	0.00	29.17	29.17	100.00%	0.00	145.85	145.85	100.00%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	12.50	12.50	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	583.35	583.35	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	20.85	20.85	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	208.35	208.35	100.00%	500.00
7080:Activities-Rec Fac	100.00	25.00	(75.00)	-300.00%	200.00	125.00	(75.00)	-60.00%	300.00
7090:Reserve Contribution	0.00	566.75	566.75	100.00%	0.00	2,833.75	2,833.75	100.00%	6,801.00
TOTAL Administrative	100.00	785.93	685.93	87.28%	200.00	3,929.65	3,729.65	94.91%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	500.00	250.00	(250.00)	-100.00%	1,500.00	1,250.00	(250.00)	-20.00%	3,000.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	62.50	62.50	100.00%	150.00
TOTAL Building Maintenanc	500.00	262.50	(237.50)	-90.48%	1,500.00	1,312.50	(187.50)	-14.29%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	62.50	62.50	100.00%	150.00
7110:Maint & Repairs-Rec f	0.00	50.00	50.00	100.00%	50.00	250.00	200.00	80.00%	600.00
TOTAL Common Area Mair	0.00	62.50	62.50	100.00%	50.00	312.50	262.50	84.00%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	0.00	50.00	50.00	100.00%	140.00	250.00	110.00	44.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	721.00	208.35	(512.65)	-246.05%	500.00
7700:Mowing/Maintenance-	0.00	215.00	215.00	100.00%	860.00	1,075.00	215.00	20.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	550.00	333.35	(216.65)	-64.99%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	255.00	250.00	(5.00)	-2.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	1,660.00	312.50	(1,347.50)	-431.20%	750.00
TOTAL Landscape/ Grounds	85.00	485.84	400.84	82.50%	4,186.00	2,429.20	(1,756.80)	-72.32%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	437.50	437.50	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	437.50	437.50	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	0.00	182.17	182.17	100.00%	1,502.73	910.85	(591.88)	-64.98%	2,186.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

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	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	3,000.00	2,500.00	(500.00)	-20.00%	6,000.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	41.65	41.65	100.00%	100.00
TOTAL Pool /Clubhouse	500.00	690.50	190.50	27.59%	4,502.73	3,452.50	(1,050.23)	-30.42%	8,286.00
Recreation									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	83.35	83.35	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	83.35	83.35	100.00%	200.00
Repairs and Maintenance									
7610:Tennis Court-Fence-2	0.00	0.00	0.00	0.00%	150.00	0.00	(150.00)	0.00%	0.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00%	150.00	0.00	(150.00)	0.00%	0.00
Utilities									
7900:Electricity-Rec Fac	451.05	445.00	(6.05)	-1.36%	2,249.63	2,225.00	(24.63)	-1.11%	5,340.00
7905:Water-Rec Fac	337.58	158.33	(179.25)	-113.21%	737.47	791.65	54.18	6.84%	1,900.00
TOTAL Utilities	788.63	603.33	(185.30)	-30.71%	2,987.10	3,016.65	29.55	0.98%	7,240.00
TOTAL Expense	1,973.63	2,994.77	1,021.14	34.10%	13,575.83	14,973.85	1,398.02	9.34%	35,937.00
Excess Revenue / Expense	21,988.80	(2,994.77)	24,983.57	834.24%	46,326.89	20,963.15	25,363.74	-120.99%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 5/1/2017 To 5/31/2017 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%	8.15	0.00	8.15	0.00%	0.00	
9005:Reserve Int Allocation	0.00	0.00	0.00	0.00%	(6.11)	0.00	(6.11)	0.00%	0.00	
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	2.04	0.00	2.04	0.00%	0.00	
TOTAL Income	0.00	0.00	0.00	0.00%	2.04	0.00	2.04	0.00%	0.00	
Excess Revenue / Expense	0.00	0.00	0.00	0.00%	2.04	0.00	2.04	0.00%	0.00	