

Setting the Industry Standard in
Customer Service


Space Coast Property Management
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Ashwood Homeowners Association, Inc.



October 2017 Financial Package

Prepared by: Management Accounting Staff

Approval 

Towers.financials@cfl.rr.com

Posted 10/31/2017

Ashwood Homeowners Association

Assets

Cash

1005	AAB - Ashwood HOA Operating	26,902.99	✓
1009	Chase CD - Ashwood Mat 11/2016	20,180.81	✓
1010	AAB - Rec Fac Op	21,753.37	✓
1015	AAB - Rec Fac Pool Key	5,900.00	✓

Total Cash 74,737.17

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	15,360.43	✓
1025	AAB - Rec Fac Reserves	16,540.37	✓

Total Capital Reserve Funds 31,900.80

Accounts Receivable

1210	Accounts Receivable	4,770.33	✓
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Total Accounts Receivable 4,770.33

Total Assets 111,408.30

Liabilities & Equity

Liabilities and Equity

2050	Prepaid Assessments	2,066.08	✓
2500	Refundable Pool Key Deposits	6,450.00	

Total Liabilities and Equity 8,516.08

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	
3704	Tennis Ct-Resurfacing	(4,573.05)	

Posted 10/31/2017

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

3750 Accumulated Reserves-Other Rec Fac 38.15

3755 Reserve Interest 87.23

Total Capital Reserve Funds 31,900.80 ✓Total Equity

3800 Current Year AJE's (25.00)

3900 Retained Earnings 50,968.11

Net Income / (Loss) 20,048.31

Total Total Equity 70,991.42*Total Liabilities & Equity*111,408.30

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2017 To 10/31/2017 11:59:00 PM

	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	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	2.34	0.00	2.34	0.00%	35.17	0.00	35.17	0.00%	0.00
4030:Late Fees-Ashwood H	45.49	0.00	45.49	0.00%	717.45	0.00	717.45	0.00%	0.00
TOTAL Other Revenue	47.83	0.00	47.83	0.00%	752.62	0.00	752.62	0.00%	0.00
TOTAL Income	47.83	5,385.42	(5,337.59)	99.11%	65,377.62	53,854.20	11,523.42	-21.40%	64,625.00
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 HO	0.00	14.58	14.58	100.00%	0.00	145.80	145.80	100.00%	175.00
5010:Office Supplies-Ashwo	0.00	41.67	41.67	100.00%	175.16	416.70	241.54	57.96%	500.00
5015:Bank Charges-Ashwo	0.00	2.50	2.50	100.00%	10.00	25.00	15.00	60.00%	30.00
5020:Postage-Ashwood HO	0.00	58.33	58.33	100.00%	273.00	583.30	310.30	53.20%	700.00
5025:Printing/Reproduction-	77.52	25.00	(52.52)	-210.08%	1,496.70	250.00	(1,246.70)	-498.68%	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 I	0.00	291.67	291.67	100.00%	(561.00)	2,916.70	3,477.70	119.23%	3,500.00
5040:Storage Unit-Ashwo	71.69	62.50	(9.19)	-14.70%	740.54	625.00	(115.54)	-18.49%	750.00
5045:Meeting Hall Rental-A	25.00	25.00	0.00	0.00%	25.00	250.00	225.00	90.00%	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	336.70	336.70	100.00%	404.00
5065:Insurance D&O & Liat	0.00	458.33	458.33	100.00%	2,898.45	4,583.30	1,684.85	36.76%	5,500.00
5080:Committee Activity-As	0.00	8.33	8.33	100.00%	75.00	83.30	8.30	9.96%	100.00
5085:Committee Decorator	0.00	8.33	8.33	100.00%	0.00	83.30	83.30	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	0.00	0.00	0.00	0.00%	23,958.00	23,958.00	0.00	0.00%	23,958.00
7010:Health Permit-Rec Far	0.00	0.00	0.00	0.00%	350.00	0.00	(350.00)	0.00%	0.00
TOTAL Administrative	824.21	1,679.91	855.70	50.94%	36,002.10	41,954.10	5,952.00	14.19%	45,314.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	8.33	8.33	100.00%	0.00	83.30	83.30	100.00%	100.00
6150:General Maintenance-	100.00	0.00	(100.00)	0.00%	1,967.12	0.00	(1,967.12)	0.00%	0.00
TOTAL Common Area Mair	100.00	8.33	(91.67)	-1100.48%	1,967.12	83.30	(1,883.82)	-2261.49%	100.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	729.25	0.00	0.00%	7,292.50	7,292.50	0.00	0.00%	8,751.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	0.00	833.30	833.30	100.00%	1,000.00
6015:Turf Pesticide/Fertiliza	112.25	75.00	(37.25)	-49.67%	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-Ashwo	0.00	208.33	208.33	100.00%	5,851.87	2,083.30	(3,768.57)	-180.89%	2,500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	833.30	833.30	100.00%	1,000.00
6040:Aquatic Maintenance-	0.00	216.67	216.67	100.00%	1,980.00	2,166.70	186.70	8.62%	2,600.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2017 To 10/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	1,050.00	1,050.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	41.67	41.67	100.00%	1,993.30	416.70	(1,576.60)	-378.35%	500.00
TOTAL Landscape/ Grounds	946.50	1,567.58	621.08	39.62%	19,290.17	15,675.80	(3,614.37)	-23.06%	18,811.00
Utilities									
6900:Electric-Ashwood HOA	27.25	33.33	6.08	18.24%	213.12	333.30	120.18	36.06%	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	27.25	33.33	6.08	18.24%	382.87	333.30	(49.57)	-14.87%	400.00
TOTAL Expense	1,897.96	3,289.15	1,391.19	42.30%	57,642.26	58,046.50	404.24	0.70%	64,625.00
Excess Revenue / Expense	(1,850.13)	2,096.27	(3,946.40)	188.26%	7,735.36	(4,192.30)	11,927.66	284.51%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2017 To 10/31/2017 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	(3.26)	0.00	(3.26)	0.00%	(24.97)	0.00	(24.97)	0.00%	0.00	
4095:Reserve Interest HOA	3.26	0.00	3.26	0.00%	24.97	0.00	24.97	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	0.00	0.00	0.00	0.00%	(2.10)	0.00	(2.10)	0.00%	0.00	
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	(2.10)	0.00	(2.10)	0.00%	0.00	
TOTAL Income	0.00	0.00	0.00	0.00%	(2.10)	0.00	(2.10)	0.00%	0.00	
Excess Revenue / Expense	0.00	0.00	0.00	0.00%	(2.10)	0.00	(2.10)	0.00%	0.00	

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 10/1/2017 To 10/31/2017 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>									
4030:Late Fees-Ashwood H	0.00	0.00	0.00	0.00%	(3.75)	0.00	(3.75)	0.00%	0.00
4540:Operating Interest - Rr	1.96	0.00	1.96	0.00%	17.04	0.00	17.04	0.00%	0.00
TOTAL Other Revenue	1.96	0.00	1.96	0.00%	13.29	0.00	13.29	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
9000:Reserve Interest Rec	0.00	0.00	0.00	0.00%	2.10	0.00	2.10	0.00%	0.00
TOTAL Recreational Income	0.00	0.00	0.00	0.00%	35,939.10	35,937.00	2.10	-0.01%	35,937.00
TOTAL Income	1.96	0.00	1.96	0.00%	35,952.39	35,937.00	15.39	-0.04%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fac	0.00	29.17	29.17	100.00%	0.00	291.70	291.70	100.00%	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-F	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%	1,442.94	250.00	(1,192.94)	-477.18%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	0.00	5,667.50	5,667.50	100.00%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	1,442.94	7,859.30	6,416.36	81.64%	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%	0.00	125.00	125.00	100.00%	150.00
TOTAL Building Maintenanc	250.00	262.50	12.50	4.76%	2,500.00	2,625.00	125.00	4.76%	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 f	0.00	50.00	50.00	100.00%	65.01	500.00	434.99	87.00%	600.00
TOTAL Common Area Mair	0.00	62.50	62.50	100.00%	65.01	625.00	559.99	89.60%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	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%	819.00	416.70	(402.30)	-96.54%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	1,935.00	2,150.00	215.00	10.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	640.00	666.70	26.70	4.00%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	425.00	500.00	75.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	1,660.00	625.00	(1,035.00)	-165.60%	750.00
TOTAL Landscape/ Grounds	335.00	485.84	150.84	31.05%	5,829.00	4,858.40	(970.60)	-19.98%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	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>									

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	
7210:Pool Fac-Maint & Rep	26.74	182.17	155.43	85.32%	2,556.11	1,821.70	(734.41)	-40.31%	2,186.00
7230:Pool Fac-Pool Cleanir	500.00	500.00	0.00	0.00%	5,000.00	5,000.00	0.00	0.00%	6,000.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	83.30	83.30	100.00%	100.00
TOTAL Pool /Clubhouse	526.74	690.50	163.76	23.72%	7,556.11	6,905.00	(651.11)	-9.43%	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>Repairs and Maintenance</u>									
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
<u>Utilities</u>									
7900:Electricity-Rec Fac	401.97	445.00	43.03	9.67%	4,281.71	4,450.00	168.29	3.78%	5,340.00
7905:Water-Rec Fac	101.65	158.33	56.68	35.80%	1,812.57	1,583.30	(229.27)	-14.48%	1,900.00
TOTAL Utilities	503.62	603.33	99.71	16.53%	6,094.28	6,033.30	(60.98)	-1.01%	7,240.00
TOTAL Expense	1,615.36	2,994.77	1,379.41	46.06%	23,637.34	29,947.70	6,310.36	21.07%	35,937.00
Excess Revenue / Expense	(1,613.40)	(2,994.77)	1,381.37	46.13%	12,315.05	5,989.30	6,325.75	-105.62%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

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	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	3.51	0.00	3.51	0.00%	24.30	0.00	24.30	0.00%	0.00
9005:Reserve Int Allocation	(3.51)	0.00	(3.51)	0.00%	(24.30)	0.00	(24.30)	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