


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.



April 2017 Financial Package

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

Posted 04/30/2017

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	61,223.70	✓
1009	Chase CD - Ashwood Mat 11/2016	20,180.81	
1010	AAB - Rec Fac Op	10,316.76	✓
1015	AAB - Rec Fac Pool Key	5,650.00	✓

<u>Total Cash</u>		<u>97,371.27</u>	
-------------------	--	------------------	--

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	15,343.49	✓
1025	AAB - Rec Fac Reserves	16,522.12	✓

<u>Total Capital Reserve Funds</u>		<u>31,865.61</u>	✓
------------------------------------	--	------------------	---

Accounts Receivable

1210	Accounts Receivable	12,004.93	
1225	Rec Facility Receivable	23,983.00	

<u>Total Accounts Receivable</u>		<u>35,987.93</u>	✓
----------------------------------	--	------------------	---

Total Assets

	<u>165,224.81</u>
--	-------------------

Liabilities & EquityLiabilities and Equity

2000	Payables	500.00	
2050	Prepaid Assessments	1,603.46	✓
2500	Refundable Pool Key Deposits	6,200.00	

<u>Total Liabilities and Equity</u>		<u>8,303.46</u>	
-------------------------------------	--	-----------------	--

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	

Posted 04/30/2017

Ashwood Homeowners AssociationLiabilities & EquityCapital Reserve Funds

3703	Tennis Ct - Net Hardware -10yr Rec Fac	330.00
3704	Tennis Ct-Resurfacing	(4,573.05)
3750	Accumulated Reserves-Other Rec Fac	38.15
3755	Reserve Interest	52.04

<u>Total Capital Reserve Funds</u>	<u>31,865.61</u> ✓
------------------------------------	--------------------

Total Equity

3900	Retained Earnings	51,243.11
	Net Income / (Loss)	73,812.63

<u>Total Total Equity</u>	<u>125,055.74</u>
---------------------------	-------------------

Total Liabilities & Equity165,224.81

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 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	21,541.68	43,083.32	-200.00%	64,625.00
TOTAL Assessment Revent	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	21,541.68	43,083.32	-200.00%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	5.66	0.00	5.66	0.00%	17.09	0.00	17.09	0.00%	0.00
4030:Late Fees-Ashwood H	470.67	0.00	470.67	0.00%	1,682.89	0.00	1,682.89	0.00%	0.00
TOTAL Other Revenue	476.33	0.00	476.33	0.00%	1,699.98	0.00	1,699.98	0.00%	0.00
TOTAL Income	476.33	5,385.42	(4,909.09)	91.16%	66,324.98	21,541.68	44,783.30	-207.89%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	2,600.00	2,600.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	14.58	14.58	100.00%	0.00	58.32	58.32	100.00%	175.00
5010:Office Supplies-Ashw	0.00	41.67	41.67	100.00%	2.80	166.68	163.88	98.32%	500.00
5015:Bank Charges-Ashwo	0.00	2.50	2.50	100.00%	0.00	10.00	10.00	100.00%	30.00
5020:Postage-Ashwood HO	9.87	58.33	48.46	83.08%	84.55	233.32	148.77	63.76%	700.00
5025:Printing/Reproduction-	54.34	25.00	(29.34)	-117.36%	1,070.37	100.00	(970.37)	-970.37%	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	0.00	291.67	291.67	100.00%	(226.00)	1,166.68	1,392.68	119.37%	3,500.00
5040:Storage Unit-Ashwo	0.00	62.50	62.50	100.00%	270.40	250.00	(20.40)	-8.16%	750.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300.00
5055:Annual Corp Report-A	61.25	62.00	0.75	1.21%	61.25	62.00	0.75	1.21%	62.00
5060:Insurance Bond-Ashw	0.00	33.67	33.67	100.00%	0.00	134.68	134.68	100.00%	404.00
5065:Insurance D&O & Liat	0.00	458.33	458.33	100.00%	0.00	1,833.32	1,833.32	100.00%	5,500.00
5080:Committee Activity-As	0.00	8.33	8.33	100.00%	0.00	33.32	33.32	100.00%	100.00
5085:Committee Decorator	0.00	8.33	8.33	100.00%	0.00	33.32	33.32	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%	0.00	23,958.00	23,958.00	100.00%	23,958.00
TOTAL Administrative	775.46	1,741.91	966.45	55.48%	3,863.37	31,874.64	28,011.27	87.88%	45,314.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	0.00	8.33	8.33	100.00%	0.00	33.32	33.32	100.00%	100.00
6150:General Maintenance-	100.00	0.00	(100.00)	0.00%	649.86	0.00	(649.86)	0.00%	0.00
TOTAL Common Area Mair	100.00	8.33	(91.67)	-1100.48%	649.86	33.32	(616.54)	-1850.36%	100.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25	729.25	0.00	0.00%	2,917.00	2,917.00	0.00	0.00%	8,751.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	0.00	333.32	333.32	100.00%	1,000.00
6015:Turf Pesticide/Fertiliza	112.25	75.00	(37.25)	-49.67%	449.00	300.00	(149.00)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	5,851.87	208.33	(5,643.54)	-2708.94%	5,851.87	833.32	(5,018.55)	-602.24%	2,500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	333.32	333.32	100.00%	1,000.00
6040:Aquatic Maintenance-	220.00	216.67	(3.33)	-1.54%	880.00	866.68	(13.32)	-1.54%	2,600.00
6045:Irrigation Maintenance	105.00	105.00	0.00	0.00%	420.00	420.00	0.00	0.00%	1,260.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6050:Irrigation Repairs-Ash	1,458.05	41.67	(1,416.38)	-3399.04%	1,572.30	166.68	(1,405.62)	-843.30%	500.00
TOTAL Landscape/ Ground:	8,476.42	1,567.58	(6,908.84)	-440.73%	12,090.17	6,270.32	(5,819.85)	-92.82%	18,811.00
Utilities									
6900:Electric-Ashwood HO/	17.87	33.33	15.46	46.38%	77.29	133.32	56.03	42.03%	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	17.87	33.33	15.46	46.38%	247.04	133.32	(113.72)	-85.30%	400.00
TOTAL Expense	9,369.75	3,351.15	(6,018.60)	-179.60%	16,850.44	38,311.60	21,461.16	56.02%	64,625.00
Excess Revenue / Expense	(8,893.42)	2,034.27	(10,927.69)	537.18%	49,474.54	(16,769.92)	66,244.46	395.02%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 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	(1.90)	0.00	(1.90)	0.00%	(8.03)	0.00	(8.03)	0.00%	0.00	
4095:Reserve Interest HOA	1.90	0.00	1.90	0.00%	8.03	0.00	8.03	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	(2.04)	0.00	(2.04)	0.00%	(2.04)	0.00	(2.04)	0.00%	0.00	
TOTAL Recreational Income	(2.04)	0.00	(2.04)	0.00%	(2.04)	0.00	(2.04)	0.00%	0.00	
TOTAL Income	(2.04)	0.00	(2.04)	0.00%	(2.04)	0.00	(2.04)	0.00%	0.00	
Excess Revenue / Expense	(2.04)	0.00	(2.04)	0.00%	(2.04)	0.00	(2.04)	0.00%	0.00	

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 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 - R	1.18	0.00	1.18	0.00%	3.29	0.00	3.29	0.00%	0.00
TOTAL Other Revenue	1.18	0.00	1.18	0.00%	3.29	0.00	3.29	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
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	1.18	0.00	1.18	0.00%	35,940.29	35,937.00	3.29	-0.01%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	0.00	116.68	116.68	100.00%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	10.00	10.00	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	466.68	466.68	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	16.68	16.68	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	166.68	166.68	100.00%	500.00
7080:Activities-Rec Fac	0.00	25.00	25.00	100.00%	100.00	100.00	0.00	0.00%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	0.00	2,267.00	2,267.00	100.00%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	100.00	3,143.72	3,043.72	96.82%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	1,000.00	1,000.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	50.00	50.00	100.00%	150.00
TOTAL Building Maintenance	250.00	262.50	12.50	4.76%	1,000.00	1,050.00	50.00	4.76%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	50.00	50.00	100.00%	150.00
7110:Maint & Repairs-Rec F	0.00	50.00	50.00	100.00%	50.00	200.00	150.00	75.00%	600.00
TOTAL Common Area Maint	0.00	62.50	62.50	100.00%	50.00	250.00	200.00	80.00%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00	50.00	15.00	30.00%	140.00	200.00	60.00	30.00%	600.00
7050:Irrigation Repairs-Rec	603.00	41.67	(561.33)	-1347.08%	721.00	166.68	(554.32)	-332.57%	500.00
7700:Mowing/Maintenance-	215.00	215.00	0.00	0.00%	860.00	860.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	550.00	66.67	(483.33)	-724.96%	550.00	266.68	(283.32)	-106.24%	800.00
7720:Pesticide/Fertilization-	85.00	50.00	(35.00)	-70.00%	170.00	200.00	30.00	15.00%	600.00
7730:Tree Trimming-Rec Fa	1,660.00	62.50	(1,597.50)	-2556.00%	1,660.00	250.00	(1,410.00)	-564.00%	750.00
TOTAL Landscape/ Grounds	3,148.00	485.84	(2,662.16)	-547.95%	4,101.00	1,943.36	(2,157.64)	-111.03%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	350.00	350.00	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	350.00	350.00	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	728.68	(774.05)	-106.23%	2,186.00
7230:Pool Fac-Pool Cleanir	1,000.00	500.00	(500.00)	-100.00%	2,500.00	2,000.00	(500.00)	-25.00%	6,000.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	33.32	33.32	100.00%	100.00
TOTAL Pool /Clubhouse	1,000.00	690.50	(309.50)	-44.82%	4,002.73	2,762.00	(1,240.73)	-44.92%	8,286.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	66.68	66.68	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	66.68	66.68	100.00%	200.00
<u>Repairs and Maintenance</u>									
7610:Tennis Court-Fence-2	150.00	0.00	(150.00)	0.00%	150.00	0.00	(150.00)	0.00%	0.00
TOTAL Repairs and Mainter	150.00	0.00	(150.00)	0.00%	150.00	0.00	(150.00)	0.00%	0.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	474.17	445.00	(29.17)	-6.56%	1,798.58	1,780.00	(18.58)	-1.04%	5,340.00
7905:Water-Rec Fac	0.00	158.33	158.33	100.00%	399.89	633.32	233.43	36.86%	1,900.00
TOTAL Utilities	474.17	603.33	129.16	21.41%	2,198.47	2,413.32	214.85	8.90%	7,240.00
TOTAL Expense	5,022.17	2,994.77	(2,027.40)	-67.70%	11,602.20	11,979.08	376.88	3.15%	35,937.00
Excess Revenue / Expense	(5,020.99)	(2,994.77)	(2,026.22)	-67.66%	24,338.09	23,957.92	380.17	-1.59%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 4/1/2017 To 4/30/2017 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	2.04	0.00	2.04	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	2.04	0.00	2.04	0.00%	2.04	0.00	2.04	0.00%	0.00	
TOTAL Income	2.04	0.00	2.04	0.00%	2.04	0.00	2.04	0.00%	0.00	
Excess Revenue / Expense	2.04	0.00	2.04	0.00%	2.04	0.00	2.04	0.00%	0.00	