

®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.




July 2017

## Financial Package

---

Prepared by: Management Accounting Staff

Approval 

Towers.financials@cfl.rr.com

Posted 07/31/2017

## Ashwood Homeowners Association

**Assets**Cash

1005	AAB - Ashwood HOA Operating	34,382.39	✓
1009	Chase CD - Ashwood Mat 11/2016	20,180.81	✓
1010	AAB - Rec Fac Op	28,728.56	✓
1015	AAB - Rec Fac Pool Key	5,750.00	✓

Total Cash

89,041.76

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	15,350.76	✓
1025	AAB - Rec Fac Reserves	16,529.95	✓

Total Capital Reserve Funds

31,880.71 ✓

Accounts Receivable

1210	Accounts Receivable	5,020.11	
1225	Rec Facility Receivable	3.75	✓

Total Accounts Receivable

5,023.86 ✓

*Total Assets*

125,946.33

**Liabilities & Equity**Liabilities and Equity

2000	Payables	1,317.94	✓
2050	Prepaid Assessments	1,678.44	✓
2500	Refundable Pool Key Deposits	6,300.00	

Total Liabilities and Equity

9,296.38

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 07/31/2017

Ashwood Homeowners Association**Liabilities & Equity**Capital 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	67.14

Total Capital Reserve Funds31,880.71 ✓Total Equity

3800	Current Year AJE's	(25.00)
3900	Retained Earnings	50,968.11
	Net Income / (Loss)	33,826.13

Total Total Equity84,769.24*Total Liabilities & Equity*125,946.33

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2017 To 7/31/2017 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	37,697.94	26,927.06	-71.43%	64,625.00
<b>TOTAL Assessment Revent</b>	<b>0.00</b>	<b>5,385.42</b>	<b>(5,385.42)</b>	<b>100.00%</b>	<b>64,625.00</b>	<b>37,697.94</b>	<b>26,927.06</b>	<b>-71.43%</b>	<b>64,625.00</b>
<b>Other Revenue</b>									
4020:Operating Int - Ashwo	2.92	0.00	2.92	0.00%	27.37	0.00	27.37	0.00%	0.00
4030:Late Fees-Ashwood H	25.08	0.00	25.08	0.00%	655.15	0.00	655.15	0.00%	0.00
<b>TOTAL Other Revenue</b>	<b>28.00</b>	<b>0.00</b>	<b>28.00</b>	<b>0.00%</b>	<b>682.52</b>	<b>0.00</b>	<b>682.52</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>28.00</b>	<b>5,385.42</b>	<b>(5,357.42)</b>	<b>99.48%</b>	<b>65,307.52</b>	<b>37,697.94</b>	<b>27,609.58</b>	<b>-73.24%</b>	<b>64,625.00</b>
<b>Expense</b>									
<b>Administrative</b>									
5000:Management-Ashwo	650.00	650.00	0.00	0.00%	4,550.00	4,550.00	0.00	0.00%	7,800.00
5005:Website-Ashwood HO	0.00	14.58	14.58	100.00%	0.00	102.06	102.06	100.00%	175.00
5010:Office Supplies-Ashw	0.00	41.67	41.67	100.00%	132.50	291.69	159.19	54.58%	500.00
5015:Bank Charges-Ashwo	0.00	2.50	2.50	100.00%	10.00	17.50	7.50	42.86%	30.00
5020:Postage-Ashwood HO	0.00	58.33	58.33	100.00%	128.97	408.31	279.34	68.41%	700.00
5025:Printing/Reproduction-	0.00	25.00	25.00	100.00%	1,303.64	175.00	(1,128.64)	-644.94%	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)	2,041.69	2,602.69	127.48%	3,500.00
5040:Storage Unit-Ashwo	71.69	62.50	(9.19)	-14.70%	525.47	437.50	(87.97)	-20.11%	750.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	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	235.69	235.69	100.00%	404.00
5065:Insurance D&O & Liab	0.00	458.33	458.33	100.00%	2,898.45	3,208.31	309.86	9.66%	5,500.00
5080:Committee Activity-As	75.00	8.33	(66.67)	-800.36%	75.00	58.31	(16.69)	-28.62%	100.00
5085:Committee Decorator	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	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 Fa	0.00	0.00	0.00	0.00%	350.00	0.00	(350.00)	0.00%	0.00
<b>TOTAL Administrative</b>	<b>796.69</b>	<b>1,679.91</b>	<b>883.22</b>	<b>52.58%</b>	<b>33,432.28</b>	<b>36,914.37</b>	<b>3,482.09</b>	<b>9.43%</b>	<b>45,314.00</b>
<b>Common Area Maintenance</b>									
6100:Signage-Ashwood HO	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
6150:General Maintenance-	100.00	0.00	(100.00)	0.00%	949.86	0.00	(949.86)	0.00%	0.00
<b>TOTAL Common Area Mair</b>	<b>100.00</b>	<b>8.33</b>	<b>(91.67)</b>	<b>-1100.48%</b>	<b>949.86</b>	<b>58.31</b>	<b>(891.55)</b>	<b>-1528.98%</b>	<b>100.00</b>
<b>Landscape/ Grounds Maintenance</b>									
6000:Mowing/Maintenance-	0.00	729.25	729.25	100.00%	4,375.50	5,104.75	729.25	14.29%	8,751.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	0.00	583.31	583.31	100.00%	1,000.00
6015:Turf Pesticide/Fertiliza	0.00	75.00	75.00	100.00%	673.50	525.00	(148.50)	-28.29%	900.00
6020:Tree Removal & Replk	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	100.00%	300.00
6025:Plants/Annuals-Ashwc	0.00	208.33	208.33	100.00%	5,851.87	1,458.31	(4,393.56)	-301.28%	2,500.00
6035:Mulching-Ashwood HC	0.00	83.33	83.33	100.00%	0.00	583.31	583.31	100.00%	1,000.00
6040:Aquatic Maintenance-	0.00	216.67	216.67	100.00%	1,320.00	1,516.69	196.69	12.97%	2,600.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2017 To 7/31/2017 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%	630.00	735.00	105.00	14.29%	1,260.00
6050:Irrigation Repairs-Ash	0.00	41.67	41.67	100.00%	1,993.30	291.69	(1,701.61)	-583.36%	500.00
<b>TOTAL Landscape/ Ground:</b>	<b>0.00</b>	<b>1,567.58</b>	<b>1,567.58</b>	<b>100.00%</b>	<b>14,844.17</b>	<b>10,973.06</b>	<b>(3,871.11)</b>	<b>-35.28%</b>	<b>18,811.00</b>
<b>Utilities</b>									
6900:Electric-Ashwood HO/	20.09	33.33	13.24	39.72%	134.28	233.31	99.03	42.45%	400.00
7905:Water-Rec Fac	0.00	0.00	0.00	0.00%	169.75	0.00	(169.75)	0.00%	0.00
<b>TOTAL Utilities</b>	<b>20.09</b>	<b>33.33</b>	<b>13.24</b>	<b>39.72%</b>	<b>304.03</b>	<b>233.31</b>	<b>(70.72)</b>	<b>-30.31%</b>	<b>400.00</b>
<b>TOTAL Expense</b>	<b>916.78</b>	<b>3,289.15</b>	<b>2,372.37</b>	<b>72.13%</b>	<b>49,530.34</b>	<b>48,179.05</b>	<b>(1,351.29)</b>	<b>-2.80%</b>	<b>64,625.00</b>
<b>Excess Revenue / Expense</b>	<b>(888.78)</b>	<b>2,096.27</b>	<b>(2,985.05)</b>	<b>142.40%</b>	<b>15,777.18</b>	<b>(10,481.11)</b>	<b>26,258.29</b>	<b>250.53%</b>	<b>0.00</b>

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2017 To 7/31/2017 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	(3.26)	0.00	(3.26)	0.00%	(15.30)	0.00	(15.30)	0.00%	0.00
4095:Reserve Interest HOA	3.26	0.00	3.26	0.00%	15.30	0.00	15.30	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
<b><u>Recreational Income</u></b>									
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 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Other Revenue</b>									
4540:Operating Interest - R	2.52	0.00	2.52	0.00%	10.76	0.00	10.76	0.00%	0.00
<b>TOTAL Other Revenue</b>	<b>2.52</b>	<b>0.00</b>	<b>2.52</b>	<b>0.00%</b>	<b>10.76</b>	<b>0.00</b>	<b>10.76</b>	<b>0.00%</b>	<b>0.00</b>
<b>Recreational Income</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
9000:Reserve Interest Rec	0.00	0.00	0.00	0.00%	2.10	0.00	2.10	0.00%	0.00
<b>TOTAL Recreational Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>35,939.10</b>	<b>35,937.00</b>	<b>2.10</b>	<b>-0.01%</b>	<b>35,937.00</b>
<b>TOTAL Income</b>	<b>2.52</b>	<b>0.00</b>	<b>2.52</b>	<b>0.00%</b>	<b>35,949.86</b>	<b>35,937.00</b>	<b>12.86</b>	<b>-0.04%</b>	<b>35,937.00</b>
<b>Expense</b>									
<b>Administrative</b>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	0.00	204.19	204.19	100.00%	350.00
7015:Bank Charges-Rec Fa	0.00	2.50	2.50	100.00%	0.00	17.50	17.50	100.00%	30.00
7060:Insurance-Rec Fac	0.00	116.67	116.67	100.00%	0.00	816.69	816.69	100.00%	1,400.00
7065:Fire Extinguisher-Rec	0.00	4.17	4.17	100.00%	0.00	29.19	29.19	100.00%	50.00
7070:Surveillance System-F	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
7080:Activities-Rec Fac	1,242.94	25.00	(1,217.94)	-4871.76%	1,442.94	175.00	(1,267.94)	-724.54%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	0.00	3,967.25	3,967.25	100.00%	6,801.00
<b>TOTAL Administrative</b>	<b>1,242.94</b>	<b>785.93</b>	<b>(457.01)</b>	<b>-58.15%</b>	<b>1,442.94</b>	<b>5,501.51</b>	<b>4,058.57</b>	<b>73.77%</b>	<b>9,431.00</b>
<b>Building Maintenance</b>									
7340:Bath House-Restroom	250.00	250.00	0.00	0.00%	1,750.00	1,750.00	0.00	0.00%	3,000.00
7360:Bath House-Supplies-	0.00	12.50	12.50	100.00%	0.00	87.50	87.50	100.00%	150.00
<b>TOTAL Building Maintenanc</b>	<b>250.00</b>	<b>262.50</b>	<b>12.50</b>	<b>4.76%</b>	<b>1,750.00</b>	<b>1,837.50</b>	<b>87.50</b>	<b>4.76%</b>	<b>3,150.00</b>
<b>Common Area Maintenance</b>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	0.00	87.50	87.50	100.00%	150.00
7110:Maint & Repairs-Rec f	0.00	50.00	50.00	100.00%	50.00	350.00	300.00	85.71%	600.00
<b>TOTAL Common Area Mair</b>	<b>0.00</b>	<b>62.50</b>	<b>62.50</b>	<b>100.00%</b>	<b>50.00</b>	<b>437.50</b>	<b>387.50</b>	<b>88.57%</b>	<b>750.00</b>
<b>Landscape/ Grounds Maintenance</b>									
7045:Irrigation Monthly Mair	0.00	50.00	50.00	100.00%	210.00	350.00	140.00	40.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	819.00	291.69	(527.31)	-180.78%	500.00
7700:Mowing/Maintenance-	0.00	215.00	215.00	100.00%	1,290.00	1,505.00	215.00	14.29%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	640.00	466.69	(173.31)	-37.14%	800.00
7720:Pesticide/Fertilization-	0.00	50.00	50.00	100.00%	255.00	350.00	95.00	27.14%	600.00
7730:Tree Trimming-Rec Fa	0.00	62.50	62.50	100.00%	1,660.00	437.50	(1,222.50)	-279.43%	750.00
<b>TOTAL Landscape/ Grounds</b>	<b>0.00</b>	<b>485.84</b>	<b>485.84</b>	<b>100.00%</b>	<b>4,874.00</b>	<b>3,400.88</b>	<b>(1,473.12)</b>	<b>-43.32%</b>	<b>5,830.00</b>
<b>Park Maintenance</b>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	612.50	612.50	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>612.50</b>	<b>612.50</b>	<b>100.00%</b>	<b>1,050.00</b>
<b>Pool /Clubhouse</b>									
7210:Pool Fac-Maint & Rep	0.00	182.17	182.17	100.00%	1,657.97	1,275.19	(382.78)	-30.02%	2,186.00

# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Shared Rec Facilities				Year to Date Shared Rec Facilities				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7230:Pool Fac-Pool Cleanir	0.00	500.00	500.00	100.00%	3,500.00	3,500.00	0.00	0.00%	6,000.00
7260:Pool Fac-Tile Repair-F	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
<b>TOTAL Pool /Clubhouse</b>	<b>0.00</b>	<b>690.50</b>	<b>690.50</b>	<b>100.00%</b>	<b>5,157.97</b>	<b>4,833.50</b>	<b>(324.47)</b>	<b>-6.71%</b>	<b>8,286.00</b>
<b><u>Recreation</u></b>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	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>116.69</b>	<b>116.69</b>	<b>100.00%</b>	<b>200.00</b>
<b><u>Repairs and Maintenance</u></b>									
7610:Tennis Court-Fence-2	0.00	0.00	0.00	0.00%	150.00	0.00	(150.00)	0.00%	0.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>150.00</b>	<b>0.00</b>	<b>(150.00)</b>	<b>0.00%</b>	<b>0.00</b>
<b><u>Utilities</u></b>									
7900:Electricity-Rec Fac	415.88	445.00	29.12	6.54%	3,130.00	3,115.00	(15.00)	-0.48%	5,340.00
7905:Water-Rec Fac	0.00	158.33	158.33	100.00%	1,343.90	1,108.31	(235.59)	-21.26%	1,900.00
<b>TOTAL Utilities</b>	<b>415.88</b>	<b>603.33</b>	<b>187.45</b>	<b>31.07%</b>	<b>4,473.90</b>	<b>4,223.31</b>	<b>(250.59)</b>	<b>-5.93%</b>	<b>7,240.00</b>
<b>TOTAL Expense</b>	<b>1,908.82</b>	<b>2,994.77</b>	<b>1,085.95</b>	<b>36.26%</b>	<b>17,898.81</b>	<b>20,963.39</b>	<b>3,064.58</b>	<b>14.62%</b>	<b>35,937.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,906.30)</b>	<b>(2,994.77)</b>	<b>1,088.47</b>	<b>36.35%</b>	<b>18,051.05</b>	<b>14,973.61</b>	<b>3,077.44</b>	<b>-20.55%</b>	<b>0.00</b>



# Ashwood Homeowners Association

## 2 Income vs Expenses w/Budget

Period 7/1/2017 To 7/31/2017 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	
<b>Income</b>									
<b><u>Recreational Income</u></b>									
9000:Reserve Interest Rec	3.51	0.00	3.51	0.00%	13.88	0.00	13.88	0.00%	0.00
9005:Reserve Int Allocation	(3.51)	0.00	(3.51)	0.00%	(13.88)	0.00	(13.88)	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