

Setting the Industry Standard in
Customer Service

Space Coast Property Management
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Ashwood Homeowners Association Inc.



July 2016 Financial Package

Prepared by: Management Accounting Staff.
www.towersmgmt.com

Posted 07/31/2016

Ashwood Homeowners Association

AssetsCash

1005	AAB - Ashwood HOA Operating	30,050.82 ✓
1009	Chase CD - Ashwood Mat 11/2016	20,180.81 w
1010	AAB - Rec Fac Op	19,955.68 ✓
1015	AAB - Rec Fac Pool Key	5,850.00 ✓

Total Cash

76,037.31

Capital Reserve Funds

1020	AAB - Ashwood HOA Reserves	15,325.47 ✓
1025	AAB - Rec Fac Reserves	16,503.46 ✓

Total Capital Reserve Funds

31,828.93 ✓

Accounts Receivable

1210	Accounts Receivable	8,959.85 ✓
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Total Accounts Receivable

8,959.85

Total Assets

116,826.09

Liabilities & EquityLiabilities And Equity

2050	Prepaid Assessments	815.19 ✓
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Total Liabilities And Equity

815.19

Other Current Asset

2500	Refundable Pool Key Deposits	5,850.00
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Total Other Current Asset

5,850.00

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

Posted 07/31/2016

Ashwood Homeowners Association

Liabilities & EquityCapital Reserve Funds

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)
3750	Accumulated Reserves-Other Rec Fac	38.15
3755	Reserve Interest	15.36

<u>Total Capital Reserve Funds</u>	<u>31,828.93</u> ✓
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Total Equity

3800	Current Year AJE's	(50.00) ✗
3900	Retained Earnings	45,548.93
	Net Income / (Loss)	32,833.04 ✓

<u>Total Total Equity</u>	<u>78,331.97</u>
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Total Liabilities & Equity116,826.09

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 ✓	37,697.94	26,927.06	-71.43%	✓ 64,625.00
TOTAL Assessment Revenue	0.00	5,385.42	(5,385.42)	100.00%	64,625.00	37,697.94	26,927.06	-71.43%	64,625.00
<u>Other Revenue</u>									
4020:Operating Int - Ashwo	2.55	0.00	2.55	0.00%	21.77	0.00	21.77	0.00%	0.00
4030:Late Fees-Ashwood H	37.08	0.00	37.08	0.00%	829.38	0.00	829.38	0.00%	0.00
4050:Legal Fees-Ashwood I	0.00	0.00	0.00	0.00%	692.52	0.00	692.52	0.00%	0.00
TOTAL Other Revenue	39.63	0.00	39.63	0.00%	1,543.67	0.00	1,543.67	0.00%	0.00
TOTAL Income	39.63	5,385.42	(5,345.79)	99.26%	66,168.67	37,697.94	28,470.73	-75.52%	64,625.00
Expense									
<u>Administrative</u>									
5000:Management-Ashwo	650.00 ✓	650.00	0.00	0.00%	3,900.00	4,550.00	650.00	14.29%	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	3.70	41.67	37.97	91.12%	384.40	291.69	(92.71)	-31.78%	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	17.58	58.33	40.75	69.86%	396.24	408.31	12.07	2.96%	700.00
5025:Printing/Reproduction-	8.88	25.00	16.12	64.48%	221.01	175.00	(46.01)	-26.29%	300.00
5030:Accounting/Tax Prep-	0.00	0.00	0.00	0.00%	177.00	175.00	(2.00)	-1.14%	175.00
5035:Legal Fees-Ashwood I	1,003.23	291.67	(711.56)	-243.96%	1,857.05	2,041.69	184.64	9.04%	3,500.00
5040:Storage Unit-Ashwo	0.00	62.50	62.50	100.00%	483.04	437.50	(45.54)	-10.41%	750.00
5045:Meeting Hall Rental-A	0.00	25.00	25.00	100.00%	300.00	175.00	(125.00)	-71.43%	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%	1,227.41	3,208.31	1,980.90	61.74%	5,500.00
5080:Committee Activity-As	0.00	8.33	8.33	100.00%	0.00	58.31	58.31	100.00%	100.00
5085:Committee Decoration	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%	960.00	960.00	0.00	0.00%	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
TOTAL Administrative	1,683.39	1,679.91	(3.48)	-0.21%	33,935.40	36,914.37	2,978.97	8.07%	45,314.00
<u>Common Area Maintenance</u>									
6100:Signage-Ashwood HO	239.63	8.33	(231.30)	-2776.71%	239.63	58.31	(181.32)	-310.96%	100.00
6150:General Maintenance-	100.00	0.00	(100.00)	0.00%	755.55	0.00	(755.55)	0.00%	0.00
TOTAL Common Area Maint	339.63	8.33	(331.30)	-3977.19%	995.18	58.31	(936.87)	-1606.71%	100.00
<u>Landscape/ Grounds Maintenance</u>									
6000:Mowing/Maintenance-	729.25 ✓	729.25	0.00	0.00%	5,104.75	5,104.75	0.00	0.00%	8,751.00
6010:Tree Trimming-Ashwo	0.00	83.33	83.33	100.00%	540.00	583.31	43.31	7.42%	1,000.00
6015:Turf Pesticide/Fertiliza	112.25 ✓	75.00	(37.25)	-49.67%	785.75	525.00	(260.75)	-49.67%	900.00
6020:Tree Removal & Repl	0.00	25.00	25.00	100.00%	0.00	175.00	175.00	100.00%	300.00
6025:Plants/Annuals-Ashw	451.25	208.33	(242.92)	-116.60%	1,157.25	1,458.31	301.06	20.64%	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-	220.00 ↓	216.67	(3.33)	-1.54%	1,540.00	1,516.69	(23.31)	-1.54%	2,600.00

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	
6045:Irrigation Maintenance	105.00 ✓	105.00	0.00	0.00%	735.00	735.00	0.00	0.00%	1,260.00
6050:Irrigation Repairs-Ash	0.00	41.67	41.67	100.00%	130.30	291.69	161.39	55.33%	500.00
TOTAL Landscape/ Grounds	1,617.75	1,567.58	(50.17)	-3.20%	9,993.05	10,973.06	980.01	8.93%	18,811.00
<u>Utilities</u>									
6900:Electric-Ashwood HOA	13.60 ✓	33.33	19.73	59.20%	158.78	233.31	74.53	31.94%	400.00
TOTAL Utilities	13.60	33.33	19.73	59.20%	158.78	233.31	74.53	31.94%	400.00
TOTAL Expense	3,654.37	3,289.15	(365.22)	-11.10%	45,082.41	48,179.05	3,096.64	6.43%	64,625.00
Excess Revenue / Expense	(3,614.74)	2,096.27	(5,711.01)	272.44%	21,086.26 ✓	(10,481.11)	31,567.37	301.18%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 7/1/2016 to 7/31/2016 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	(1.83)	0.00	(1.83)	0.00%	(15.37)	0.00	(15.37)	0.00%	0.00	
4095:Reserve Interest HOA	1.83	0.00	1.83	0.00%	15.37	0.00	15.37	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 7/1/2016 to 7/31/2016 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	1.69	0.00	1.69	0.00%	14.37	0.00	14.37	0.00%	0.00
TOTAL Other Revenue	1.69	0.00	1.69	0.00%	14.37	0.00	14.37	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	1.69	0.00	1.69	0.00%	35,951.37	35,937.00	14.37	-0.04%	35,937.00
Expense									
<u>Administrative</u>									
7010:Health Permit-Rec Fa	0.00	29.17	29.17	100.00%	350.00	204.19	(145.81)	-71.41%	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%	1,177.68	816.69	(360.99)	-44.20%	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	0.00	25.00	25.00	100.00%	63.92	175.00	111.08	63.47%	300.00
7090:Reserve Contribution I	0.00	566.75	566.75	100.00%	6,801.00	3,967.25	(2,833.75)	-71.43%	6,801.00
TOTAL Administrative	0.00	785.93	785.93	100.00%	8,392.60	5,501.51	(2,891.09)	-52.55%	9,431.00
<u>Building Maintenance</u>									
7340:Bath House-Restroom	250.00 ✓	250.00	0.00	0.00%	2,000.00	1,750.00	(250.00)	-14.29%	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
TOTAL Building Maintenance	250.00	262.50	12.50	4.76%	2,000.00	1,837.50	(162.50)	-8.84%	3,150.00
<u>Common Area Maintenance</u>									
7100:Signage-Rec Fac	0.00	12.50	12.50	100.00%	136.18	87.50	(48.68)	-55.63%	150.00
7110:Maint & Repairs-Rec F	249.86	50.00	(199.86)	-399.72%	994.37	350.00	(644.37)	-184.11%	600.00
TOTAL Common Area Maint	249.86	62.50	(187.36)	-299.78%	1,130.55	437.50	(693.05)	-158.41%	750.00
<u>Landscape/ Grounds Maintenance</u>									
7045:Irrigation Monthly Mair	35.00 ✓	50.00	15.00	30.00%	245.00	350.00	105.00	30.00%	600.00
7050:Irrigation Repairs-Rec	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	100.00%	500.00
7700:Mowing/Maintenance-	215.00 ✓	215.00	0.00	0.00%	1,505.00	1,505.00	0.00	0.00%	2,580.00
7710:Mulching-Rec Fac	0.00	66.67	66.67	100.00%	440.00	466.69	26.69	5.72%	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%	0.00	437.50	437.50	100.00%	750.00
TOTAL Landscape/ Grounds	250.00	485.84	235.84	48.54%	2,445.00	3,400.88	955.88	28.11%	5,830.00
<u>Park Maintenance</u>									
7460:Playground Equip-Mul	0.00	87.50	87.50	100.00%	0.00	612.50	612.50	100.00%	1,050.00
TOTAL Park Maintenance	0.00	87.50	87.50	100.00%	0.00	612.50	612.50	100.00%	1,050.00
<u>Pool /Clubhouse</u>									
7210:Pool Fac-Maint & Rep	129.60	182.17	52.57	28.86%	553.60	1,275.19	721.59	56.59%	2,186.00
7220:Pool Fac-Main Pump (0.00	0.00	0.00	0.00%	2,172.83	0.00	(2,172.83)	0.00%	0.00

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 Cleanin	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
TOTAL Pool /Clubhouse	129.60	690.50	560.90	81.23%	6,226.43	4,833.50	(1,392.93)	-28.82%	8,286.00
<u>Recreation</u>									
7500:Basketball Ct-Maint &	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
TOTAL Recreation	0.00	16.67	16.67	100.00%	0.00	116.69	116.69	100.00%	200.00
<u>Utilities</u>									
7900:Electricity-Rec Fac	414.24 ↓	445.00	30.76	6.91%	2,625.93	3,115.00	489.07	15.70%	5,340.00
7905:Water-Rec Fac	0.00	158.33	158.33	100.00%	1,384.08	1,108.31	(275.77)	-24.88%	1,900.00
TOTAL Utilities	414.24	603.33	189.09	31.34%	4,010.01	4,223.31	213.30	5.05%	7,240.00
TOTAL Expense	1,293.70	2,994.77	1,701.07	56.80%	24,204.59	20,963.39	(3,241.20)	-15.46%	35,937.00
Excess Revenue / Expense	(1,292.01)	(2,994.77)	1,702.76	56.86%	11,746.78 ✓	14,973.61	(3,226.83)	21.55%	0.00

Ashwood Homeowners Association

2 Income vs Expenses w/Budget

Period 7/1/2016 to 7/31/2016 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 I	1.97	0.00	1.97	0.00%	13.88	0.00	13.88	0.00%	0.00
9005:Reserve Int Allocation	(1.97)	0.00	(1.97)	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