

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.

March 2015 FINANCIAL REPORT

- \* Owner Prepaid/Delinquent Report
- \* Cash Flow Statement
- \* Operating Statement
- \* Balance Sheet
- \* Association Reserve Detail
- \* Operating Account Bank Journal
- \* General Ledger



4151 Woodlands Parkway  
Palm Harbor, FL 34685  
(727) 773-9542

13:46:50 13 APR 2015

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
ASSOC. # 49 - PREPAID/DELINQUENT REPORT  
MONTH OF MARCH 03/31/2015 AS OF MARCH 31

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UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		45.00				
000004	JONES, DEBORAH A.	355.00-					
000005	JOHNSON, LISA L. & JASON L.		355.21				
000009	MILLER, C. THOMAS & LINDA		765.00				
000011	SECOVNIE, JOHN	370.00-					
000012	DONNELLY, ELMER & PHYLLIS	370.00-					
000016	DINALLO, ANTHONY & MCGLYNN, CH	370.00-					
000017	KAMATH, SHRIVNIVAS & USHA	199.00-					
000027	LIGUORI, ERIC		370.00				
000029	GOTT, ERNESTINE H.	370.00-					
000037	FRIERI, BRENDA A.		1465.00				
000040	KLEINMAN, PATRICIA		370.00				
000041	WEIR, MARY BETH	740.00-					
000047	TURECK, JUDITH	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000050	GRAY, YVONNE	740.00-					
000053	ELW CLUSTER HOMES 4		31739.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000060	BOYLE, PATRICIA		370.00				
000062	POIGNEE, MICHAEL F. & CAROLE A	370.00-					
000064	TRINITY PROPERTIES,LLC		4305.00				
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000076	WEISS, JOHN R. & CYNTHIA J.	370.00-					
000077	WELLS FARGO BANK, N.A.		15410.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000086	HANSON, PETER C.		2122.38				
000095	STROVA, IDA MARIA		370.00				
000096	RILEY, CHERYL & SMITH, CARL	15.00-					
	TOTALS	6117.00-	57687.42		8005.00		

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.

CASH FLOW

FOR THE 3 MONTHS ENDED 03/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		3 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	841,168.35		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	841,168.35		880,790.98	
	RENT	35,393.42		111,843.32	
	INTEREST/DIVIDENDS	530.00		2,030.00	
		55.32		222.86	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	35,978.74		114,096.18	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	877,147.09		994,887.16	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	18,613.76		49,516.06	
	RESERVE ACCOUNTS			88,337.77	
	ACCOUNTS RECEIVABLE	<750.00>		<2,250.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	17,863.76		135,603.83	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	859,283.33		859,283.33	
		=====	=====	=====	=====

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.

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CASH FLOW  
FOR THE 3 MONTHS ENDED 03/31/15 PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		3 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	25,831.67		25,831.67	
1150	OP M/M-STONEGATE BK	50,463.27		50,463.27	
1220	M/M-RESERVES-BB&T	120,111.04		120,111.04	
1225	M/M-CORNERSTONE BANK	153,599.12		153,599.12	
1250	CDARS CD-6/25/15	100,796.28		100,796.28	
1251	CADENCE CD 2/14/16	200,000.00		200,000.00	
1254	CDARS CD-6/11/15	208,481.95		208,481.95	
		-----	-----	-----	-----
		859,283.33		859,283.33	
		-----	-----	-----	-----
	CASH ON HAND	859,283.33		859,283.33	
		=====	=====	=====	=====

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.

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OPERATING STATEMENT  
FOR THE 3 MONTHS ENDED 03/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		3 MONTHS TO DATE		VARIANCE
		A C T U A L	B U D G E T	A C T U A L	B U D G E T	
INCOME						
4010	MAINTENANCE FEES	36,630.00	36,630	109,890.00	109,890	
4165	LATE/MISC FEES			13.00		13.00
4168	RENT	530.00		2,030.00		2,030.00
4200	PRIOR YEAR SURPLUS		112		336	<336.00>
4300	INTEREST	12.88		40.84		40.84
4301	RESERVE INTEREST	42.44		182.02		182.02
	TOTAL INCOME FEES	37,215.32	36,742	112,155.86	110,226	1,929.86
	TOTAL INCOME	37,215.32	36,742	112,155.86	110,226	1,929.86
OPERATING EXPENSE						
6020	OFFICE EXPENSES	171.82	417	766.47	1,251	<484.53>
6030	MANAGEMENT FEE	1,138.00	1,138	3,414.00	3,414	
6045	LEGAL & AUDIT	<78.11>	340	1,156.04	1,020	136.04
6110	ELECTRICITY	446.11	512	1,339.84	1,536	<196.16>
6135	TRASH	1,234.00	1,253	3,702.00	3,759	<57.00>
6144	TERMITE CONTROL		750		2,250	<2,250.00>
6160	CABLE TV	2,781.11	2,869	8,373.88	8,607	<233.12>
6350	DUES, LICENSE, PERMITS		11	61.25	33	28.25
6475	ELW COMMUNITY FEES	2,376.00	2,323	7,128.00	6,969	159.00
6604	PEST/FERTILIZER/WEED	750.00	750	2,250.00	2,250	
6606	LAWN SERVICES	3,515.00	3,515	10,545.00	10,545	
6610	R & M GROUNDS	3,803.23	992	3,803.23	2,976	827.23
6612	R & M TREES		1,167		3,501	<3,501.00>
6615	R&M SPRINKLER SYS	1,560.00	1,000	2,501.50	3,000	<498.50>
6627	R & M BUILDING	166.60	1,000	2,224.85	3,000	<775.15>
6669	CONTINGENCY FUND	750.00	750	2,250.00	2,250	
	TOTAL OPERATING EXP.	18,613.76	18,787	49,516.06	56,361	<6,844.94>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	42.44		182.02		182.02
8300	PAINTING	995.00	995	2,985.00	2,985	
8301	PAVING	1,683.00	1,683	5,049.00	5,049	
8302	ROOF	3,000.00	3,000	9,000.00	9,000	
8330	DEFERRED MAINT	1,894.00	1,894	5,682.00	5,682	

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.

OPERATING STATEMENT

FOR THE 3 MONTHS ENDED 03/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		3 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
8375	INSURANCE	10,060.00	10,060	30,180.00	30,180	
8378	IRRIGATION & WELL	323.00	323	969.00	969	
	TOTAL NON-OPER EXP.	17,997.44	17,955	54,047.02	53,865	182.02
	TOTAL EXPENSES	36,611.20	36,742	103,563.08	110,226	<6,662.92>
	YTD SURPLUS (DEFICIT)	604.12		8,592.78		8,592.78
		=====	=====	=====	=====	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 03/31/15

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ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	25,831.67	
1150	OP M/M-STONEGATE BK	50,463.27	
1220	M/M-RESERVES-BB&T	120,111.04	
1225	M/M-CORNERSTONE BANK	153,599.12	
1250	CDARS CD-6/25/15	100,796.28	
1251	CADENCE CD 2/14/16	200,000.00	
1254	CDARS CD-6/11/15	208,481.95	
1500	A/R MAINT FEES	57,687.42	
1502	ALLOW.-DOUBTFUL ACCTS.	<19,349.52>	
1505	A/R--SP. ASSM'T	8,005.00	
		-----	
	TOTAL CURRENT ASSETS		905,626.23
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
		-----	
	TOTAL OTHER ASSETS		611.00
		-----	
	TOTAL ASSETS		906,237.23
			=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 03/31/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,117.00	
		-----	
	TOTAL CURRENT LIAB		6,117.00
	RESERVES		
2300	PAINTING	105,417.79	
2301	PAVING	57,643.99	
2302	ROOF	365,582.25	
2330	DEFERRED MAINT	106,277.92	
2345	CARPORTS	914.59	
2375	INSURANCE	57,507.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	4,845.00	
2381	INTEREST	44,799.18	
		-----	
	TOTAL RESERVES		782,988.39
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	8,592.78	
		-----	
	TOTAL EQUITY		117,131.84
		-----	
	TOTAL LIAB & EQUITY		906,237.23
			=====



49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 3 MONTHS AS OF 03/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	102,143.03	17,955.00			13.01	120,111.04
1225 M/M-CORNERSTONE	153,569.69				29.43	153,599.12
1250 CDARS CD-6/25/1	100,796.28					100,796.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/11/1	208,481.95					208,481.95
TOTALS	764,990.95	17,955.00			42.44	782,988.39

RESERVE ANALYSIS  
 3 MONTHS AS OF 03/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<104,422.79>	<995.00>				<105,417.79>
2301 PAVING	<55,960.99>	<1,683.00>				<57,643.99>
2302 ROOF	<362,582.25>	<3,000.00>				<365,582.25>
2330 DEFERRED MAINT	<104,383.92>	<1,894.00>				<106,277.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<47,447.67>	<10,060.00>				<57,507.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<4,522.00>	<323.00>				<4,845.00>
2381 INTEREST	<44,756.74>				<42.44>	<44,799.18>
TOTALS	<764,990.95>	<17,955.00>			<42.44>	<782,988.39>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 3 MONTHS AS OF 03/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	53,865.00		810.00	54.08	120,111.04
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>		127.94	153,599.12
1250 CDARS CD-6/25/1	100,796.28					100,796.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/11/1	208,481.95					208,481.95
TOTALS	817,279.14	53,865.00	<89,147.77>	810.00	182.02	782,988.39

RESERVE ANALYSIS  
 3 MONTHS AS OF 03/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<2,985.00>				<105,417.79>
2301 PAVING	<52,594.99>	<5,049.00>				<57,643.99>
2302 ROOF	<356,582.25>	<9,000.00>				<365,582.25>
2330 DEFERRED MAINT	<99,785.92>	<5,682.00>		<810.00>		<106,277.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<30,180.00>	89,147.77			<57,507.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<969.00>				<4,845.00>
2381 INTEREST	<44,617.16>				<182.02>	<44,799.18>
TOTALS	<817,279.14>	<53,865.00>	89,147.77	<810.00>	<182.02>	<782,988.39>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 03/01/15 TO 03/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	25,725.74
03/04	CK 02664	LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
03/04	CK 02665	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<946.00>
03/04	CK 02666	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<48.00>
03/04	CK 02667	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<32.53>
03/06	CK 02668	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
03/13	CK 02669	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<68.48>
03/17	CK 02670	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<116.00>
03/17	CK 02671	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<35.20>
03/17	CK 02672	TRUGREEN*CHEMLAWN	6610	R & M GROUNDS		<1,014.00>
03/17	CK 02673	ALL PHASE PAVING & SE	6610	R & M GROUNDS		<2,575.00>
03/17	CK 02674	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<614.00>
03/19	CK 02675	LORRAINE OR BETTY JAC	2100	PREPAID MAINT FEES		<15.00>
03/19	CK 02676	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<76.59>
03/20	CK 02677	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<50.87>
03/25	CK 02678	RICK CANTRELL	6020	OFFICE EXPENSES	26.75	
	CK 02678		6610	R & M GROUNDS	84.23	<110.98>
03/30	CK 02679	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 02679		6604	PEST/FERTILIZER/WEEED	750.00	<4,265.00>
				TOTAL CHECKS POSTED		<11,331.65>
03/05	DP 03051	MAINTENANCE	2100	PREPAID MAINT FEES		24,978.90
03/11	DP 03111	BRIGHT HOUSE	6160	CABLE TV		<2,781.11>
03/15	DP 03151	MAINTENANCE	2100	PREPAID MAINT FEES		6,198.63
03/19	DP 03191	UNIT #53	4168	RENT		530.00
03/20	DP 03201	TAMPA ELECTRIC	6110	ELECTRICITY		<446.11>
03/25	DP 03251	MAINTENANCE	2100	PREPAID MAINT FEES		4,425.00
03/25	DP 03252	INTEREST	4300	INTEREST		1.27
				TOTAL DEPOSITS/DEBITS POSTED		32,906.58
03/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
03/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
03/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 03/01/15 TO 03/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL J. E. POSTED		<21,469.00>
				TOTAL POSTED TO BANK 1026		105.93
				ENDING BAL FOR BANK 1026		25,831.67
				BEGIN BAL		50,451.66
03/25	JE 80360	INTEREST	1150	OP M/M-STONEGATE BK		11.61
				TOTAL J. E. POSTED		11.61
				TOTAL POSTED TO BANK 1150		11.61
				ENDING BAL FOR BANK 1150		50,463.27

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
03/01/15	1026	OPERATING-BB&T	BAL FWD		25,725.74
03/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
03/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
03/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
03/04/15	1026	CK02664 thru CK02667	CK03001	<1,156.53>	
03/05/15	1026	DP03051 THRU DP03051	CR03001	24,978.90	
03/06/15	1026	CK02668 thru CK02668	CK03002	<1,234.00>	
03/11/15	1026	DP03111 THRU DP03111	CR03004	<2,781.11>	
03/13/15	1026	CK02669 thru CK02669	CK03003	<68.48>	
03/15/15	1026	DP03151 THRU DP03151	CR03003	6,198.63	
03/17/15	1026	CK02670 thru CK02674	CK03004	<4,354.20>	
03/19/15	1026	CK02675 thru CK02676	CK03005	<91.59>	
03/19/15	1026	DP03191 THRU DP03191	CR03005	530.00	
03/20/15	1026	CK02677 thru CK02677	CK03006	<50.87>	
03/20/15	1026	DP03201 THRU DP03201	CR03002	<446.11>	
03/25/15	1026	CK02678 thru CK02678	CK03007	<110.98>	
03/25/15	1026	DP03251 THRU DP03251	CR03006	4,425.00	
03/25/15	1026	DP03252 THRU DP03252	CR03007	1.27	
03/30/15	1026	CK02679 thru CK02679	CK03008	<4,265.00>	
			*TOTAL*	105.93	25,831.67
03/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		50,451.66
03/25/15	1150	INTEREST	JE80360	11.61	
			*TOTAL*	11.61	50,463.27
03/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		102,143.03
03/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
03/25/15	1220	INTEREST	JE83992	13.01	
			*TOTAL*	17,968.01	120,111.04
03/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		153,569.69
03/25/15	1225	INTEREST	JE83992	29.43	
			*TOTAL*	29.43	153,599.12
03/01/15	1250	CDARS CD-6/25/15	BAL FWD		100,796.28
03/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
03/01/15	1254	CDARS CD-6/11/15	BAL FWD		208,481.95

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 03/01/15 TO 03/31/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
03/01/15	1500	A/R MAINT FEES	BAL FWD		56,485.84
03/25/15	1500	ADJUST DUES	JE00355	1,201.58	
			*TOTAL*	1,201.58	57,687.42
03/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<18,264.52>
03/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
03/13/15	1502	ADJUST MAINT-#84	JE00351	<335.00>	
			*TOTAL*	<1,085.00>	<19,349.52>
03/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
03/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
03/01/15	2100	PREPAID MAINT FEES	BAL FWD		<6,487.00>
03/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
03/01/15	2100	LEGAL ADJ #5	JE80351	194.11	
03/05/15	2100	MAINTENANCE	CR03051	<24,978.90>	
03/13/15	2100	ADJUST MAINT-#84	JE00351	335.00	
03/15/15	2100	MAINTENANCE	CR03151	<6,198.63>	
03/19/15	2100	LORRAINE OR BETTY JACOCK	02675	15.00	
03/25/15	2100	MAINTENANCE	CR03251	<4,425.00>	
03/25/15	2100	ADJUST DUES	JE00355	<1,201.58>	
			*TOTAL*	370.00	<6,117.00>
03/01/15	2300	PAINTING	BAL FWD		<104,422.79>
03/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			*TOTAL*	<995.00>	<105,417.79>
03/01/15	2301	PAVING	BAL FWD		<55,960.99>
03/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			*TOTAL*	<1,683.00>	<57,643.99>
03/01/15	2302	ROOF	BAL FWD		<362,582.25>
03/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			*TOTAL*	<3,000.00>	<365,582.25>
03/01/15	2330	DEFERRED MAINT	BAL FWD		<104,383.92>
03/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			*TOTAL*	<1,894.00>	<106,277.92>
03/01/15	2345	CARPORTS	BAL FWD		<914.59>
03/01/15	2375	INSURANCE	BAL FWD		<47,447.67>
03/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			*TOTAL*	<10,060.00>	<57,507.67>
03/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
03/01/15	2378	IRRIGATION & WELL	BAL FWD		<4,522.00>
03/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			*TOTAL*	<323.00>	<4,845.00>
03/01/15	2381	INTEREST	BAL FWD		<44,756.74>
03/25/15	2381	INTEREST	JE03992	<42.44>	
			*TOTAL*	<42.44>	<44,799.18>
03/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
03/01/15	4010	MAINTENANCE FEES	BAL FWD		<73,260.00>
03/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			*TOTAL*	<36,630.00>	<109,890.00>
03/01/15	4165	LATE/MISC FEES	BAL FWD		<13.00>
03/01/15	4168	RENT	BAL FWD		<1,500.00>
03/19/15	4168	UNIT #53	CR03191	<530.00>	
			*TOTAL*	<530.00>	<2,030.00>
03/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			*TOTAL*	0.00	0.00
03/01/15	4300	INTEREST	BAL FWD		<27.96>
03/25/15	4300	INTEREST	CR03252	<1.27>	
03/25/15	4300	INTEREST	JE80360	<11.61>	
			*TOTAL*	<12.88>	<40.84>
03/01/15	4301	RESERVE INTEREST	BAL FWD		<139.58>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
03/25/15	4301	INTEREST	JE83992	<42.44>	
			*TOTAL*	<42.44>	<182.02>
03/01/15	6020	OFFICE EXPENSES	BAL FWD		594.65
03/13/15	6020	PROGRESSIVE MANAGEMENT	TCK02669	68.48	
03/19/15	6020	PROGRESSIVE MANAGEMENT	TCK02676	76.59	
03/25/15	6020	RICK CANTRELL	CK02678	26.75	
			*TOTAL*	171.82	766.47
03/01/15	6030	MANAGEMENT FEE	BAL FWD		2,276.00
03/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			*TOTAL*	1,138.00	3,414.00
03/01/15	6045	LEGAL & AUDIT	BAL FWD		1,234.15
03/01/15	6045	LEGAL ADJ #5	JE80351	<194.11>	
03/17/15	6045	BUSH ROSS ATTORNEYS	ATCK02670	116.00	
			*TOTAL*	<78.11>	1,156.04
03/01/15	6110	ELECTRICITY	BAL FWD		893.73
03/20/15	6110	TAMPA ELECTRIC	CR03201	446.11	
			*TOTAL*	446.11	1,339.84
03/01/15	6135	TRASH	BAL FWD		2,468.00
03/06/15	6135	COUNTY SANITATION SERV	CK02668	1,234.00	
			*TOTAL*	1,234.00	3,702.00
03/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
			*TOTAL*	0.00	0.00
03/01/15	6160	CABLE TV	BAL FWD		5,592.77
03/11/15	6160	BRIGHT HOUSE	CR03111	2,781.11	
			*TOTAL*	2,781.11	8,373.88
03/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			*TOTAL*	0.00	61.25
03/01/15	6475	ELW COMMUNITY FEES	BAL FWD		4,752.00
03/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			*TOTAL*	2,376.00	7,128.00



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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
03/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		1,500.00
03/30/15	6604	TRUGREEN PROCESSING	CECK02679	750.00	
			*TOTAL*	750.00	2,250.00
03/01/15	6606	LAWN SERVICES	BAL FWD		7,030.00
03/30/15	6606	TRUGREEN PROCESSING	CECK02679	3,515.00	
			*TOTAL*	3,515.00	10,545.00
03/01/15	6610	R & M GROUNDS	BAL FWD		0.00
03/04/15	6610	LAKE DOCTORS, INC	CK02664	130.00	
03/17/15	6610	TRUGREEN*CHEMLAWN	CK02672	1,014.00	
03/17/15	6610	ALL PHASE PAVING & SE	ACK02673	2,575.00	
03/25/15	6610	RICK CANTRELL	CK02678	84.23	
			*TOTAL*	3,803.23	3,803.23
03/01/15	6612	R & M TREES	BAL FWD		0.00
			*TOTAL*	0.00	0.00
03/01/15	6615	R&M SPRINKLER SYS	BAL FWD		941.50
03/04/15	6615	IN-TOUCH LAWN SERVICE,	CK02665	946.00	
03/17/15	6615	IN-TOUCH LAWN SERVICE,	CK02674	614.00	
			*TOTAL*	1,560.00	2,501.50
03/01/15	6627	R & M BUILDING	BAL FWD		2,058.25
03/04/15	6627	AFFORDABLE WORK ORDERS	SCK02666	48.00	
03/04/15	6627	SCOTT PAINT, INC - STOCK	02667	32.53	
03/17/15	6627	SCOTT PAINT, INC - STOCK	02671	35.20	
03/20/15	6627	SCOTT PAINT, INC - STOCK	02677	50.87	
			*TOTAL*	166.60	2,224.85
03/01/15	6669	CONTINGENCY FUND	BAL FWD		1,500.00
03/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			*TOTAL*	750.00	2,250.00
03/01/15	7771	INTEREST-RESERVES	BAL FWD		139.58
03/25/15	7771	INTEREST	JE03992	42.44	
			*TOTAL*	42.44	182.02

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
03/01/15	8300	PAINTING	BAL FWD		1,990.00
03/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			*TOTAL*	995.00	2,985.00
03/01/15	8301	PAVING	BAL FWD		3,366.00
03/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	
			*TOTAL*	1,683.00	5,049.00
03/01/15	8302	ROOF	BAL FWD		6,000.00
03/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			*TOTAL*	3,000.00	9,000.00
03/01/15	8330	DEFERRED MAINT	BAL FWD		3,788.00
03/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			*TOTAL*	1,894.00	5,682.00
03/01/15	8375	INSURANCE	BAL FWD		20,120.00
03/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			*TOTAL*	10,060.00	30,180.00
03/01/15	8378	IRRIGATION & WELL	BAL FWD		646.00
03/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			*TOTAL*	323.00	969.00
			*TOTAL*	0.00	0.00
		*GRAND TOTAL*		0.00	0.00