

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

April 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

10:08:46 06 MAY 2015

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF APRIL 04/30/2015 AS OF APRIL 30

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UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		15.00				
000004	JONES, DEBORAH A.	340.00-					
000005	JOHNSON, LISA L. & JASON L.		725.21				
000009	MILLER, C. THOMAS & LINDA		1135.00				
000011	SECOVNIE, JOHN	370.00-					
000012	DONNELLY, ELMER & PHYLLIS	370.00-					
000016	DINALLO, ANTHONY & MCGLYNN, CH	370.00-					
000017	KAMATH, SHRIVNIVAS & USHA	199.00-					
000022	MENDEZ, OLGA		370.00				
000029	GOTT, ERNESTINE H.	370.00-					
000037	FRIERI, BRENDA A.		1835.00				
000040	KLEINMAN, PATRICIA		370.00				
000041	WEIR, MARY BETH	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000050	GRAY, YVONNE	370.00-					
000051	RIERA, EMILIO & DONNA		370.00				
000053	ELW CLUSTER HOMES 4		32109.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000058	POKLEMBA, ROBERT & RITA	370.00-					
000062	POIGNEE, MICHAEL F. & CAROLE A	370.00-					
000064	TRINITY PROPERTIES,LLC		4675.00				
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000076	WEISS, JOHN R. & CYNTHIA J.	370.00-					
000077	WELLS FARGO BANK, N.A.		15780.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000086	HANSON, PETER C.		1843.75				
000096	RILEY, CHERYL & SMITH, CARL	30.00-					
	TOTALS	5377.00-	59228.79		8005.00		

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

CASH FLOW

FOR THE 4 MONTHS ENDED 04/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	859,283.33		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	859,283.33		880,790.98	
	RENT	34,348.63		146,191.95	
	INTEREST/DIVIDENDS	765.00		2,795.00	
		64.29		287.15	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	35,177.92		149,274.10	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	894,461.25		1,030,065.08	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	14,364.95		63,881.01	
	RESERVE ACCOUNTS			88,337.77	
	ACCOUNTS RECEIVABLE	<750.00>		<3,000.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	13,614.95		149,218.78	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	880,846.30		880,846.30	
		=====	=====	=====	=====

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

CASH FLOW
 FOR THE 4 MONTHS ENDED 04/30/15 PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	29,376.80		29,376.80	
1150	OP M/M-STONEGATE BK	50,476.13		50,476.13	
1220	M/M-RESERVES-BB&T	138,082.38		138,082.38	
1225	M/M-CORNERSTONE BANK	153,632.76		153,632.76	
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	
		-----		-----	
		880,846.30		880,846.30	
		-----		-----	
	CASH ON HAND	880,846.30		880,846.30	
		=====		=====	

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

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OPERATING STATEMENT
FOR THE 4 MONTHS ENDED 04/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
INCOME						
4010	MAINTENANCE FEES	36,630.00	36,630	146,520.00	146,520	
4165	LATE/MISC FEES			13.00		13.00
4168	RENT	765.00		2,795.00		2,795.00
4200	PRIOR YEAR SURPLUS		112		448	<448.00>
4300	INTEREST	14.31		55.15		55.15
4301	RESERVE INTEREST	49.98		232.00		232.00
	TOTAL INCOME FEES	37,459.29	36,742	149,615.15	146,968	2,647.15
	TOTAL INCOME	37,459.29	36,742	149,615.15	146,968	2,647.15
OPERATING EXPENSE						
6020	OFFICE EXPENSES	280.97	417	1,047.44	1,668	<620.56>
6030	MANAGEMENT FEE	1,138.00	1,138	4,552.00	4,552	
6045	LEGAL & AUDIT	378.69	340	1,534.73	1,360	174.73
6110	ELECTRICITY	455.84	512	1,795.68	2,048	<252.32>
6135	TRASH	1,234.00	1,253	4,936.00	5,012	<76.00>
6144	TERMITE CONTROL		750		3,000	<3,000.00>
6160	CABLE TV	2,781.11	2,869	11,154.99	11,476	<321.01>
6350	DUES, LICENSE, PERMITS		11	61.25	44	17.25
6475	ELW COMMUNITY FEES	2,376.00	2,323	9,504.00	9,292	212.00
6604	PEST/FERTILIZER/WEED	750.00	750	3,000.00	3,000	
6606	LAWN SERVICES	3,515.00	3,515	14,060.00	14,060	
6610	R & M GROUNDS		992	3,803.23	3,968	<164.77>
6612	R & M TREES		1,167		4,668	<4,668.00>
6615	R&M SPRINKLER SYS	534.00	1,000	3,035.50	4,000	<964.50>
6627	R & M BUILDING	171.34	1,000	2,396.19	4,000	<1,603.81>
6669	CONTINGENCY FUND	750.00	750	3,000.00	3,000	
	TOTAL OPERATING EXP.	14,364.95	18,787	63,881.01	75,148	<11,266.99>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	49.98		232.00		232.00
8300	PAINTING	995.00	995	3,980.00	3,980	
8301	PAVING	1,683.00	1,683	6,732.00	6,732	
8302	ROOF	3,000.00	3,000	12,000.00	12,000	
8330	DEFERRED MAINT	1,894.00	1,894	7,576.00	7,576	

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

OPERATING STATEMENT

FOR THE 4 MONTHS ENDED 04/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 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	40,240.00	40,240	
8378	IRRIGATION & WELL	323.00	323	1,292.00	1,292	
	TOTAL NON-OPER EXP.	18,004.98	17,955	72,052.00	71,820	232.00
	TOTAL EXPENSES	32,369.93	36,742	135,933.01	146,968	<11,034.99>
	YTD SURPLUS (DEFICIT)	5,089.36	=====	13,682.14	=====	13,682.14

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 04/30/15

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	29,376.80	
1150	OP M/M-STONEGATE BK	50,476.13	
1220	M/M-RESERVES-BB&T	138,082.38	
1225	M/M-CORNERSTONE BANK	153,632.76	
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	59,228.79	
1502	ALLOW.-DOUBTFUL ACCTS.	<20,099.52>	
1505	A/R--SP. ASSM'T	8,005.00	
	TOTAL CURRENT ASSETS	927,980.57	
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	611.00	
	TOTAL ASSETS	928,591.57	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 04/30/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	5,377.00	

	TOTAL CURRENT LIAB		5,377.00
	RESERVES		
2300	PAINTING	106,412.79	
2301	PAVING	59,326.99	
2302	ROOF	368,582.25	
2330	DEFERRED MAINT	108,171.92	
2345	CARPORTS	914.59	
2375	INSURANCE	67,567.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	5,168.00	
2381	INTEREST	44,849.16	

	TOTAL RESERVES		800,993.37
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	13,682.14	

	TOTAL EQUITY		122,221.20

	TOTAL LIAB & EQUITY		928,591.57
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 4 MONTHS AS OF 04/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	120,111.04	17,955.00			16.34	138,082.38
1225 M/M-CORNERSTONE	153,599.12				33.64	153,632.76
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	782,988.39	17,955.00			49.98	800,993.37

RESERVE ANALYSIS
 4 MONTHS AS OF 04/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<105,417.79>	<995.00>				<106,412.79>
2301 PAVING	<57,643.99>	<1,683.00>				<59,326.99>
2302 ROOF	<365,582.25>	<3,000.00>				<368,582.25>
2330 DEFERRED MAINT	<106,277.92>	<1,894.00>				<108,171.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<57,507.67>	<10,060.00>				<67,567.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<4,845.00>	<323.00>				<5,168.00>
2381 INTEREST	<44,799.18>				<49.98>	<44,849.16>
TOTALS	<782,988.39>	<17,955.00>			<49.98>	<800,993.37>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 4 MONTHS AS OF 04/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	71,820.00		810.00	70.42	138,082.38
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>		161.58	153,632.76
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	71,820.00	<89,147.77>	810.00	232.00	800,993.37

RESERVE ANALYSIS
 4 MONTHS AS OF 04/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<3,980.00>				<106,412.79>
2301 PAVING	<52,594.99>	<6,732.00>				<59,326.99>
2302 ROOF	<356,582.25>	<12,000.00>				<368,582.25>
2330 DEFERRED MAINT	<99,785.92>	<7,576.00>		<810.00>		<108,171.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<40,240.00>	89,147.77			<67,567.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<1,292.00>				<5,168.00>
2381 INTEREST	<44,617.16>				<232.00>	<44,849.16>
TOTALS	<817,279.14>	<71,820.00>	89,147.77	<810.00>	<232.00>	<800,993.37>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 04/01/15 TO 04/30/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	25,831.67
04/01	CK 02680	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<534.00>
04/02	CK 02681	BILL MARTIN	6020	OFFICE EXPENSES		<50.00>
04/02	CK 02682	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<25.00>
04/09	CK 02683	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
04/14	CK 02684	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<141.34>
04/17	CK 02685	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<30.00>
04/17	CK 02686	CIANFRONE, NIKOLOFF,	6045	LEGAL & AUDIT		<135.69>
04/17	CK 02687	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<243.00>
04/17	CK 02688	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<110.97>
04/23	CK 02689	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 02689		6604	PEST/FERTILIZER/WEED	750.00	<4,265.00>

TOTAL CHECKS POSTED						<6,769.00>
04/02	DP 04021	VD2651/0115/AFFORDAB	6627	R & M BUILDING		25.00
04/05	DP 04051	MAINTENANCE	2100	PREPAID MAINT FEES		22,245.00
04/13	DP 04131	ANNUAL STORAGE FEE	6020	OFFICE EXPENSES		<120.00>
04/15	DP 04151	MAINTENANCE	2100	PREPAID MAINT FEES		7,678.63
04/17	DP 04171	TAMPA ELECTRIC	6110	ELECTRICITY		<304.16>
04/21	DP 04211	TAMPA ELECTRIC	6110	ELECTRICITY		<151.68>
04/23	DP 04231	BRIGHT HOUSE	6160	CABLE TV		<2,781.11>
04/24	DP 04241	UNIT #53	4168	RENT		765.00
04/25	DP 04251	MAINTENANCE	2100	PREPAID MAINT FEES		4,425.00
04/25	DP 04252	INTEREST	4300	INTEREST		1.45

TOTAL DEPOSITS/DEBITS POSTED						31,783.13
04/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
04/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
04/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>

TOTAL J. E. POSTED						<21,469.00>

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/15	1026	OPERATING-BB&T	BAL FWD		25,831.67
04/01/15	1026	CK02680 thru CK02680	CK04001	<534.00>	
04/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
04/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
04/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
04/02/15	1026	CK02681 thru CK02682	CK04002	<75.00>	
04/02/15	1026	DP04021 THRU DP04021	CR04001	25.00	
04/05/15	1026	DP04051 THRU DP04051	CR04003	22,245.00	
04/09/15	1026	CK02683 thru CK02683	CK04003	<1,234.00>	
04/13/15	1026	DP04131 THRU DP04131	CR04006	<120.00>	
04/14/15	1026	CK02684 thru CK02684	CK04004	<141.34>	
04/15/15	1026	DP04151 THRU DP04151	CR04007	7,678.63	
04/17/15	1026	CK02685 thru CK02687	CK04005	<408.69>	
04/17/15	1026	CK02688 thru CK02688	CK04006	<110.97>	
04/17/15	1026	DP04171 THRU DP04171	CR04002	<304.16>	
04/21/15	1026	DP04211 THRU DP04211	CR04005	<151.68>	
04/23/15	1026	CK02689 thru CK02689	CK04007	<4,265.00>	
04/23/15	1026	DP04231 THRU DP04231	CR04004	<2,781.11>	
04/24/15	1026	DP04241 THRU DP04241	CR04008	765.00	
04/25/15	1026	DP04251 THRU DP04251	CR04009	4,425.00	
04/25/15	1026	DP04252 THRU DP04252	CR04010	1.45	
			TOTAL	3,545.13	29,376.80
04/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		50,463.27
04/25/15	1150	INTEREST	JE80457	12.86	
			TOTAL	12.86	50,476.13
04/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		120,111.04
04/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
04/25/15	1220	INTEREST	JE84992	16.34	
			TOTAL	17,971.34	138,082.38
04/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		153,599.12
04/25/15	1225	INTEREST	JE84992	33.64	
			TOTAL	33.64	153,632.76
04/01/15	1250	CDARS CD-6/25/15	BAL FWD		100,796.28
04/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/15	1254	CDARS CD-6/11/15	BAL FWD		208,481.95
04/01/15	1500	A/R MAINT FEES	BAL FWD		57,687.42
04/25/15	1500	ADJUST DUES	JE00455	1,541.37	
			TOTAL	1,541.37	59,228.79
04/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<19,349.52>
04/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<20,099.52>
04/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
04/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
04/01/15	2100	PREPAID MAINT FEES	BAL FWD		<6,117.00>
04/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
04/05/15	2100	MAINTENANCE	CR04051	<22,245.00>	
04/15/15	2100	MAINTENANCE	CR04151	<7,678.63>	
04/25/15	2100	MAINTENANCE	CR04251	<4,425.00>	
04/25/15	2100	ADJUST DUES	JE00455	<1,541.37>	
			TOTAL	740.00	<5,377.00>
04/01/15	2300	PAINTING	BAL FWD		<105,417.79>
04/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			TOTAL	<995.00>	<106,412.79>
04/01/15	2301	PAVING	BAL FWD		<57,643.99>
04/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			TOTAL	<1,683.00>	<59,326.99>
04/01/15	2302	ROOF	BAL FWD		<365,582.25>
04/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			TOTAL	<3,000.00>	<368,582.25>
04/01/15	2330	DEFERRED MAINT	BAL FWD		<106,277.92>
04/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	
			TOTAL	<1,894.00>	<108,171.92>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 04/01/15 TO 04/30/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/15	2345	CARPORTS	BAL FWD		<914.59>
04/01/15	2375	INSURANCE	BAL FWD		<57,507.67>
04/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			TOTAL	<10,060.00>	<67,567.67>
04/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
04/01/15	2378	IRRIGATION & WELL	BAL FWD		<4,845.00>
04/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<5,168.00>
04/01/15	2381	INTEREST	BAL FWD		<44,799.18>
04/25/15	2381	INTEREST	JE04992	<49.98>	
			TOTAL	<49.98>	<44,849.16>
04/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
04/01/15	4010	MAINTENANCE FEES	BAL FWD		<109,890.00>
04/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			TOTAL	<36,630.00>	<146,520.00>
04/01/15	4165	LATE/MISC FEES	BAL FWD		<13.00>
04/01/15	4168	RENT	BAL FWD		<2,030.00>
04/24/15	4168	UNIT #53	CR04241	<765.00>	
			TOTAL	<765.00>	<2,795.00>
04/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/15	4300	INTEREST	BAL FWD		<40.84>
04/25/15	4300	INTEREST	CR04252	<1.45>	
04/25/15	4300	INTEREST	JE80457	<12.86>	
			TOTAL	<14.31>	<55.15>
04/01/15	4301	RESERVE INTEREST	BAL FWD		<182.02>
04/25/15	4301	INTEREST	JE84992	<49.98>	
			TOTAL	<49.98>	<232.00>

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 PERIOD FROM 04/01/15 TO 04/30/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/15	6020	OFFICE EXPENSES	BAL FWD		766.47
04/02/15	6020	BILL MARTIN	CK02681	50.00	
04/13/15	6020	ANNUAL STORAGE FEE	CR04131	120.00	
04/17/15	6020	PROGRESSIVE MANAGEMENT	TCK02688	110.97	
			TOTAL	280.97	1,047.44
04/01/15	6030	MANAGEMENT FEE	BAL FWD		3,414.00
04/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			TOTAL	1,138.00	4,552.00
04/01/15	6045	LEGAL & AUDIT	BAL FWD		1,156.04
04/17/15	6045	CIANFRONE, NIKOLOFF,	GCK02686	135.69	
04/17/15	6045	BUSH ROSS ATTORNEYS	ATCK02687	243.00	
			TOTAL	378.69	1,534.73
04/01/15	6110	ELECTRICITY	BAL FWD		1,339.84
04/17/15	6110	TAMPA ELECTRIC	CR04171	304.16	
04/21/15	6110	TAMPA ELECTRIC	CR04211	151.68	
			TOTAL	455.84	1,795.68
04/01/15	6135	TRASH	BAL FWD		3,702.00
04/09/15	6135	COUNTY SANITATION SERV	VCK02683	1,234.00	
			TOTAL	1,234.00	4,936.00
04/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/15	6160	CABLE TV	BAL FWD		8,373.88
04/23/15	6160	BRIGHT HOUSE	CR04231	2,781.11	
			TOTAL	2,781.11	11,154.99
04/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
04/01/15	6475	ELW COMMUNITY FEES	BAL FWD		7,128.00
04/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			TOTAL	2,376.00	9,504.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		2,250.00
04/23/15	6604	TRUGREEN PROCESSING	CECK02689	750.00	
			TOTAL	750.00	3,000.00
04/01/15	6606	LAWN SERVICES	BAL FWD		10,545.00
04/23/15	6606	TRUGREEN PROCESSING	CECK02689	3,515.00	
			TOTAL	3,515.00	14,060.00
04/01/15	6610	R & M GROUNDS	BAL FWD		3,803.23
			TOTAL	0.00	3,803.23
04/01/15	6612	R & M TREES	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/15	6615	R&M SPRINKLER SYS	BAL FWD		2,501.50
04/01/15	6615	IN-TOUCH LAWN SERVICE,	CK02680	534.00	
			TOTAL	534.00	3,035.50
04/01/15	6627	R & M BUILDING	BAL FWD		2,224.85
04/02/15	6627	AFFORDABLE WORK ORDERS	SCK02682	25.00	
04/02/15	6627	VD2651/0115/AFFORDAB	CR04021	<25.00>	
04/14/15	6627	SCOTT PAINT, INC -	STOCK02684	141.34	
04/17/15	6627	AFFORDABLE WORK ORDERS	SCK02685	30.00	
			TOTAL	171.34	2,396.19
04/01/15	6669	CONTINGENCY FUND	BAL FWD		2,250.00
04/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	3,000.00
04/01/15	7771	INTEREST-RESERVES	BAL FWD		182.02
04/25/15	7771	INTEREST	JE04992	49.98	
			TOTAL	49.98	232.00
04/01/15	8300	PAINTING	BAL FWD		2,985.00
04/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			TOTAL	995.00	3,980.00
04/01/15	8301	PAVING	BAL FWD		5,049.00
04/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	1,683.00	6,732.00
04/01/15	8302	ROOF	BAL FWD		9,000.00
04/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			TOTAL	3,000.00	12,000.00
04/01/15	8330	DEFERRED MAINT	BAL FWD		5,682.00
04/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			TOTAL	1,894.00	7,576.00
04/01/15	8375	INSURANCE	BAL FWD		30,180.00
04/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			TOTAL	10,060.00	40,240.00
04/01/15	8378	IRRIGATION & WELL	BAL FWD		969.00
04/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	1,292.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00