

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

September 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

15:00:52 06 OCT 2015

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF SEPTEMBER 09/30/2015 AS OF SEPTEMBER 30

PAGE 1

UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		75.00				
000004	JONES, DEBORAH A.	370.00-					
000005	JOHNSON, LISA L. & JASON L.		740.00				
000009	MILLER, C THOMAS, ESTATE		2985.00				
000011	SECOVNIE, JOHN	370.00-					
000012	DONNELLY, ELMER & PHYLLIS	370.00-					
000017	KAMATH, SHRIVNIVAS & USHA	199.00-					
000027	LIGUORI, ERIC		740.00				
000029	GOTT, ERNESTINE H.	370.00-					
000037	SMITH, JOSE & SMITH-LEE, M, &	370.00-					
000039	WOKUTCH, EARL & MAUREEN	370.00-					
000040	KLEINMAN, PATRICIA		370.00				
000043	AMBROSINO, BRENDA	740.00-					
000047	SHEEHY, THOMAS & BRENDA	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000051	RIERA, EMILIO & DONNA		370.00				
000053	ELW CLUSTER HOMES 4		33959.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000060	BOYLE, PATRICIA		370.00				
000062	POIGNEE, MICHAEL F. & CAROLE A	370.00-					
000069	KREIFELS, JASON & KACIE	370.00-					
000071	GREENAWAY, DAVID		370.00				
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000076	WEISS, JOHN R. & CYNTHIA J.	370.00-					
000077	WELLS FARGO BANK, N.A.		370.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000085	BORNMANN, DAVID & KELLEHER, DI	370.00-					
000086	HANSON, PETER C.		438.23				
000096	RILEY, CHERYL & SMITH, CARL	105.00-					
	TOTALS	6592.00-	40788.06		8005.00		

10/06/15
Client 49

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

CASH FLOW

FOR THE 9 MONTHS ENDED 09/30/15

PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		9 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	969,873.06		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	969,873.06		880,790.98	
	RENT	38,401.00		337,002.59	
	INTEREST/DIVIDENDS	765.00		6,620.00	
		73.29		783.84	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	39,239.29		344,406.43	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,009,112.35		1,225,197.41	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	17,623.62		150,373.91	
	RESERVE ACCOUNTS			89,334.77	
	ACCOUNTS RECEIVABLE	<750.00>		<6,750.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	16,873.62		232,958.68	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	992,238.73		992,238.73	
		=====	=====	=====	=====

10/06/15
Client 49

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

CASH FLOW

FOR THE 9 MONTHS ENDED 09/30/15

PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		9 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	51,503.90		51,503.90	
1150	OP M/M-STONEGATE BK	50,533.27		50,533.27	
1220	M/M-RESERVES-BB&T	226,975.65		226,975.65	
1225	M/M-CORNERSTONE BANK	153,793.69		153,793.69	
1250	CDARS CD-12/24/15	100,846.28		100,846.28	
1251	CADENCE CD 2/14/16	200,000.00		200,000.00	
1254	CDARS CD-12/10/15	208,585.94		208,585.94	
		-----	-----	-----	-----
		992,238.73		992,238.73	
		-----	-----	-----	-----
	CASH ON HAND	992,238.73		992,238.73	
		=====	=====	=====	=====

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

10/06/15
Client 49

OPERATING STATEMENT
FOR THE 9 MONTHS ENDED 09/30/15

PAGE 4

ACCT	DESCRIPTION	---CURRENT MONTH---		9 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	329,670.00	329,670	
4165	LATE/MISC FEES			26.00		26.00
4168	RENT	765.00		6,620.00		6,620.00
4200	PRIOR YEAR SURPLUS		112		1,008	<1,008.00>
4300	INTEREST	12.79		121.65		121.65
4301	RESERVE INTEREST	60.50		662.19		662.19
	TOTAL INCOME FEES	37,468.29	36,742	337,099.84	330,678	6,421.84
	TOTAL INCOME	37,468.29	36,742	337,099.84	330,678	6,421.84
OPERATING EXPENSE						
6020	OFFICE EXPENSES	87.49	417	1,448.82	3,753	<2,304.18>
6030	MANAGEMENT FEE	1,138.00	1,138	10,242.00	10,242	
6045	LEGAL & AUDIT	853.69	340	2,665.25	3,060	<394.75>
6110	ELECTRICITY	424.13	512	4,352.48	4,608	<255.52>
6135	TRASH	1,234.00	1,253	11,106.00	11,277	<171.00>
6144	TERMITE CONTROL		750		6,750	<6,750.00>
6160	CABLE TV	2,739.27	2,869	24,935.02	25,821	<885.98>
6350	DUES, LICENSE, PERMITS		11	61.25	99	<37.75>
6475	ELW COMMUNITY FEES	2,376.00	2,323	21,384.00	20,907	477.00
6604	PEST/FERTILIZER/WEED	750.00	750	6,750.00	6,750	
6606	LAWN SERVICES	3,515.00	3,515	31,635.00	31,635	
6610	R & M GROUNDS	130.00	992	4,171.69	8,928	<4,756.31>
6612	R & M TREES		1,167	2,615.00	10,503	<7,888.00>
6615	R&M SPRINKLER SYS	763.50	1,000	6,361.50	9,000	<2,638.50>
6627	R & M BUILDING	2,862.54	1,000	15,895.90	9,000	6,895.90
6669	CONTINGENCY FUND	750.00	750	6,750.00	6,750	
	TOTAL OPERATING EXP.	17,623.62	18,787	150,373.91	169,083	<18,709.09>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	60.50		662.19		662.19
8300	PAINTING	995.00	995	8,955.00	8,955	

10/06/15
 Client 49

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

OPERATING STATEMENT

FOR THE 9 MONTHS ENDED 09/30/15

PAGE 5

ACCT	DESCRIPTION	---CURRENT MONTH---		9 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
8301	PAVING	1,683.00	1,683	15,147.00	15,147	
8302	ROOF	3,000.00	3,000	27,000.00	27,000	
8330	DEFERRED MAINT	1,894.00	1,894	17,046.00	17,046	
8375	INSURANCE	10,060.00	10,060	90,540.00	90,540	
8378	IRRIGATION & WELL	323.00	323	2,907.00	2,907	
	TOTAL NON-OPER EXP.	18,015.50	17,955	162,257.19	161,595	662.19
	TOTAL EXPENSES	35,639.12	36,742	312,631.10	330,678	<18,046.90>
	YTD SURPLUS (DEFICIT)	1,829.17		24,468.74		24,468.74
		=====	=====	=====	=====	=====

10/06/15
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 09/30/15

PAGE 6

ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	51,503.90	
1150	OP M/M-STONEGATE BK	50,533.27	
1220	M/M-RESERVES-BB&T	226,975.65	
1225	M/M-CORNERSTONE BANK	153,793.69	
1250	CDARS CD-12/24/15	100,846.28	
1251	CADENCE CD 2/14/16	200,000.00	
1254	CDARS CD-12/10/15	208,585.94	
1500	A/R MAINT FEES	40,788.06	
1502	ALLOW.-DOUBTFUL ACCTS.	<11,841.43>	
1505	A/R--SP. ASSM'T	8,005.00	

	TOTAL CURRENT ASSETS		1,029,190.36
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	

	TOTAL OTHER ASSETS		611.00

	TOTAL ASSETS		1,029,801.36
			=====

10/06/15
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 09/30/15

PAGE 7

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,592.00	

	TOTAL CURRENT LIAB		6,592.00
	RESERVES		
2300	PAINTING	111,387.79	
2301	PAVING	67,741.99	
2302	ROOF	383,582.25	
2330	DEFERRED MAINT	117,641.92	
2345	CARPORTS	914.59	
2375	INSURANCE	116,870.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	6,783.00	
2381	INTEREST	45,279.35	

	TOTAL RESERVES		890,201.56
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	24,468.74	

	TOTAL EQUITY		133,007.80

	TOTAL LIAB & EQUITY		1,029,801.36
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 9 MONTHS AS OF 09/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	208,992.77	17,955.00			27.88	226,975.65
1225 M/M-CORNERSTONE	153,761.07				32.62	153,793.69
1250 CDARS CD-12/24/	100,846.28					100,846.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-12/10/	208,585.94					208,585.94
TOTALS	872,186.06	17,955.00			60.50	890,201.56

RESERVE ANALYSIS
 9 MONTHS AS OF 09/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<110,392.79>	<995.00>				<111,387.79>
2301 PAVING	<66,058.99>	<1,683.00>				<67,741.99>
2302 ROOF	<380,582.25>	<3,000.00>				<383,582.25>
2330 DEFERRED MAINT	<115,747.92>	<1,894.00>				<117,641.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<106,810.67>	<10,060.00>				<116,870.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<6,460.00>	<323.00>				<6,783.00>
2381 INTEREST	<45,218.85>				<60.50>	<45,279.35>
TOTALS	<872,186.06>	<17,955.00>			<60.50>	<890,201.56>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 9 MONTHS AS OF 09/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	161,595.00	<997.00>	810.00	185.69	226,975.65
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>		322.51	153,793.69
1250 CDARS CD-12/24/	100,796.28				50.00	100,846.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-12/10/	208,481.95				103.99	208,585.94
TOTALS	817,279.14	161,595.00	<90,144.77>	810.00	662.19	890,201.56

RESERVE ANALYSIS
 9 MONTHS AS OF 09/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<8,955.00>				<111,387.79>
2301 PAVING	<52,594.99>	<15,147.00>				<67,741.99>
2302 ROOF	<356,582.25>	<27,000.00>				<383,582.25>
2330 DEFERRED MAINT	<99,785.92>	<17,046.00>		<810.00>		<117,641.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<90,540.00>	90,144.77			<116,870.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<2,907.00>				<6,783.00>
2381 INTEREST	<44,617.16>				<662.19>	<45,279.35>
TOTALS	<817,279.14>	<161,595.00>	90,144.77	<810.00>	<662.19>	<890,201.56>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

PAGE 8
 15:00:57 06 OCT 2015

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	47,164.45
09/09	CK 02744	DI'MOND ELECTRIC, INC	6627	R & M BUILDING		<90.00>
09/09	CK 02745	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<763.50>
09/09	CK 02746	CUSTOMER SERVICE AIR	6627	R & M BUILDING		<185.00>
09/09	CK 02747	PRECISION COMFORT SOL	6627	R & M BUILDING		<1,275.00>
09/09	CK 02748	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
09/18	CK 02749	JAMES ROOFING SERVICE	6627	R & M BUILDING		<1,272.54>
09/18	CK 02750	LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
09/18	CK 02751	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<967.25>
09/18	CK 02752	TOM KRAUSE	6627	R & M BUILDING		<40.00>
09/18	CK 02753	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<87.49>
09/25	CK 02754	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 02754		6604	PEST/FERTILIZER/WEED	750.00	<4,265.00>
TOTAL CHECKS POSTED						<10,309.78>
09/05	DP 09051	MAINTENANCE	2100	PREPAID MAINT FEES		24,790.00
09/15	DP 09151	MAINTENANCE	2100	PREPAID MAINT FEES		7,734.06
09/18	DP 09181	TAMPA ELECTRIC	6110	ELECTRICITY		<424.13>
09/23	DP 09231	BRIGHT HOUSE	6160	CABLE TV		<2,739.27>
09/23	DP 09232	UNIT #53	4168	RENT		765.00
09/25	DP 09251	REFUND/CIANFRONE	6045	LEGAL & AUDIT		70.50
09/25	DP 09252	MAINTENANCE	2100	PREPAID MAINT FEES		5,920.00
09/25	DP 09253	INTEREST	4300	INTEREST		2.07
TOTAL DEPOSITS/DEBITS POSTED						36,118.23
09/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
09/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
09/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>
TOTAL J. E. POSTED						<21,469.00>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

15:00:57 06 OCT 2015 PAGE 9

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK 1026		4,339.45
				ENDING BAL FOR BANK 1026		51,503.90
				BEGIN BAL		50,522.55
09/25	JE 80958	INTEREST	1150	OP M/M-STONEGATE BK		10.72
				TOTAL J. E. POSTED		10.72
				TOTAL POSTED TO BANK 1150		10.72
				ENDING BAL FOR BANK 1150		50,533.27

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/15	1026	OPERATING-BB&T	BAL FWD		47,164.45
09/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
09/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
09/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
09/05/15	1026	DP09051 THRU DP09051	CR09001	24,790.00	
09/09/15	1026	CK02744 thru CK02748	CK09001	<3,547.50>	
09/15/15	1026	DP09151 THRU DP09151	CR09002	7,734.06	
09/18/15	1026	CK02749 thru CK02752	CK09002	<2,409.79>	
09/18/15	1026	CK02753 thru CK02753	CK09003	<87.49>	
09/18/15	1026	DP09181 THRU DP09181	CR09003	<424.13>	
09/23/15	1026	DP09231 THRU DP09231	CR09004	<2,739.27>	
09/23/15	1026	DP09232 THRU DP09232	CR09005	765.00	
09/25/15	1026	CK02754 thru CK02754	CK09004	<4,265.00>	
09/25/15	1026	DP09253 THRU DP09253	CR09006	2.07	
09/25/15	1026	DP09252 THRU DP09252	CR09007	5,920.00	
09/25/15	1026	DP09251 THRU DP09251	CR09008	70.50	
			TOTAL	4,339.45	51,503.90
09/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		50,522.55
09/25/15	1150	INTEREST	JE80958	10.72	
			TOTAL	10.72	50,533.27
09/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		208,992.77
09/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
09/25/15	1220	INTEREST	JE89992	27.88	
			TOTAL	17,982.88	226,975.65
09/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		153,761.07
09/25/15	1225	INTEREST	JE89992	32.62	
			TOTAL	32.62	153,793.69
09/01/15	1250	CDARS CD-12/24/15	BAL FWD		100,846.28
09/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
09/01/15	1254	CDARS CD-12/10/15	BAL FWD		208,585.94

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

PAGE 11
 15:00:58 06 OCT 2015

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/15	1500	A/R MAINT FEES	BAL FWD		41,804.06
09/25/15	1500	ADJUST DUES	JE00955	<1,016.00>	
			TOTAL	<1,016.00>	40,788.06
09/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<11,091.43>
09/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<11,841.43>
09/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
09/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
09/01/15	2100	PREPAID MAINT FEES	BAL FWD		<5,837.00>
09/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
09/05/15	2100	MAINTENANCE	CR09051	<24,790.00>	
09/10/15	2100	LEGAL ADJ #77	JE80951	43.06	
09/15/15	2100	MAINTENANCE	CR09151	<7,734.06>	
09/25/15	2100	MAINTENANCE	CR09252	<5,920.00>	
09/25/15	2100	ADJUST DUES	JE00955	1,016.00	
			TOTAL	<755.00>	<6,592.00>
09/01/15	2300	PAINTING	BAL FWD		<110,392.79>
09/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			TOTAL	<995.00>	<111,387.79>
09/01/15	2301	PAVING	BAL FWD		<66,058.99>
09/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			TOTAL	<1,683.00>	<67,741.99>
09/01/15	2302	ROOF	BAL FWD		<380,582.25>
09/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			TOTAL	<3,000.00>	<383,582.25>
09/01/15	2330	DEFERRED MAINT	BAL FWD		<115,747.92>
09/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	<1,894.00>	<117,641.92>
09/01/15	2345	CARPORTS	BAL FWD		<914.59>
09/01/15	2375	INSURANCE	BAL FWD		<106,810.67>
09/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			TOTAL	<10,060.00>	<116,870.67>
09/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
09/01/15	2378	IRRIGATION & WELL	BAL FWD		<6,460.00>
09/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<6,783.00>
09/01/15	2381	INTEREST	BAL FWD		<45,218.85>
09/25/15	2381	INTEREST	JE09992	<60.50>	
			TOTAL	<60.50>	<45,279.35>
09/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
09/01/15	4010	MAINTENANCE FEES	BAL FWD		<293,040.00>
09/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			TOTAL	<36,630.00>	<329,670.00>
09/01/15	4165	LATE/MISC FEES	BAL FWD		<26.00>
09/01/15	4168	RENT	BAL FWD		<5,855.00>
09/23/15	4168	UNIT #53	CR09232	<765.00>	
			TOTAL	<765.00>	<6,620.00>
09/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			TOTAL	0.00	0.00
09/01/15	4300	INTEREST	BAL FWD		<108.86>
09/25/15	4300	INTEREST	CR09253	<2.07>	
09/25/15	4300	INTEREST	JE80958	<10.72>	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

PAGE 13
 15:00:58 06 OCT 2015

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	<12.79>	<121.65>
09/01/15	4301	RESERVE INTEREST	BAL FWD		<601.69>
09/25/15	4301	INTEREST	JE89992	<60.50>	
			TOTAL	<60.50>	<662.19>
09/01/15	6020	OFFICE EXPENSES	BAL FWD		1,361.33
09/18/15	6020	PROGRESSIVE MANAGEMENT	TCK02753	87.49	
			TOTAL	87.49	1,448.82
09/01/15	6030	MANAGEMENT FEE	BAL FWD		9,104.00
09/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			TOTAL	1,138.00	10,242.00
09/01/15	6045	LEGAL & AUDIT	BAL FWD		1,811.56
09/10/15	6045	LEGAL ADJ #77	JE80951	<43.06>	
09/18/15	6045	BUSH ROSS ATTORNEYS	ATCK02751	967.25	
09/25/15	6045	REFUND/CIANFRONE	CR09251	<70.50>	
			TOTAL	853.69	2,665.25
09/01/15	6110	ELECTRICITY	BAL FWD		3,928.35
09/18/15	6110	TAMPA ELECTRIC	CR09181	424.13	
			TOTAL	424.13	4,352.48
09/01/15	6135	TRASH	BAL FWD		9,872.00
09/09/15	6135	COUNTY SANITATION SERV	VCK02748	1,234.00	
			TOTAL	1,234.00	11,106.00
09/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
09/01/15	6160	CABLE TV	BAL FWD		22,195.75
09/23/15	6160	BRIGHT HOUSE	CR09231	2,739.27	
			TOTAL	2,739.27	24,935.02
09/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

PAGE 14
 15:00:58 06 OCT 2015

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	0.00	61.25
09/01/15	6475	ELW COMMUNITY FEES	BAL FWD		19,008.00
09/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			TOTAL	2,376.00	21,384.00
09/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		6,000.00
09/25/15	6604	TRUGREEN PROCESSING	CECK02754	750.00	
			TOTAL	750.00	6,750.00
09/01/15	6606	LAWN SERVICES	BAL FWD		28,120.00
09/25/15	6606	TRUGREEN PROCESSING	CECK02754	3,515.00	
			TOTAL	3,515.00	31,635.00
09/01/15	6610	R & M GROUNDS	BAL FWD		4,041.69
09/18/15	6610	LAKE DOCTORS, INC	CK02750	130.00	
			TOTAL	130.00	4,171.69
09/01/15	6612	R & M TREES	BAL FWD		2,615.00
			TOTAL	0.00	2,615.00
09/01/15	6615	R&M SPRINKLER SYS	BAL FWD		5,598.00
09/09/15	6615	IN-TOUCH LAWN SERVICE,	CK02745	763.50	
			TOTAL	763.50	6,361.50
09/01/15	6627	R & M BUILDING	BAL FWD		13,033.36
09/09/15	6627	DI'MOND ELECTRIC, INC.	CK02744	90.00	
09/09/15	6627	CUSTOMER SERVICE AIR	CCK02746	185.00	
09/09/15	6627	PRECISION COMFORT	SOLUCK02747	1,275.00	
09/18/15	6627	JAMES ROOFING SERVICES	SCK02749	1,272.54	
09/18/15	6627	TOM KRAUSE	CK02752	40.00	
			TOTAL	2,862.54	15,895.90
09/01/15	6669	CONTINGENCY FUND	BAL FWD		6,000.00
09/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	6,750.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/15 TO 09/30/15

PAGE 15
 15:00:58 06 OCT 2015

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/15	7771	INTEREST-RESERVES	BAL FWD		601.69
09/25/15	7771	INTEREST	JE09992	60.50	
			TOTAL	60.50	662.19
09/01/15	8300	PAINTING	BAL FWD		7,960.00
09/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			TOTAL	995.00	8,955.00
09/01/15	8301	PAVING	BAL FWD		13,464.00
09/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	
			TOTAL	1,683.00	15,147.00
09/01/15	8302	ROOF	BAL FWD		24,000.00
09/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			TOTAL	3,000.00	27,000.00
09/01/15	8330	DEFERRED MAINT	BAL FWD		15,152.00
09/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			TOTAL	1,894.00	17,046.00
09/01/15	8375	INSURANCE	BAL FWD		80,480.00
09/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			TOTAL	10,060.00	90,540.00
09/01/15	8378	IRRIGATION & WELL	BAL FWD		2,584.00
09/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	2,907.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00