

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

November 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

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 ASSOC. # 49 - PREPAID/DELINQUENT REPORT
 MONTH OF NOVEMBER 11/30/2015 AS OF NOVEMBER 30

UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESSMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		105.00				
000004	JONES, DEBORAH A.	370.00-					
000005	JOHNSON, LISA L. & JASON L.		740.00				
000009	MILLER, C THOMAS, ESTATE		3725.00				
000011	SECOVNIIE, JOHN	370.00-					
000012	DONNELLY, ELMER & PHYLLIS	370.00-					
000027	LIGUORI, ERIC		1110.00				
000029	GOTT, ERNESTINE H.	370.00-					
000036	WATERS, THUY-DUONG THUY	370.00-					
000040	KLEINMAN, PATRICIA		370.00				
000041	WEIR, MARY BETH	370.00-					
000047	SHEEHY, THOMAS & BRENDA	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000053	ELW CLUSTER HOMES 4		34699.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000060	BOYLE, PATRICIA		370.00				
000061	SPENCER, ROBERT & OPAL	760.00-					
000062	POIGNEE, MICHAEL F. & CAROLE A	370.00-					
000069	KREIFELS, JASON & KACIE		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.		1110.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000086	HANSON, PETER C.	106.66-					
000087	LUCAS, BARBARA C.		370.00				
000094	BECKLUND, STEVEN & MARIE	370.00-					
000095	STROVA, IDA MARIA		370.00				
000096	RILEY, CHERYL & SMITH, CARL	115.00-					
	TOTALS	6159.66-	43339.83		8005.00		

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

CASH FLOW

FOR THE 11 MONTHS ENDED 11/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		11 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,001,908.97		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,001,908.97		880,790.98	
	RENT	37,829.63		407,278.48	
	INTEREST/DIVIDENDS	765.00		8,150.00	
		74.45		929.74	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	38,669.08		416,358.22	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,040,578.05		1,297,149.20	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	31,157.16		205,893.54	
	RESERVE ACCOUNTS			89,334.77	
	ACCOUNTS RECEIVABLE	<750.00>		<8,250.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	30,407.16		286,978.31	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,010,170.89		1,010,170.89	
		=====	=====	=====	=====

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CASH FLOW
FOR THE 11 MONTHS ENDED 11/30/15 PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		11 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	8,384.01		8,384.01	
1150	OP M/M-STONEGATE BK	75,554.39		75,554.39	
1220	M/M-RESERVES-BB&T	187,935.72		187,935.72	
1225	M/M-CORNERSTONE BANK	228,864.55		228,864.55	
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	
		-----		-----	
		1,010,170.89		1,010,170.89	
		-----		-----	
	CASH ON HAND	1,010,170.89		1,010,170.89	
		=====		=====	

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OPERATING STATEMENT

FOR THE 11 MONTHS ENDED 11/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		11 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	402,930.00	402,930	
4165	LATE/MISC FEES			26.00		26.00
4168	RENT	765.00		8,150.00		8,150.00
4200	PRIOR YEAR SURPLUS		112		1,232	<1,232.00>
4300	INTEREST	12.34		146.62		146.62
4301	RESERVE INTEREST	62.11		783.12		783.12
	TOTAL INCOME FEES	37,469.45	36,742	412,035.74	404,162	7,873.74
	TOTAL INCOME	37,469.45	36,742	412,035.74	404,162	7,873.74
OPERATING EXPENSE						
6020	OFFICE EXPENSES	265.44	417	1,958.89	4,587	<2,628.11>
6030	MANAGEMENT FEE	1,138.00	1,138	12,518.00	12,518	
6045	LEGAL & AUDIT	2,156.99	340	5,045.54	3,740	1,305.54
6110	ELECTRICITY	541.82	512	5,395.75	5,632	<236.25>
6135	TRASH	1,234.00	1,253	13,574.00	13,783	<209.00>
6144	TERMITE CONTROL	8,532.00	750	8,532.00	8,250	282.00
6160	CABLE TV	2,739.27	2,869	30,413.56	31,559	<1,145.44>
6350	DUES, LICENSE, PERMITS		11	61.25	121	<59.75>
6475	ELW COMMUNITY FEES	2,376.00	2,323	26,136.00	25,553	583.00
6604	PEST/FERTILIZER/WEED	750.00	750	8,250.00	8,250	
6606	LAWN SERVICES	3,515.00	3,515	38,665.00	38,665	
6610	R & M GROUNDS	3,032.00	992	7,203.69	10,912	<3,708.31>
6612	R & M TREES		1,167	9,040.00	12,837	<3,797.00>
6615	R&M SPRINKLER SYS	604.50	1,000	7,936.00	11,000	<3,064.00>
6627	R & M BUILDING	3,522.14	1,000	22,913.86	11,000	11,913.86
6669	CONTINGENCY FUND	750.00	750	8,250.00	8,250	
	TOTAL OPERATING EXP.	31,157.16	18,787	205,893.54	206,657	<763.46>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	62.11		783.12		783.12
8300	PAINTING	995.00	995	10,945.00	10,945	

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

OPERATING STATEMENT

FOR THE 11 MONTHS ENDED 11/30/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		11 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	18,513.00	18,513	
8302	ROOF	3,000.00	3,000	33,000.00	33,000	
8330	DEFERRED MAINT	1,894.00	1,894	20,834.00	20,834	
8375	INSURANCE	10,060.00	10,060	110,660.00	110,660	
8378	IRRIGATION & WELL	323.00	323	3,553.00	3,553	
	TOTAL NON-OPER EXP.	18,017.11	17,955	198,288.12	197,505	783.12
	TOTAL EXPENSES	49,174.27	36,742	404,181.66	404,162	19.66
	YTD SURPLUS (DEFICIT)	<11,704.82>		7,854.08		7,854.08

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 11/30/15

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ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	8,384.01	
1150	OP M/M-STONEGATE BK	75,554.39	
1220	M/M-RESERVES-BB&T	187,935.72	
1225	M/M-CORNERSTONE BANK	228,864.55	
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	43,339.83	
1502	ALLOW.-DOUBTFUL ACCTS.	<13,341.43>	
1505	A/R--SP. ASSM'T	8,005.00	

	TOTAL CURRENT ASSETS		1,048,174.29
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	

	TOTAL OTHER ASSETS		611.00

	TOTAL ASSETS		1,048,785.29
			=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 11/30/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,159.66	

	TOTAL CURRENT LIAB		6,159.66
	RESERVES		
2300	PAINTING	113,377.79	
2301	PAVING	71,107.99	
2302	ROOF	389,582.25	
2330	DEFERRED MAINT	121,429.92	
2345	CARPORTS	914.59	
2375	INSURANCE	136,990.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	7,429.00	
2381	INTEREST	45,400.28	

	TOTAL RESERVES		926,232.49
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	7,854.08	

	TOTAL EQUITY		116,393.14

	TOTAL LIAB & EQUITY		1,048,785.29
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 11 MONTHS AS OF 11/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	169,957.89	17,955.00			22.83	187,935.72
1225 M/M-CORNERSTONE	228,825.27				39.28	228,864.55
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	908,215.38	17,955.00			62.11	926,232.49

RESERVE ANALYSIS
 11 MONTHS AS OF 11/30/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<112,382.79>	<995.00>				<113,377.79>
2301 PAVING	<69,424.99>	<1,683.00>				<71,107.99>
2302 ROOF	<386,582.25>	<3,000.00>				<389,582.25>
2330 DEFERRED MAINT	<119,535.92>	<1,894.00>				<121,429.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<126,930.67>	<10,060.00>				<136,990.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<7,106.00>	<323.00>				<7,429.00>
2381 INTEREST	<45,338.17>				<62.11>	<45,400.28>
TOTALS	<908,215.38>	<17,955.00>			<62.11>	<926,232.49>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 11 MONTHS AS OF 11/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	197,505.00	<997.00>	<74,190.00>	235.76	187,935.72
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>	75,000.00	393.37	228,864.55
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	197,505.00	<90,144.77>	810.00	783.12	926,232.49

RESERVE ANALYSIS
 11 MONTHS AS OF 11/30/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<10,945.00>				<113,377.79>
2301 PAVING	<52,594.99>	<18,513.00>				<71,107.99>
2302 ROOF	<356,582.25>	<33,000.00>				<389,582.25>
2330 DEFERRED MAINT	<99,785.92>	<20,834.00>		<810.00>		<121,429.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<110,660.00>	90,144.77			<136,990.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<3,553.00>				<7,429.00>
2381 INTEREST	<44,617.16>				<783.12>	<45,400.28>
TOTALS	<817,279.14>	<197,505.00>	90,144.77	<810.00>	<783.12>	<926,232.49>

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 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 11/01/15 TO 11/30/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	18,149.93
11/01	CK 02769	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 02769		6606	LAWN SERVICES	3,515.00	<4,265.00>
11/02	CK 02770	MAINTENANCE PROFESSIO	6610	R & M GROUNDS		<2,600.00>
11/02	CK 02771	PRECISION COMFORT SOL	6627	R & M BUILDING		<850.00>
11/03	CK 02772	CIANFRONE, NIKOLOFF,	6045	LEGAL & AUDIT		<310.00>
11/03	CK 02773	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<604.50>
11/03	CK 02774	IMPACT PEST ELIMINATI	6144	TERMITE CONTROL		<8,532.00>
11/03	CK 02775	LAND CARE SOLUTIONS,	6610	R & M GROUNDS		<432.00>
11/03	CK 02776	RICK CANTRELL	6627	R & M BUILDING		<451.47>
11/05	CK 02777	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<131.51>
11/05	CK 02778	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
11/05	CK 02779	RELIABLE APPLIANCE RE	6627	R & M BUILDING		<40.00>
11/05	CK 02780	PRECISION COMFORT SOL	6627	R & M BUILDING		<444.24>
11/11	CK 02781	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<36.38>
11/13	CK 02782	JAMES ROOFING SERVICE	6627	R & M BUILDING		<461.43>
11/13	CK 02783	CIANFRONE, NIKOLOFF,	6045	LEGAL & AUDIT		<885.50>
11/18	CK 02784	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<92.55>
11/18	CK 02785	PRECISION COMFORT SOL	6627	R & M BUILDING		<1,275.00>
11/18	CK 02786	KATHY SELLIER	6020	OFFICE EXPENSES		<5.00>
11/18	CK 02787	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<961.49>
TOTAL CHECKS POSTED						----- <23,612.07>
11/05	DP 11051	MAINTENANCE	2100	PREPAID MAINT FEES		26,709.63
11/15	DP 11151	MAINTENANCE	2100	PREPAID MAINT FEES		5,180.00
11/18	DP 11181	TAMPA ELECTRIC	6110	ELECTRICITY		<541.82>
11/20	DP 11201	UNIT #53	4168	RENT		765.00
11/23	DP 11231	BRIGHT HOUSE	6160	CABLE TV		<2,739.27>
11/25	DP 11251	MAINTENANCE	2100	PREPAID MAINT FEES		5,940.00
11/25	DP 11253	INTEREST	4300	INTEREST		1.61
TOTAL DEPOSITS/DEBITS POSTED						----- 35,315.15

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 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 11/01/15 TO 11/30/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
11/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
11/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
11/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>
TOTAL J. E. POSTED						----- <21,469.00>
TOTAL POSTED TO BANK 1026						----- <9,765.92>
ENDING BAL FOR BANK 1026						8,384.01
OP M/M-STONEGATE BK						1150
BEGIN BAL						75,543.66
11/25	JE 81154	INTEREST	1150	OP M/M-STONEGATE BK		10.73
TOTAL J. E. POSTED						----- 10.73
TOTAL POSTED TO BANK 1150						----- 10.73
ENDING BAL FOR BANK 1150						75,554.39

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
11/01/15	1026	OPERATING-BB&T	BAL FWD		18,149.93
11/01/15	1026	CK02769 thru CK02769	CK11001	<4,265.00>	
11/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
11/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
11/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
11/02/15	1026	CK02770 thru CK02770	CK11002	<2,600.00>	
11/02/15	1026	CK02771 thru CK02771	CK11003	<850.00>	
11/03/15	1026	CK02772 thru CK02776	CK11004	<10,329.97>	
11/05/15	1026	CK02777 thru CK02779	CK11005	<1,405.51>	
11/05/15	1026	CK02780 thru CK02780	CK11006	<444.24>	
11/05/15	1026	DP11051 THRU DP11051	CR11002	26,709.63	
11/11/15	1026	CK02781 thru CK02781	CK11007	<36.38>	
11/13/15	1026	CK02782 thru CK02783	CK11008	<1,346.93>	
11/15/15	1026	DP11151 THRU DP11151	CR11004	5,180.00	
11/18/15	1026	CK02784 thru CK02785	CK11009	<1,367.55>	
11/18/15	1026	CK02786 thru CK02786	CK11010	<5.00>	
11/18/15	1026	CK02787 thru CK02787	CK11011	<961.49>	
11/18/15	1026	DP11181 THRU DP11181	CR11001	<541.82>	
11/20/15	1026	DP11201 THRU DP11201	CR11006	765.00	
11/23/15	1026	DP11231 THRU DP11231	CR11003	<2,739.27>	
11/25/15	1026	DP11251 THRU DP11251	CR11005	5,940.00	
11/25/15	1026	DP11253 THRU DP11253	CR11008	1.61	
			TOTAL	<9,765.92>	8,384.01
11/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		75,543.66
11/25/15	1150	INTEREST	JE81154	10.73	
			TOTAL	10.73	75,554.39
11/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		169,957.89
11/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
11/25/15	1220	INTEREST	JE81992	22.83	
			TOTAL	17,977.83	187,935.72
11/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		228,825.27
11/25/15	1225	INTEREST	JE81992	39.28	
			TOTAL	39.28	228,864.55

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 11/01/15 TO 11/30/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
11/01/15	1250	CDARS CD-12/24/15	BAL FWD		100,846.28
11/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
11/01/15	1254	CDARS CD-12/10/15	BAL FWD		208,585.94
11/01/15	1500	A/R MAINT FEES	BAL FWD		43,297.80
11/25/15	1500	ADJUST DUES	JE01155	42.03	
			TOTAL	42.03	43,339.83
11/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<12,591.43>
11/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<13,341.43>
11/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
11/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
11/01/15	2100	PREPAID MAINT FEES	BAL FWD		<4,918.00>
11/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
11/05/15	2100	MAINTENANCE	CR11051	<26,709.63>	
11/15/15	2100	MAINTENANCE	CR11151	<5,180.00>	
11/25/15	2100	MAINTENANCE	CR11251	<5,940.00>	
11/25/15	2100	ADJUST DUES	JE01155	<42.03>	
			TOTAL	<1,241.66>	<6,159.66>
11/01/15	2300	PAINTING	BAL FWD		<112,382.79>
11/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			TOTAL	<995.00>	<113,377.79>
11/01/15	2301	PAVING	BAL FWD		<69,424.99>
11/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			TOTAL	<1,683.00>	<71,107.99>
11/01/15	2302	ROOF	BAL FWD		<386,582.25>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
11/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			TOTAL	<3,000.00>	<389,582.25>
11/01/15	2330	DEFERRED MAINT	BAL FWD		<119,535.92>
11/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	
			TOTAL	<1,894.00>	<121,429.92>
11/01/15	2345	CARPORTS	BAL FWD		<914.59>
11/01/15	2375	INSURANCE	BAL FWD		<126,930.67>
11/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			TOTAL	<10,060.00>	<136,990.67>
11/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
11/01/15	2378	IRRIGATION & WELL	BAL FWD		<7,106.00>
11/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<7,429.00>
11/01/15	2381	INTEREST	BAL FWD		<45,338.17>
11/25/15	2381	INTEREST	JE11992	<62.11>	
			TOTAL	<62.11>	<45,400.28>
11/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
11/01/15	4010	MAINTENANCE FEES	BAL FWD		<366,300.00>
11/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			TOTAL	<36,630.00>	<402,930.00>
11/01/15	4165	LATE/MISC FEES	BAL FWD		<26.00>
11/01/15	4168	RENT	BAL FWD		<7,385.00>
11/20/15	4168	UNIT #53	CR11201	<765.00>	
			TOTAL	<765.00>	<8,150.00>
11/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	0.00	0.00
11/01/15	4300	INTEREST	BAL FWD		<134.28>
11/25/15	4300	INTEREST	CR11253	<1.61>	
11/25/15	4300	INTEREST	JE81154	<10.73>	
			TOTAL	<12.34>	<146.62>
11/01/15	4301	RESERVE INTEREST	BAL FWD		<721.01>
11/25/15	4301	INTEREST	JE81992	<62.11>	
			TOTAL	<62.11>	<783.12>
11/01/15	6020	OFFICE EXPENSES	BAL FWD		1,693.45
11/05/15	6020	PROGRESSIVE MANAGEMENT	TCK02777	131.51	
11/11/15	6020	PROGRESSIVE MANAGEMENT	TCK02781	36.38	
11/18/15	6020	PROGRESSIVE MANAGEMENT	TCK02784	92.55	
11/18/15	6020	KATHY SELLIER	CK02786	5.00	
			TOTAL	265.44	1,958.89
11/01/15	6030	MANAGEMENT FEE	BAL FWD		11,380.00
11/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			TOTAL	1,138.00	12,518.00
11/01/15	6045	LEGAL & AUDIT	BAL FWD		2,888.55
11/03/15	6045	CIANFRONE, NIKOLOFF,	GCK02772	310.00	
11/13/15	6045	CIANFRONE, NIKOLOFF,	GCK02783	885.50	
11/18/15	6045	BUSH ROSS ATTORNEYS	ATCK02787	961.49	
			TOTAL	2,156.99	5,045.54
11/01/15	6110	ELECTRICITY	BAL FWD		4,853.93
11/18/15	6110	TAMPA ELECTRIC	CR11181	541.82	
			TOTAL	541.82	5,395.75
11/01/15	6135	TRASH	BAL FWD		12,340.00
11/05/15	6135	COUNTY SANITATION SERV	VCK02778	1,234.00	
			TOTAL	1,234.00	13,574.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
11/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
11/03/15	6144	IMPACT PEST ELIMINATIO	CK02774	8,532.00	
			TOTAL	8,532.00	8,532.00
11/01/15	6160	CABLE TV	BAL FWD		27,674.29
11/23/15	6160	BRIGHT HOUSE	CR11231	2,739.27	
			TOTAL	2,739.27	30,413.56
11/01/15	6350	DUES,LICENSE,PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
11/01/15	6475	ELW COMMUNITY FEES	BAL FWD		23,760.00
11/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			TOTAL	2,376.00	26,136.00
11/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		7,500.00
11/01/15	6604	TRUGREEN PROCESSING	CECK02769	750.00	
			TOTAL	750.00	8,250.00
11/01/15	6606	LAWN SERVICES	BAL FWD		35,150.00
11/01/15	6606	TRUGREEN PROCESSING	CECK02769	3,515.00	
			TOTAL	3,515.00	38,665.00
11/01/15	6610	R & M GROUNDS	BAL FWD		4,171.69
11/02/15	6610	MAINTENANCE PROFESSION	CK02770	2,600.00	
11/03/15	6610	LAND CARE SOLUTIONS,	LCK02775	432.00	
			TOTAL	3,032.00	7,203.69
11/01/15	6612	R & M TREES	BAL FWD		9,040.00
			TOTAL	0.00	9,040.00
11/01/15	6615	R&M SPRINKLER SYS	BAL FWD		7,331.50
11/03/15	6615	IN-TOUCH LAWN SERVICE,	CK02773	604.50	
			TOTAL	604.50	7,936.00
11/01/15	6627	R & M BUILDING	BAL FWD		19,391.72

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
11/02/15	6627	PRECISION COMFORT	SOLUCK02771	850.00	
11/03/15	6627	RICK CANTRELL	CK02776	451.47	
11/05/15	6627	RELIABLE APPLIANCE	REPCK02779	40.00	
11/05/15	6627	PRECISION COMFORT	SOLUCK02780	444.24	
11/13/15	6627	JAMES ROOFING SERVICES	SCK02782	461.43	
11/18/15	6627	PRECISION COMFORT	SOLUCK02785	1,275.00	
			TOTAL	3,522.14	22,913.86
11/01/15	6669	CONTINGENCY FUND	BAL FWD		7,500.00
11/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	8,250.00
11/01/15	7771	INTEREST-RESERVES	BAL FWD		721.01
11/25/15	7771	INTEREST	JE11992	62.11	
			TOTAL	62.11	783.12
11/01/15	8300	PAINTING	BAL FWD		9,950.00
11/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			TOTAL	995.00	10,945.00
11/01/15	8301	PAVING	BAL FWD		16,830.00
11/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	
			TOTAL	1,683.00	18,513.00
11/01/15	8302	ROOF	BAL FWD		30,000.00
11/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			TOTAL	3,000.00	33,000.00
11/01/15	8330	DEFERRED MAINT	BAL FWD		18,940.00
11/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			TOTAL	1,894.00	20,834.00
11/01/15	8375	INSURANCE	BAL FWD		100,600.00
11/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			TOTAL	10,060.00	110,660.00

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11/01/15	8378	IRRIGATION & WELL	BAL FWD		3,230.00
11/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	3,553.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00