

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

December 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

14:54:12 12 JAN 2016

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF DECEMBER 12/31/2015 AS OF DECEMBER 31

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UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		120.00				
000005	JOHNSON, LISA L. & JASON L.		1110.00				
000009	MILLER, C THOMAS, ESTATE		4095.00				
000011	SECOVNI, JOHN	390.00-					
000012	DONNELLY, ELMER & PHYLLIS	390.00-					
000021	ZIPTER, VANESSA	390.00-					
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	390.00-					
000047	SHEEHY, THOMAS & BRENDA	390.00-					
000053	ELW CLUSTER HOMES 4		35069.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	390.00-					
000058	POKLEMB, ROBERT & RITA		370.00				
000060	BOYLE, PATRICIA		370.00				
000061	SPENCER, ROBERT & OPAL	390.00-					
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000077	WELLS FARGO BANK, N.A.		1480.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000084	DEPAUL, JOHN		370.00				
000086	HANSON, PETER C.	280.09-					
000096	RILEY, CHERYL & SMITH, CARL	495.00-					
	TOTALS	4983.09-	44464.83		8005.00		

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

CASH FLOW
FOR THE 12 MONTHS ENDED 12/31/15 PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		12 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,010,170.89		880,790.98	
		-----	-----	-----	-----
		1,010,170.89		880,790.98	
	MAINTENANCE FEES	34,328.43		441,606.91	
	RENT	765.00		8,915.00	
	INTEREST/DIVIDENDS	388.00		1,317.74	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	35,481.43		451,839.65	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,045,652.32		1,332,630.63	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	17,463.99		223,357.53	
	RESERVE ACCOUNTS			89,334.77	
	ACCOUNTS RECEIVABLE	<750.00>		<9,000.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	16,713.99		303,692.30	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,028,938.33		1,028,938.33	
		=====	=====	=====	=====

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

CASH FLOW

FOR THE 12 MONTHS ENDED 12/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		12 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	33,809.97		33,809.97	
1150	OP M/M-STONEGATE BK	50,564.78		50,564.78	
1220	M/M-RESERVES-BB&T	205,914.92		205,914.92	
1225	M/M-CORNERSTONE BANK	228,913.11		228,913.11	
1250	CDARS CD-6/23/16	100,951.92		100,951.92	
1251	CADENCE CD 2/14/16	200,000.00		200,000.00	
1254	CDARS CD-6/9/16	208,783.63		208,783.63	
		-----	-----	-----	-----
		1,028,938.33		1,028,938.33	
		-----	-----	-----	-----
	CASH ON HAND	1,028,938.33		1,028,938.33	
		=====	=====	=====	=====

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

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OPERATING STATEMENT

FOR THE 12 MONTHS ENDED 12/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		12 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	439,560.00	439,560	
4165	LATE/MISC FEES			26.00		26.00
4168	RENT	765.00		8,915.00		8,915.00
4200	PRIOR YEAR SURPLUS		112		1,344	<1,344.00>
4300	INTEREST	11.91		158.53		158.53
4301	RESERVE INTEREST	376.09		1,159.21		1,159.21
	TOTAL INCOME FEES	37,783.00	36,742	449,818.74	440,904	8,914.74
	TOTAL INCOME	37,783.00	36,742	449,818.74	440,904	8,914.74
OPERATING EXPENSE						
6020	OFFICE EXPENSES	779.54	417	2,738.43	5,004	<2,265.57>
6030	MANAGEMENT FEE	1,138.00	1,138	13,656.00	13,656	
6045	LEGAL & AUDIT	192.00	340	5,237.54	4,080	1,157.54
6110	ELECTRICITY	553.90	512	5,949.65	6,144	<194.35>
6135	TRASH	1,234.00	1,253	14,808.00	15,036	<228.00>
6144	TERMITE CONTROL		750	8,532.00	9,000	<468.00>
6160	CABLE TV	2,739.27	2,869	33,152.83	34,428	<1,275.17>
6350	DUES, LICENSE, PERMITS		11	61.25	132	<70.75>
6475	ELW COMMUNITY FEES	2,376.00	2,323	28,512.00	27,876	636.00
6604	PEST/FERTILIZER/WEED	750.00	750	9,000.00	9,000	
6606	LAWN SERVICES	3,515.00	3,515	42,180.00	42,180	
6610	R & M GROUNDS	130.00	992	7,333.69	11,904	<4,570.31>
6612	R & M TREES		1,167	9,040.00	14,004	<4,964.00>
6615	R&M SPRINKLER SYS	990.00	1,000	8,926.00	12,000	<3,074.00>
6627	R & M BUILDING	2,316.28	1,000	25,230.14	12,000	13,230.14
6669	CONTINGENCY FUND	750.00	750	9,000.00	9,000	
	TOTAL OPERATING EXP.	17,463.99	18,787	223,357.53	225,444	<2,086.47>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	376.09		1,159.21		1,159.21
8300	PAINTING	995.00	995	11,940.00	11,940	

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

OPERATING STATEMENT

FOR THE 12 MONTHS ENDED 12/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		12 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	20,196.00	20,196	
8302	ROOF	3,000.00	3,000	36,000.00	36,000	
8330	DEFERRED MAINT	1,894.00	1,894	22,728.00	22,728	
8375	INSURANCE	10,060.00	10,060	120,720.00	120,720	
8378	IRRIGATION & WELL	323.00	323	3,876.00	3,876	
	TOTAL NON-OPER EXP.	18,331.09	17,955	216,619.21	215,460	1,159.21
	TOTAL EXPENSES	35,795.08	36,742	439,976.74	440,904	<927.26>
	YTD SURPLUS (DEFICIT)	1,987.92		9,842.00		9,842.00
		=====	=====	=====	=====	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 12/31/15

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	33,809.97	
1150	OP M/M-STONEGATE BK	50,564.78	
1220	M/M-RESERVES-BB&T	205,914.92	
1225	M/M-CORNERSTONE BANK	228,913.11	
1250	CDARS CD-6/23/16	100,951.92	
1251	CADENCE CD 2/14/16	200,000.00	
1254	CDARS CD-6/9/16	208,783.63	
1500	A/R MAINT FEES	44,464.83	
1502	ALLOW.-DOUBTFUL ACCTS.	<14,091.43>	
1505	A/R--SP. ASSM'T	8,005.00	
	TOTAL CURRENT ASSETS	1,067,316.73	
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	611.00	
	TOTAL ASSETS	1,067,927.73	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 12/31/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,983.09	

	TOTAL CURRENT LIAB		4,983.09
	RESERVES		
2300	PAINTING	114,372.79	
2301	PAVING	72,790.99	
2302	ROOF	392,582.25	
2330	DEFERRED MAINT	123,323.92	
2345	CARPORTS	914.59	
2375	INSURANCE	147,050.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	7,752.00	
2381	INTEREST	45,776.37	

	TOTAL RESERVES		944,563.58
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	9,842.00	

	TOTAL EQUITY		118,381.06

	TOTAL LIAB & EQUITY		1,067,927.73
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 12 MONTHS AS OF 12/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	187,935.72	17,955.00			24.20	205,914.92
1225 M/M-CORNERSTONE	228,864.55				48.56	228,913.11
1250 CDARS CD-6/23/1	100,846.28				105.64	100,951.92
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/9/16	208,585.94				197.69	208,783.63
TOTALS	926,232.49	17,955.00			376.09	944,563.58

RESERVE ANALYSIS
 12 MONTHS AS OF 12/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<113,377.79>	<995.00>				<114,372.79>
2301 PAVING	<71,107.99>	<1,683.00>				<72,790.99>
2302 ROOF	<389,582.25>	<3,000.00>				<392,582.25>
2330 DEFERRED MAINT	<121,429.92>	<1,894.00>				<123,323.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<136,990.67>	<10,060.00>				<147,050.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<7,429.00>	<323.00>				<7,752.00>
2381 INTEREST	<45,400.28>				<376.09>	<45,776.37>
TOTALS	<926,232.49>	<17,955.00>			<376.09>	<944,563.58>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 12 MONTHS AS OF 12/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	215,460.00	<997.00>	<74,190.00>	259.96	205,914.92
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>	75,000.00	441.93	228,913.11
1250 CDARS CD-6/23/1	100,796.28				155.64	100,951.92
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/9/16	208,481.95				301.68	208,783.63
TOTALS	817,279.14	215,460.00	<90,144.77>	810.00	1,159.21	944,563.58

RESERVE ANALYSIS
 12 MONTHS AS OF 12/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<11,940.00>				<114,372.79>
2301 PAVING	<52,594.99>	<20,196.00>				<72,790.99>
2302 ROOF	<356,582.25>	<36,000.00>				<392,582.25>
2330 DEFERRED MAINT	<99,785.92>	<22,728.00>		<810.00>		<123,323.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<120,720.00>	90,144.77			<147,050.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<3,876.00>				<7,752.00>
2381 INTEREST	<44,617.16>				<1,159.21>	<45,776.37>
TOTALS	<817,279.14>	<215,460.00>	90,144.77	<810.00>	<1,159.21>	<944,563.58>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 12/01/15 TO 12/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	8,384.01
12/02	CK 02788	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 02788		6606	LAWN SERVICES	3,515.00	<4,265.00>
12/04	CK 02789	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<778.00>
12/04	CK 02790	JAMES ROOFING SERVICE	6627	R & M BUILDING		<865.04>
12/04	CK 02791	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<80.00>
12/04	CK 02792	RICK CANTRELL	6020	OFFICE EXPENSES		<28.89>
12/04	CK 02793	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
12/07	CK 02794	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<62.06>
12/14	CK 02795	PRECISION COMFORT SOL	6627	R & M BUILDING		<1,371.24>
12/17	CK 02796	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<192.00>
12/17	CK 02797	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<212.00>
12/17	CK 02798	LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
12/17	CK 02799	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<219.97>
12/18	CK 02800	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<433.62>
				TOTAL CHECKS POSTED		<9,871.82>
12/05	DP 12051	MAINTENANCE	2100	PREPAID MAINT FEES		23,300.00
12/15	DP 12151	MAINTENANCE	2100	PREPAID MAINT FEES		5,570.00
12/18	DP 12181	TAMPA ELECTRIC	6110	ELECTRICITY		<553.90>
12/21	DP 12211	UNIT #53	4168	RENT		765.00
12/23	DP 12231	BRIGHT HOUSE	6160	CABLE TV		<2,739.27>
12/25	DP 12251	MAINTENANCE	2100	PREPAID MAINT FEES		5,458.43
12/25	DP 12252	INTEREST	4300	INTEREST		1.52
				TOTAL DEPOSITS/DEBITS POSTED		31,801.78
12/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
12/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
12/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>
12/15	JE 81250	VOID OCT CK#2760/LOST	1026	OPERATING-BB&T		25,000.00
12/15	JE 81252	STOP PMT FEE/CK#2760	1026	OPERATING-BB&T		<35.00>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 12/01/15 TO 12/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL J. E. POSTED		3,496.00
				TOTAL POSTED TO BANK 1026		25,425.96
				ENDING BAL FOR BANK 1026		33,809.97
				BEGIN BAL		75,554.39
12/15	JE 81251	REV OCT ENTRY/CK LOST	1150	OP M/M-STONEGATE BK		<25,000.00>
12/25	JE 81260	INTEREST	1150	OP M/M-STONEGATE BK		10.39
				TOTAL J. E. POSTED		<24,989.61>
				TOTAL POSTED TO BANK 1150		<24,989.61>
				ENDING BAL FOR BANK 1150		50,564.78

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/15	1026	OPERATING-BB&T	BAL FWD		8,384.01
12/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
12/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
12/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
12/02/15	1026	CK02788 thru CK02788	CK12001	<4,265.00>	
12/04/15	1026	CK02789 thru CK02792	CK12002	<1,751.93>	
12/04/15	1026	CK02793 thru CK02793	CK12003	<1,234.00>	
12/05/15	1026	DP12051 THRU DP12051	CR12001	23,300.00	
12/07/15	1026	CK02794 thru CK02794	CK12004	<62.06>	
12/14/15	1026	CK02795 thru CK02795	CK12005	<1,371.24>	
12/15/15	1026	DP12151 THRU DP12151	CR12004	5,570.00	
12/15/15	1026	VOID OCT CK#2760/LOST	JE81250	25,000.00	
12/15/15	1026	STOP PMT FEE/CK#2760	JE81252	<35.00>	
12/17/15	1026	CK02796 thru CK02798	CK12006	<534.00>	
12/17/15	1026	CK02799 thru CK02799	CK12007	<219.97>	
12/18/15	1026	CK02800 thru CK02800	CK12008	<433.62>	
12/18/15	1026	DP12181 THRU DP12181	CR12002	<553.90>	
12/21/15	1026	DP12211 THRU DP12211	CR12005	765.00	
12/23/15	1026	DP12231 THRU DP12231	CR12003	<2,739.27>	
12/25/15	1026	DP12251 THRU DP12251	CR12006	5,458.43	
12/25/15	1026	DP12252 THRU DP12252	CR12007	1.52	
			TOTAL	25,425.96	33,809.97
12/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		75,554.39
12/15/15	1150	REV OCT ENTRY/CK LOST	JE81251	<25,000.00>	
12/25/15	1150	INTEREST	JE81260	10.39	
			TOTAL	<24,989.61>	50,564.78
12/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		187,935.72
12/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
12/25/15	1220	INTEREST	JE82992	24.20	
			TOTAL	17,979.20	205,914.92
12/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		228,864.55
12/25/15	1225	INTEREST	JE82992	48.56	
			TOTAL	48.56	228,913.11

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 12/01/15 TO 12/31/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/15	1250	CDARS CD-6/23/16	BAL FWD		100,846.28
12/25/15	1250	INTEREST	JE82992	105.64	
			TOTAL	105.64	100,951.92
12/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
12/01/15	1254	CDARS CD-6/9/16	BAL FWD		208,585.94
12/25/15	1254	INTEREST	JE82992	197.69	
			TOTAL	197.69	208,783.63
12/01/15	1500	A/R MAINT FEES	BAL FWD		43,339.83
12/25/15	1500	ADJUST DUES	JE01250	1,125.00	
			TOTAL	1,125.00	44,464.83
12/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<13,341.43>
12/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<14,091.43>
12/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
12/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
12/01/15	1990	CASH TRANSFER	BAL FWD		0.00
12/15/15	1990	VOID OCT CK#2760/LOST	JE81250	<25,000.00>	
12/15/15	1990	REV OCT ENTRY/CK LOST	JE81251	25,000.00	
			TOTAL	0.00	0.00
12/01/15	2100	PREPAID MAINT FEES	BAL FWD		<6,159.66>
12/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
12/05/15	2100	MAINTENANCE	CR12051	<23,300.00>	
12/15/15	2100	MAINTENANCE	CR12151	<5,570.00>	
12/25/15	2100	MAINTENANCE	CR12251	<5,458.43>	
12/25/15	2100	ADJUST DUES	JE01250	<1,125.00>	
			TOTAL	1,176.57	<4,983.09>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/15	2300	PAINTING	BAL FWD		<113,377.79>
12/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			TOTAL	<995.00>	<114,372.79>
12/01/15	2301	PAVING	BAL FWD		<71,107.99>
12/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			TOTAL	<1,683.00>	<72,790.99>
12/01/15	2302	ROOF	BAL FWD		<389,582.25>
12/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			TOTAL	<3,000.00>	<392,582.25>
12/01/15	2330	DEFERRED MAINT	BAL FWD		<121,429.92>
12/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	
			TOTAL	<1,894.00>	<123,323.92>
12/01/15	2345	CARPORTS	BAL FWD		<914.59>
12/01/15	2375	INSURANCE	BAL FWD		<136,990.67>
12/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			TOTAL	<10,060.00>	<147,050.67>
12/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
12/01/15	2378	IRRIGATION & WELL	BAL FWD		<7,429.00>
12/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<7,752.00>
12/01/15	2381	INTEREST	BAL FWD		<45,400.28>
12/25/15	2381	INTEREST	JE12992	<376.09>	
			TOTAL	<376.09>	<45,776.37>
12/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
12/01/15	4010	MAINTENANCE FEES	BAL FWD		<402,930.00>
12/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	<36,630.00>	<439,560.00>
12/01/15	4165	LATE/MISC FEES	BAL FWD		<26.00>
12/01/15	4168	RENT	BAL FWD		<8,150.00>
12/21/15	4168	UNIT #53	CR12211	<765.00>	
			TOTAL	<765.00>	<8,915.00>
12/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			TOTAL	0.00	0.00
12/01/15	4300	INTEREST	BAL FWD		<146.62>
12/25/15	4300	INTEREST	CR12252	<1.52>	
12/25/15	4300	INTEREST	JE81260	<10.39>	
			TOTAL	<11.91>	<158.53>
12/01/15	4301	RESERVE INTEREST	BAL FWD		<783.12>
12/25/15	4301	INTEREST	JE82992	<376.09>	
			TOTAL	<376.09>	<1,159.21>
12/01/15	6020	OFFICE EXPENSES	BAL FWD		1,958.89
12/04/15	6020	RICK CANTRELL	CK02792	28.89	
12/07/15	6020	PROGRESSIVE MANAGEMENT	TCK02794	62.06	
12/15/15	6020	STOP PMT FEE/CK#2760	JE81252	35.00	
12/17/15	6020	PROGRESSIVE MANAGEMENT	TCK02799	219.97	
12/18/15	6020	PROGRESSIVE MANAGEMENT	TCK02800	433.62	
			TOTAL	779.54	2,738.43
12/01/15	6030	MANAGEMENT FEE	BAL FWD		12,518.00
12/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			TOTAL	1,138.00	13,656.00
12/01/15	6045	LEGAL & AUDIT	BAL FWD		5,045.54
12/17/15	6045	BUSH ROSS ATTORNEYS	ATCK02796	192.00	
			TOTAL	192.00	5,237.54

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12/01/15	6110	ELECTRICITY	BAL FWD		5,395.75
12/18/15	6110	TAMPA ELECTRIC	CR12181	553.90	
			TOTAL	553.90	5,949.65
12/01/15	6135	TRASH	BAL FWD		13,574.00
12/04/15	6135	COUNTY SANITATION SERV	CK02793	1,234.00	
			TOTAL	1,234.00	14,808.00
12/01/15	6144	TERMITE CONTROL	BAL FWD		8,532.00
			TOTAL	0.00	8,532.00
12/01/15	6160	CABLE TV	BAL FWD		30,413.56
12/23/15	6160	BRIGHT HOUSE	CR12231	2,739.27	
			TOTAL	2,739.27	33,152.83
12/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
12/01/15	6475	ELW COMMUNITY FEES	BAL FWD		26,136.00
12/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			TOTAL	2,376.00	28,512.00
12/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		8,250.00
12/02/15	6604	TRUGREEN PROCESSING	CECK02788	750.00	
			TOTAL	750.00	9,000.00
12/01/15	6606	LAWN SERVICES	BAL FWD		38,665.00
12/02/15	6606	TRUGREEN PROCESSING	CECK02788	3,515.00	
			TOTAL	3,515.00	42,180.00
12/01/15	6610	R & M GROUNDS	BAL FWD		7,203.69
12/17/15	6610	LAKE DOCTORS, INC	CK02798	130.00	
			TOTAL	130.00	7,333.69
12/01/15	6612	R & M TREES	BAL FWD		9,040.00
			TOTAL	0.00	9,040.00

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12/01/15	6615	R&M SPRINKLER SYS	BAL FWD		7,936.00
12/04/15	6615	IN-TOUCH LAWN SERVICE,CK02789		778.00	
12/17/15	6615	IN-TOUCH LAWN SERVICE,CK02797		212.00	
		TOTAL		990.00	8,926.00
12/01/15	6627	R & M BUILDING	BAL FWD		22,913.86
12/04/15	6627	JAMES ROOFING SERVICESCK02790		865.04	
12/04/15	6627	AFFORDABLE WORK ORDERSCK02791		80.00	
12/14/15	6627	PRECISION COMFORT SOLUCK02795		1,371.24	
		TOTAL		2,316.28	25,230.14
12/01/15	6669	CONTINGENCY FUND	BAL FWD		8,250.00
12/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
		TOTAL		750.00	9,000.00
12/01/15	7771	INTEREST-RESERVES	BAL FWD		783.12
12/25/15	7771	INTEREST	JE12992	376.09	
		TOTAL		376.09	1,159.21
12/01/15	8300	PAINTING	BAL FWD		10,945.00
12/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
		TOTAL		995.00	11,940.00
12/01/15	8301	PAVING	BAL FWD		18,513.00
12/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	
		TOTAL		1,683.00	20,196.00
12/01/15	8302	ROOF	BAL FWD		33,000.00
12/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
		TOTAL		3,000.00	36,000.00
12/01/15	8330	DEFERRED MAINT	BAL FWD		20,834.00
12/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
		TOTAL		1,894.00	22,728.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/15	8375	INSURANCE	BAL FWD		110,660.00
12/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			TOTAL	10,060.00	120,720.00
12/01/15	8378	IRRIGATION & WELL	BAL FWD		3,553.00
12/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	3,876.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00