

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

January 2017 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

11:02:57 08 FEB 2017

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

ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF JANUARY 01/31/2017 AS OF JANUARY 31

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	PREPAID	PAST DUE	LATE CHARGES	REMARKS
				20.00					
			820.00-	1970.00					
				20.00					
				410.00					
			410.00-						
			410.00-						
			410.00-						
			370.00-						
			410.00-						
				4310.00					
				410.00					
			410.00-						
				20.00					
				370.00					
			410.00-						
			550.00-						
				410.00					
			10.00-						
			TOTALS	4210.00-	7940.00				

** FILES AT THE ATTORNEY'S OFFICE FOR COLLECTION EFFORTS, IF ANY, MAY HAVE ADDITIONAL COSTS, FEES AND INTEREST OWED WHICH WILL NOT BE REFLECTED ON THIS REPORT

02/08/17
Client 49

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

CASH FLOW

FOR THE 1 MONTHS ENDED 01/31/17

PAGE 1

ACCT	DESCRIPTION	---CURRENT MONTH---		1 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,121,959.81		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,121,959.81		1,121,959.81	
	INTEREST/DIVIDENDS	38,400.00		38,400.00	
		141.85		141.85	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	38,541.85		38,541.85	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,160,501.66		1,160,501.66	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	15,843.62		15,843.62	
	RESERVE ACCOUNTS	<710.00>		<710.00>	
	ACCOUNTS RECEIVABLE	<750.00>		<750.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	14,383.62		14,383.62	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,146,118.04		1,146,118.04	
		=====	=====	=====	=====

02/08/17
 Client 49

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

CASH FLOW

FOR THE 1 MONTHS ENDED 01/31/17

PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		1 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	42,874.03		42,874.03	
1150	OP M/M-STONEGATE BK	50,706.70		50,706.70	
1220	M/M-RESERVES BB&T	109,285.99		109,285.99	
1223	M/M-STONEGATE BANK	200,132.47		200,132.47	
1225	M/M-REPUBLIC BANK	229,520.16		229,520.16	
1250	CDARS CD-6/22/17	101,320.05		101,320.05	
1251	CADENCE CD-3/14/17	202,712.76		202,712.76	
1254	CDARS CD-6/8/17	209,565.88		209,565.88	
		-----	-----	-----	-----
		1,146,118.04		1,146,118.04	
		-----	-----	-----	-----
	CASH ON HAND	1,146,118.04		1,146,118.04	
		=====	=====	=====	=====

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

02/08/17

Client 49

OPERATING STATEMENT

FOR THE 1 MONTHS ENDED 01/31/17

PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		1 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	40,590.00	40,590	40,590.00	40,590	
4300	INTEREST	14.15		14.15		14.15
4301	RESERVE INTEREST	127.70		127.70		127.70
	TOTAL INCOME FEES	40,731.85	40,590	40,731.85	40,590	141.85
	TOTAL INCOME	40,731.85	40,590	40,731.85	40,590	141.85
OPERATING EXPENSE						
6020	OFFICE EXPENSES	424.21	300	424.21	300	124.21
6030	MANAGEMENT FEE	1,172.00	1,196	1,172.00	1,196	<24.00>
6045	LEGAL & TAX RETURN	660.30	340	660.30	340	320.30
6110	ELECTRICITY	516.61	601	516.61	601	<84.39>
6135	TRASH	1,234.00	1,323	1,234.00	1,323	<89.00>
6144	TERMITE CONTROL		750		750	<750.00>
6160	CABLE TV	3,046.70	3,109	3,046.70	3,109	<62.30>
6350	DUES, LICENSE, PERMITS		11		11	<11.00>
6475	ELW COMMUNITY FEES	2,692.80	2,580	2,692.80	2,580	112.80
6604	PEST/FERTILIZER/WEED	750.00	750	750.00	750	
6606	LAWN SERVICES	3,515.00	3,656	3,515.00	3,656	<141.00>
6610	R & M GROUNDS	213.00	1,000	213.00	1,000	<787.00>
6612	R & M TREES		1,026		1,026	<1,026.00>
6615	R & M IRRIGATION	869.00	800	869.00	800	69.00
6627	R & M BUILDING		1,946		1,946	<1,946.00>
6669	CONTINGENCY-BAD DEBT	750.00	750	750.00	750	
	TOTAL OPERATING EXP.	15,843.62	20,138	15,843.62	20,138	<4,294.38>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	127.70		127.70		127.70
8300	PAINTING	1,686.00	1,686	1,686.00	1,686	
8301	PAVING	1,000.00	1,000	1,000.00	1,000	
8302	ROOF	7,756.00	7,756	7,756.00	7,756	
8330	DEFERRED MAINT	2,187.00	2,187	2,187.00	2,187	

02/08/17
Client 49

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

OPERATING STATEMENT

FOR THE 1 MONTHS ENDED 01/31/17

PAGE 4

ACCT	DESCRIPTION	---CURRENT MONTH---		1 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
8375	INSURANCE	7,500.00	7,500	7,500.00	7,500	
8378	IRRIGATION & WELL	323.00	323	323.00	323	
	TOTAL NON-OPER EXP.	20,579.70	20,452	20,579.70	20,452	127.70
	TOTAL EXPENSES	36,423.32	40,590	36,423.32	40,590	<4,166.68>
	YTD SURPLUS (DEFICIT)	4,308.53	=====	4,308.53	=====	4,308.53

02/08/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 01/31/17

PAGE 5

ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	42,874.03	
1150	OP M/M-STONEGATE BK	50,706.70	
1220	M/M-RESERVES BB&T	109,285.99	
1223	M/M-STONEGATE BANK	200,132.47	
1225	M/M-REPUBLIC BANK	229,520.16	
1250	CDARS CD-6/22/17	101,320.05	
1251	CADENCE CD-3/14/17	202,712.76	
1254	CDARS CD-6/8/17	209,565.88	
1500	A/R MAINT FEES	7,940.00	
1502	ALLOW-DOUBTFUL ACCTS	<3,007.04>	
	TOTAL CURRENT ASSETS	-----	1,151,051.00
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,151,662.00
			=====

02/08/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 01/31/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,210.00	

	TOTAL CURRENT LIAB		4,210.00
	RESERVES		
2300	PAINTING	136,290.79	
2301	PAVING	93,986.99	
2302	ROOF	522,647.15	
2330	DEFERRED MAINT	148,238.92	
2345	CARPORTS	914.59	
2375	INSURANCE	98,507.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	11,951.00	

	TOTAL RESERVES		1,052,537.31
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	4,308.53	

	TOTAL EQUITY		94,914.69

	TOTAL LIAB & EQUITY		1,151,662.00
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 1 MONTHS AS OF 01/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	20,452.00		710.00	19.67	109,285.99
1223 M/M-STONEGATE B	200,072.99				59.48	200,132.47
1225 M/M-REPUBLIC BA	229,471.61				48.55	229,520.16
1250 CDARS CD-6/22/1	101,320.05					101,320.05
1251 CADENCE CD-3/14	202,712.76					202,712.76
1254 CDARS CD-6/8/17	209,565.88					209,565.88
TOTALS	1,031,247.61	20,452.00		710.00	127.70	1,052,537.31

RESERVE ANALYSIS
 1 MONTHS AS OF 01/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<1,686.00>				<136,290.79>
2301 PAVING	<92,986.99>	<1,000.00>				<93,986.99>
2302 ROOF	<514,763.45>	<7,756.00>			<127.70>	<522,647.15>
2330 DEFERRED MAINT	<146,051.92>	<2,187.00>				<148,238.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<7,500.00>		<710.00>		<98,507.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<323.00>				<11,951.00>
TOTALS	1,031,247.61>	<20,452.00>		<710.00>	<127.70>	1,052,537.31>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 1 MONTHS AS OF 01/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	20,452.00		710.00	19.67	109,285.99
1223 M/M-STONEGATE B	200,072.99				59.48	200,132.47
1225 M/M-REPUBLIC BA	229,471.61				48.55	229,520.16
1250 CDARS CD-6/22/1	101,320.05					101,320.05
1251 CADENCE CD-3/14	202,712.76					202,712.76
1254 CDARS CD-6/8/17	209,565.88					209,565.88
TOTALS	1,031,247.61	20,452.00		710.00	127.70	1,052,537.31

RESERVE ANALYSIS
 1 MONTHS AS OF 01/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<1,686.00>				<136,290.79>
2301 PAVING	<92,986.99>	<1,000.00>				<93,986.99>
2302 ROOF	<514,763.45>	<7,756.00>			<127.70>	<522,647.15>
2330 DEFERRED MAINT	<146,051.92>	<2,187.00>				<148,238.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<7,500.00>		<710.00>		<98,507.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<323.00>				<11,951.00>
TOTALS	1,031,247.61>	<20,452.00>		<710.00>	<127.70>	1,052,537.31>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 7
 11:03:01 08 FEB 2017

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	40,018.42
01/03	CK 02974	IN-TOUCH LAWN SERVICE	6615	R & M IRRIGATION		<869.00>
01/05	CK 02975	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<200.00>
01/05	CK 02976	TARDIF ELECTRIC INC.	6610	R & M GROUNDS		<148.00>
01/10	CK 02977	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
01/12	CK 02978	EAST LAKE WOODLANDS C	6020	OFFICE EXPENSES		<218.76>
01/20	CK 02979	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<205.45>
01/20	CK 02980	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<403.70>
01/20	CK 02981	CIANFRONE, NIKOLOFF,	6045	LEGAL & TAX RETURN		<56.60>
01/20	CK 02982	MICHAEL MCCREA	6610	R & M GROUNDS		<40.00>
01/20	CK 02983	AFFORDABLE WORK ORDER	6610	R & M GROUNDS		<25.00>
01/27	CK 02984	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 02984		6606	LAWN SERVICES	3,515.00	<4,265.00>
				TOTAL CHECKS POSTED		<7,665.51>
01/05	DP 01051	MAINTENANCE	2100	PREPAID MAINT FEES		30,240.00
01/15	DP 01151	MAINTENANCE	2100	PREPAID MAINT FEES		5,290.00
01/22	DP 01221	TAMPA ELECTRIC	6110	ELECTRICITY		<516.61>
01/23	DP 01231	SPECTRUM	6160	CABLE TV		<3,046.70>
01/25	DP 01251	MAINTENANCE	2100	PREPAID MAINT FEES		2,870.00
01/25	DP 01252	INTEREST	4300	INTEREST		1.23
				TOTAL DEPOSITS/DEBITS POSTED		34,837.92
01/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
01/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,172.00>
01/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>
				TOTAL J. E. POSTED		<24,316.80>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BANK JOURNAL FOR ASSC NO. 49
PERIOD FROM 01/01/17 TO 01/31/17

11:03:01 08 FEB 2017 PAGE 8

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK 1026		2,855.61
				ENDING BAL FOR BANK 1026		42,874.03
	OP M/M-STONEGATE BK		1150	BEGIN BAL		50,693.78
01/25	JE 80157	INTEREST	1150	OP M/M-STONEGATE BK		12.92
				TOTAL J. E. POSTED		----- 12.92
				TOTAL POSTED TO BANK 1150		----- 12.92
				ENDING BAL FOR BANK 1150		50,706.70

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
01/01/17	1026	OPERATING-BB&T	BAL FWD		40,018.42
01/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
01/01/17	1026	MANAGEMENT FEE	JE80153	<1,172.00>	
01/01/17	1026	ELW COMMUNITY ALLOC	JE80154	<2,692.80>	
01/03/17	1026	CK02974 thru CK02974	CK01003	<869.00>	
01/05/17	1026	CK02975 thru CK02976	CK01004	<348.00>	
01/05/17	1026	DP01051 THRU DP	CR01001	30,240.00	
01/10/17	1026	CK02977 thru CK02977	CK01005	<1,234.00>	
01/12/17	1026	CK02978 thru CK02978	CK01006	<218.76>	
01/15/17	1026	DP01151 THRU DP01151	CR01004	5,290.00	
01/20/17	1026	CK02979 thru CK02983	CK01012	<730.75>	
01/22/17	1026	DP01221 THRU DP01221	CR01003	<516.61>	
01/23/17	1026	DP01231 THRU DP01231	CR01002	<3,046.70>	
01/25/17	1026	DP01251 THRU DP01251	CR01005	2,870.00	
01/25/17	1026	DP01252 THRU DP01252	CR01006	1.23	
01/27/17	1026	CK02984 thru CK02984	CK01001	<4,265.00>	
			TOTAL	2,855.61	42,874.03
01/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,693.78
01/25/17	1150	INTEREST	JE80157	12.92	
			TOTAL	12.92	50,706.70
01/01/17	1220	M/M-RESERVES BB&T	BAL FWD		88,104.32
01/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
01/25/17	1220	REIM FM ELW V/1/15 CNA	JE81991	710.00	
01/25/17	1220	INTEREST	JE81992	19.67	
			TOTAL	21,181.67	109,285.99
01/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,072.99
01/25/17	1223	INTEREST	JE81992	59.48	
			TOTAL	59.48	200,132.47
01/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,471.61
01/25/17	1225	INTEREST	JE81992	48.55	
			TOTAL	48.55	229,520.16

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 10
 11:03:01 08 FEB 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
01/01/17	1250	CDARS CD-6/22/17	BAL FWD		101,320.05
01/01/17	1251	CADENCE CD-3/14/17	BAL FWD		202,712.76
01/01/17	1254	CDARS CD-6/8/17	BAL FWD		209,565.88
01/01/17	1500	A/R MAINT FEES	BAL FWD		7,000.00
01/25/17	1500	ADJUST DUES	JE00155	940.00	
			TOTAL	940.00	7,940.00
01/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<2,257.04>
01/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<3,007.04>
01/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
01/01/17	2100	PREPAID MAINT FEES	BAL FWD		<5,460.00>
01/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
01/05/17	2100	MAINTENANCE	CR01051	<30,240.00>	
01/15/17	2100	MAINTENANCE	CR01151	<5,290.00>	
01/25/17	2100	MAINTENANCE	CR01251	<2,870.00>	
01/25/17	2100	ADJUST DUES	JE00155	<940.00>	
			TOTAL	1,250.00	<4,210.00>
01/01/17	2300	PAINTING	BAL FWD		<134,604.79>
01/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<136,290.79>
01/01/17	2301	PAVING	BAL FWD		<92,986.99>
01/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<93,986.99>
01/01/17	2302	ROOF	BAL FWD		<514,763.45>
01/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
01/25/17	2302	INTEREST	JE01992	<127.70>	
			TOTAL	<7,883.70>	<522,647.15>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 11
 11:03:01 08 FEB 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
01/01/17	2330	DEFERRED MAINT	BAL FWD		<146,051.92>
01/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<148,238.92>
01/01/17	2345	CARPORTS	BAL FWD		<914.59>
01/01/17	2375	INSURANCE	BAL FWD		<90,297.87>
01/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
01/25/17	2375	REIM FM ELW V/1/15	CNAJE81991	<710.00>	
			TOTAL	<8,210.00>	<98,507.87>
01/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
01/01/17	2378	IRRIGATION & WELL	BAL FWD		<11,628.00>
01/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<11,951.00>
01/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
01/01/17	4010	MAINTENANCE FEES	BAL FWD		0.00
01/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<40,590.00>
01/01/17	4300	INTEREST	BAL FWD		0.00
01/25/17	4300	INTEREST	CR01252	<1.23>	
01/25/17	4300	INTEREST	JE80157	<12.92>	
			TOTAL	<14.15>	<14.15>
01/01/17	4301	RESERVE INTEREST	BAL FWD		0.00
01/25/17	4301	INTEREST	JE81992	<127.70>	
			TOTAL	<127.70>	<127.70>
01/01/17	6020	OFFICE EXPENSES	BAL FWD		0.00
01/12/17	6020	EAST LAKE WOODLANDS	COCK02978	218.76	
01/20/17	6020	PROGRESSIVE MANAGEMENT	TCK02979	205.45	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 12

11:03:01 08 FEB 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	424.21	424.21
01/01/17	6030	MANAGEMENT FEE	BAL FWD		0.00
01/01/17	6030	MANAGEMENT FEE	JE80153	1,172.00	
			TOTAL	1,172.00	1,172.00
01/01/17	6045	LEGAL & TAX RETURN	BAL FWD		0.00
01/05/17	6045	BECKER & POLIAKOFF, P.	CK02975	200.00	
01/20/17	6045	BECKER & POLIAKOFF, P.	CK02980	403.70	
01/20/17	6045	CIANFRONE, NIKOLOFF, G	CK02981	56.60	
			TOTAL	660.30	660.30
01/01/17	6110	ELECTRICITY	BAL FWD		0.00
01/22/17	6110	TAMPA ELECTRIC	CR01221	516.61	
			TOTAL	516.61	516.61
01/01/17	6135	TRASH	BAL FWD		0.00
01/10/17	6135	COUNTY SANITATION SERV	CK02977	1,234.00	
			TOTAL	1,234.00	1,234.00
01/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
01/01/17	6160	CABLE TV	BAL FWD		0.00
01/23/17	6160	SPECTRUM	CR01231	3,046.70	
			TOTAL	3,046.70	3,046.70
01/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
			TOTAL	0.00	0.00
01/01/17	6475	ELW COMMUNITY FEES	BAL FWD		0.00
01/01/17	6475	ELW COMMUNITY ALLOC	JE80154	2,692.80	
			TOTAL	2,692.80	2,692.80
01/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		0.00
01/27/17	6604	TRUGREEN PROCESSING	CECK02984	750.00	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 13
 11:03:01 08 FEB 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	750.00	750.00
01/01/17	6606	LAWN SERVICES	BAL FWD		0.00
01/27/17	6606	TRUGREEN PROCESSING	CECK02984	3,515.00	
			TOTAL	3,515.00	3,515.00
01/01/17	6610	R & M GROUNDS	BAL FWD		0.00
01/05/17	6610	TARDIF ELECTRIC INC.	CK02976	148.00	
01/20/17	6610	MICHAEL MCCREA	CK02982	40.00	
01/20/17	6610	AFFORDABLE WORK ORDERS	SCK02983	25.00	
			TOTAL	213.00	213.00
01/01/17	6612	R & M TREES	BAL FWD		0.00
			TOTAL	0.00	0.00
01/01/17	6615	R & M IRRIGATION	BAL FWD		0.00
01/03/17	6615	IN-TOUCH LAWN SERVICE,	CK02974	869.00	
			TOTAL	869.00	869.00
01/01/17	6627	R & M BUILDING	BAL FWD		0.00
			TOTAL	0.00	0.00
01/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		0.00
01/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	750.00
01/01/17	7771	INTEREST-RESERVES	BAL FWD		0.00
01/25/17	7771	INTEREST	JE01992	127.70	
			TOTAL	127.70	127.70
01/01/17	8300	PAINTING	BAL FWD		0.00
01/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	1,686.00
01/01/17	8301	PAVING	BAL FWD		0.00
01/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 01/01/17 TO 01/31/17

PAGE 14
 11:03:01 08 FEB 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	1,000.00	1,000.00
01/01/17	8302	ROOF	BAL FWD		0.00
01/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	7,756.00
01/01/17	8330	DEFERRED MAINT	BAL FWD		0.00
01/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	2,187.00
01/01/17	8375	INSURANCE	BAL FWD		0.00
01/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	7,500.00
01/01/17	8378	IRRIGATION & WELL	BAL FWD		0.00
01/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	323.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00