

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

February 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

10:40:00 08 MAR 2017

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF FEBRUARY 02/28/2017 AS OF FEBRUARY 28

UNIT NO	NAME	PREPAID	PAST DUE	PREPAID	PAST DUE	LATE CHARGES	REMARKS
			40.00				
			2380.00				
		410.00-					
		410.00-					
			410.00				
		410.00-					
		410.00-					
		410.00-					
			40.00				
		410.00-					
			4720.00				
			410.00				
		410.00-					
		410.00-					
		550.00-					
			820.00				
			410.00				
		410.00-					
		380.00-					
TOTALS		4620.00-	9230.00				

** 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

03/08/17
Client 49

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

CASH FLOW

FOR THE 2 MONTHS ENDED 02/28/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		2 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,146,118.04		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,146,118.04		1,121,959.81	
	INTEREST/DIVIDENDS	39,710.00		78,110.00	
		162.96		304.81	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	39,872.96		78,414.81	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,185,991.00		1,200,374.62	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	16,923.36		32,766.98	
	RESERVE ACCOUNTS			<710.00>	
	ACCOUNTS RECEIVABLE	<750.00>		<1,500.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	16,173.36		30,556.98	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,169,817.64		1,169,817.64	
		=====	=====	=====	=====

03/08/17
Client 49

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

CASH FLOW

FOR THE 2 MONTHS ENDED 02/28/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		2 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	45,960.07		45,960.07	
1150	OP M/M-STONEGATE BK	50,719.62		50,719.62	
1220	M/M-RESERVES BB&T	129,778.44		129,778.44	
1223	M/M-STONEGATE BANK	200,191.97		200,191.97	
1225	M/M-REPUBLIC BANK	229,568.85		229,568.85	
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	
		-----	-----	-----	-----
		1,169,817.64		1,169,817.64	
		-----	-----	-----	-----
	CASH ON HAND	1,169,817.64		1,169,817.64	
		=====	=====	=====	=====

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

03/08/17

OPERATING STATEMENT

Client 49

FOR THE 2 MONTHS ENDED 02/28/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		2 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
INCOME						
4010	MAINTENANCE FEES	40,590.00	40,590	81,180.00	81,180	
4300	INTEREST	14.32		28.47		28.47
4301	RESERVE INTEREST	148.64		276.34		276.34
	TOTAL INCOME FEES	40,752.96	40,590	81,484.81	81,180	304.81
	TOTAL INCOME	40,752.96	40,590	81,484.81	81,180	304.81
OPERATING EXPENSE						
6020	OFFICE EXPENSES	234.43	300	658.64	600	58.64
6030	MANAGEMENT FEE	1,172.00	1,196	2,344.00	2,392	<48.00>
6045	LEGAL & TAX RETURN	676.80	340	1,337.10	680	657.10
6110	ELECTRICITY	527.51	601	1,044.12	1,202	<157.88>
6135	TRASH	1,234.00	1,323	2,468.00	2,646	<178.00>
6144	TERMITE CONTROL		750		1,500	<1,500.00>
6160	CABLE TV	2,700.95	3,109	5,747.65	6,218	<470.35>
6350	DUES, LICENSE, PERMITS		11		22	<22.00>
6475	ELW COMMUNITY FEES	2,692.80	2,580	5,385.60	5,160	225.60
6604	PEST/FERTILIZER/WEED	750.00	750	1,500.00	1,500	
6606	LAWN SERVICES	3,515.00	3,656	7,030.00	7,312	<282.00>
6610	R & M GROUNDS		1,000	213.00	2,000	<1,787.00>
6612	R & M TREES		1,026		2,052	<2,052.00>
6615	R & M IRRIGATION	2,055.00	800	2,924.00	1,600	1,324.00
6627	R & M BUILDING	614.87	1,946	614.87	3,892	<3,277.13>
6669	CONTINGENCY-BAD DEBT	750.00	750	1,500.00	1,500	
	TOTAL OPERATING EXP.	16,923.36	20,138	32,766.98	40,276	<7,509.02>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	148.64		276.34		276.34
8300	PAINTING	1,686.00	1,686	3,372.00	3,372	
8301	PAVING	1,000.00	1,000	2,000.00	2,000	
8302	ROOF	7,756.00	7,756	15,512.00	15,512	
8330	DEFERRED MAINT	2,187.00	2,187	4,374.00	4,374	

03/08/17
Client 49

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

OPERATING STATEMENT

FOR THE 2 MONTHS ENDED 02/28/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		2 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	15,000.00	15,000	
8378	IRRIGATION & WELL	323.00	323	646.00	646	
	TOTAL NON-OPER EXP.	20,600.64	20,452	41,180.34	40,904	276.34
	TOTAL EXPENSES	37,524.00	40,590	73,947.32	81,180	<7,232.68>
	YTD SURPLUS (DEFICIT)	3,228.96	=====	7,537.49	=====	7,537.49

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Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 02/28/17

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	45,960.07	
1150	OP M/M-STONEGATE BK	50,719.62	
1220	M/M-RESERVES BB&T	129,778.44	
1223	M/M-STONEGATE BANK	200,191.97	
1225	M/M-REPUBLIC BANK	229,568.85	
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	9,230.00	
1502	ALLOW-DOUBTFUL ACCTS	<3,757.04>	
	TOTAL CURRENT ASSETS	-----	1,175,290.60
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,175,901.60
			=====

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Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 02/28/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,620.00	

	TOTAL CURRENT LIAB		4,620.00
	RESERVES		
2300	PAINTING	137,976.79	
2301	PAVING	94,986.99	
2302	ROOF	530,551.79	
2330	DEFERRED MAINT	150,425.92	
2345	CARPORTS	914.59	
2375	INSURANCE	106,007.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	12,274.00	

	TOTAL RESERVES		1,073,137.95
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	7,537.49	

	TOTAL EQUITY		98,143.65

	TOTAL LIAB & EQUITY		1,175,901.60
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 2 MONTHS AS OF 02/28/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	109,285.99	20,452.00			40.45	129,778.44
1223 M/M-STONEGATE B	200,132.47				59.50	200,191.97
1225 M/M-REPUBLIC BA	229,520.16				48.69	229,568.85
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	1,052,537.31	20,452.00			148.64	1,073,137.95

RESERVE ANALYSIS
 2 MONTHS AS OF 02/28/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<136,290.79>	<1,686.00>				<137,976.79>
2301 PAVING	<93,986.99>	<1,000.00>				<94,986.99>
2302 ROOF	<522,647.15>	<7,756.00>			<148.64>	<530,551.79>
2330 DEFERRED MAINT	<148,238.92>	<2,187.00>				<150,425.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<98,507.87>	<7,500.00>				<106,007.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,951.00>	<323.00>				<12,274.00>
TOTALS	1,052,537.31>	<20,452.00>			<148.64>	1,073,137.95>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 2 MONTHS AS OF 02/28/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	40,904.00		710.00	60.12	129,778.44
1223 M/M-STONEGATE B	200,072.99				118.98	200,191.97
1225 M/M-REPUBLIC BA	229,471.61				97.24	229,568.85
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	40,904.00		710.00	276.34	1,073,137.95

RESERVE ANALYSIS
 2 MONTHS AS OF 02/28/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<3,372.00>				<137,976.79>
2301 PAVING	<92,986.99>	<2,000.00>				<94,986.99>
2302 ROOF	<514,763.45>	<15,512.00>			<276.34>	<530,551.79>
2330 DEFERRED MAINT	<146,051.92>	<4,374.00>				<150,425.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<15,000.00>		<710.00>		<106,007.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<646.00>				<12,274.00>
TOTALS	1,031,247.61>	<40,904.00>		<710.00>	<276.34>	1,073,137.95>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 02/01/17 TO 02/28/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	42,874.03
02/01	CK 02985	IN-TOUCH LAWN SERVICE	6615	R & M IRRIGATION		<2,010.00>
02/01	CK 02986	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<53.90>
02/10	CK 02987	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
02/10	CK 02988	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<451.80>
02/10	CK 02989	IN-TOUCH LAWN SERVICE	6615	R & M IRRIGATION		<45.00>
02/10	CK 02990	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 02990		6606	LAWN SERVICES	3,515.00	<4,265.00>
02/15	CK 02991	DAVIDSON, JAMIESON & C	6045	LEGAL & TAX RETURN		<225.00>
02/17	CK 02992	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<180.53>
02/23	CK 02993	JAMES ROOFING SERVICE	6627	R & M BUILDING		<614.87>
				TOTAL CHECKS POSTED		<9,080.10>
02/05	DP 02051	MAINTENANCE	2100	PREPAID MAINT FEES		29,930.00
02/15	DP 02151	MAINTENANCE	2100	PREPAID MAINT FEES		7,750.00
02/21	DP 02211	TAMPA ELECTRIC	6110	ELECTRICITY		<527.51>
02/23	DP 02231	SPECTRUM	6160	CABLE TV		<2,700.95>
02/25	DP 02251	MAINTENANCE	2100	PREPAID MAINT FEES		2,030.00
02/25	DP 02252	INTEREST	4300	INTEREST		1.40
				TOTAL DEPOSITS/DEBITS POSTED		36,482.94
02/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
02/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,172.00>
02/01	JE 80250	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>
				TOTAL J. E. POSTED		<24,316.80>
				TOTAL POSTED TO BANK 1026		3,086.04

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 02/01/17 TO 02/28/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				ENDING BAL FOR BANK	1026	45,960.07
				BEGIN BAL		50,706.70
02/25	JE 80259	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	50,719.62

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/17	1026	OPERATING-BB&T	BAL FWD		42,874.03
02/01/17	1026	CK02985 thru CK02986	CK02001	<2,063.90>	
02/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
02/01/17	1026	MANAGEMENT FEE	JE80153	<1,172.00>	
02/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
02/05/17	1026	DP02051 THRU DP02051	CR02001	29,930.00	
02/10/17	1026	CK02987 thru CK02990	CK02002	<5,995.80>	
02/15/17	1026	CK02991 thru CK02991	CK02003	<225.00>	
02/15/17	1026	DP02151 THRU DP02151	CR02004	7,750.00	
02/17/17	1026	CK02992 thru CK02992	CK02004	<180.53>	
02/21/17	1026	DP02211 THRU DP02211	CR02002	<527.51>	
02/23/17	1026	CK02993 thru CK02993	CK02005	<614.87>	
02/23/17	1026	DP02231 THRU DP02231	CR02003	<2,700.95>	
02/25/17	1026	DP02251 THRU DP02251	CR02005	2,030.00	
02/25/17	1026	DP02252 THRU DP02252	CR02006	1.40	
			TOTAL	3,086.04	45,960.07
02/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,706.70
02/25/17	1150	INTEREST	JE80259	12.92	
			TOTAL	12.92	50,719.62
02/01/17	1220	M/M-RESERVES BB&T	BAL FWD		109,285.99
02/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
02/25/17	1220	INTEREST	JE82992	40.45	
			TOTAL	20,492.45	129,778.44
02/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,132.47
02/25/17	1223	INTEREST	JE82992	59.50	
			TOTAL	59.50	200,191.97
02/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,520.16
02/25/17	1225	INTEREST	JE82992	48.69	
			TOTAL	48.69	229,568.85
02/01/17	1250	CDARS CD-6/22/17	BAL FWD		101,320.05

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/17	1251	CADENCE CD-3/14/17	BAL FWD		202,712.76
02/01/17	1254	CDARS CD-6/8/17	BAL FWD		209,565.88
02/01/17	1500	A/R MAINT FEES	BAL FWD		7,940.00
02/25/17	1500	ADJUST DUES	JE00255	1,290.00	
			TOTAL	1,290.00	9,230.00
02/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<3,007.04>
02/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<3,757.04>
02/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
02/01/17	2100	PREPAID MAINT FEES	BAL FWD		<4,210.00>
02/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
02/05/17	2100	MAINTENANCE	CR02051	<29,930.00>	
02/15/17	2100	MAINTENANCE	CR02151	<7,750.00>	
02/25/17	2100	MAINTENANCE	CR02251	<2,030.00>	
02/25/17	2100	ADJUST DUES	JE00255	<1,290.00>	
			TOTAL	<410.00>	<4,620.00>
02/01/17	2300	PAINTING	BAL FWD		<136,290.79>
02/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<137,976.79>
02/01/17	2301	PAVING	BAL FWD		<93,986.99>
02/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<94,986.99>
02/01/17	2302	ROOF	BAL FWD		<522,647.15>
02/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
02/25/17	2302	INTEREST	JE02992	<148.64>	
			TOTAL	<7,904.64>	<530,551.79>
02/01/17	2330	DEFERRED MAINT	BAL FWD		<148,238.92>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/17 TO 02/28/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<150,425.92>
02/01/17	2345	CARPORTS	BAL FWD		<914.59>
02/01/17	2375	INSURANCE	BAL FWD		<98,507.87>
02/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
			TOTAL	<7,500.00>	<106,007.87>
02/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
02/01/17	2378	IRRIGATION & WELL	BAL FWD		<11,951.00>
02/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<12,274.00>
02/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
02/01/17	4010	MAINTENANCE FEES	BAL FWD		<40,590.00>
02/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<81,180.00>
02/01/17	4300	INTEREST	BAL FWD		<14.15>
02/25/17	4300	INTEREST	CR02252	<1.40>	
02/25/17	4300	INTEREST	JE80259	<12.92>	
			TOTAL	<14.32>	<28.47>
02/01/17	4301	RESERVE INTEREST	BAL FWD		<127.70>
02/25/17	4301	INTEREST	JE82992	<148.64>	
			TOTAL	<148.64>	<276.34>
02/01/17	6020	OFFICE EXPENSES	BAL FWD		424.21
02/01/17	6020	PROGRESSIVE MANAGEMENT	TCK02986	53.90	
02/17/17	6020	PROGRESSIVE MANAGEMENT	TCK02992	180.53	
			TOTAL	234.43	658.64
02/01/17	6030	MANAGEMENT FEE	BAL FWD		1,172.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/17 TO 02/28/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/17	6030	MANAGEMENT FEE	JE80153	1,172.00	
			TOTAL	1,172.00	2,344.00
02/01/17	6045	LEGAL & TAX RETURN	BAL FWD		660.30
02/10/17	6045	BECKER & POLIAKOFF, P.	CK02988	451.80	
02/15/17	6045	DAVIDSON, JAMIESON &	CRCK02991	225.00	
			TOTAL	676.80	1,337.10
02/01/17	6110	ELECTRICITY	BAL FWD		516.61
02/21/17	6110	TAMPA ELECTRIC	CR02211	527.51	
			TOTAL	527.51	1,044.12
02/01/17	6135	TRASH	BAL FWD		1,234.00
02/10/17	6135	COUNTY SANITATION SERV	CK02987	1,234.00	
			TOTAL	1,234.00	2,468.00
02/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/17	6160	CABLE TV	BAL FWD		3,046.70
02/23/17	6160	SPECTRUM	CR02231	2,700.95	
			TOTAL	2,700.95	5,747.65
02/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/17	6475	ELW COMMUNITY FEES	BAL FWD		2,692.80
02/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			TOTAL	2,692.80	5,385.60
02/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		750.00
02/10/17	6604	TRUGREEN PROCESSING	CECK02990	750.00	
			TOTAL	750.00	1,500.00
02/01/17	6606	LAWN SERVICES	BAL FWD		3,515.00
02/10/17	6606	TRUGREEN PROCESSING	CECK02990	3,515.00	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/17 TO 02/28/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	3,515.00	7,030.00
02/01/17	6610	R & M GROUNDS	BAL FWD		213.00
			TOTAL	0.00	213.00
02/01/17	6612	R & M TREES	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/17	6615	R & M IRRIGATION	BAL FWD		869.00
02/01/17	6615	IN-TOUCH LAWN SERVICE,CK02985		2,010.00	
02/10/17	6615	IN-TOUCH LAWN SERVICE,CK02989		45.00	
			TOTAL	2,055.00	2,924.00
02/01/17	6627	R & M BUILDING	BAL FWD		0.00
02/23/17	6627	JAMES ROOFING SERVICESCK02993		614.87	
			TOTAL	614.87	614.87
02/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		750.00
02/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	1,500.00
02/01/17	7771	INTEREST-RESERVES	BAL FWD		127.70
02/25/17	7771	INTEREST	JE02992	148.64	
			TOTAL	148.64	276.34
02/01/17	8300	PAINTING	BAL FWD		1,686.00
02/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	3,372.00
02/01/17	8301	PAVING	BAL FWD		1,000.00
02/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			TOTAL	1,000.00	2,000.00
02/01/17	8302	ROOF	BAL FWD		7,756.00
02/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	15,512.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/17	8330	DEFERRED MAINT	BAL FWD		2,187.00
02/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	4,374.00
02/01/17	8375	INSURANCE	BAL FWD		7,500.00
02/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	15,000.00
02/01/17	8378	IRRIGATION & WELL	BAL FWD		323.00
02/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	646.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00