

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

June 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

14:52:49 06 JUL 2017

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
ASSOC. # 49 - PREPAID/DELINQUENT REPORT  
MONTH OF JUNE 06/30/2017 AS OF JUNE

PAGE 1

UNIT NO	NAME	---MAINTENANCE---	PAST DUE	--SPEC ASSESMENTS--	LATE CHARGES	REMARKS
			10.00			
			820.00			
		410.00-				
		410.00-				
		410.00-				
		410.00-				
		410.00-				
		410.00-				
		410.00-				
		410.00-				
		820.00-				
		550.00-				
		410.00-				
		410.00-				
		400.00-				
TOTALS		5870.00-	830.00			

\*\* 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

07/06/17  
Client 49

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

CASH FLOW

FOR THE 6 MONTHS ENDED 06/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		6 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,260,787.23		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,260,787.23		1,121,959.81	
	INTEREST/DIVIDENDS	38,725.00		250,913.00	
		677.76		4,235.69	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	39,402.76		255,148.69	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,300,189.99		1,377,108.50	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	16,788.45		96,886.96	
	RESERVE ACCOUNTS	14.07		584.07	
	ACCOUNTS RECEIVABLE	<750.00>		<4,500.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	16,052.52		92,971.03	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,284,137.47		1,284,137.47	
		=====	=====	=====	=====

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

CASH FLOW

FOR THE 6 MONTHS ENDED 06/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		6 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	75,841.48		75,841.48	
1150	OP M/M-STONEGATE BK	50,769.67		50,769.67	
1220	M/M-RESERVES BB&T	210,518.30		210,518.30	
1223	M/M-STONEGATE BANK	200,422.46		200,422.46	
1225	M/M-REPUBLIC BANK	229,757.43		229,757.43	
1250	CDARS CD-12/21/17	101,481.84		101,481.84	
1251	CADENCE CD-4/14/18	205,456.23		205,456.23	
1254	CDARS CD-12/7/17	209,890.06		209,890.06	
		-----	-----	-----	-----
		1,284,137.47		1,284,137.47	
		-----	-----	-----	-----
	CASH ON HAND	1,284,137.47		1,284,137.47	
		=====	=====	=====	=====

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

07/06/17

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OPERATING STATEMENT

FOR THE 6 MONTHS ENDED 06/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		6 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	243,540.00	243,540	
4165	LATE/MISC FEES			13.00		13.00
4300	INTEREST	14.91		84.91		84.91
4301	RESERVE INTEREST	662.85		4,150.78		4,150.78
	TOTAL INCOME FEES	41,267.76	40,590	247,788.69	243,540	4,248.69
	TOTAL INCOME	41,267.76	40,590	247,788.69	243,540	4,248.69
OPERATING EXPENSE						
6020	OFFICE EXPENSES	247.93	300	1,337.63	1,800	<462.37>
6030	MANAGEMENT FEE	1,172.00	1,196	7,032.00	7,176	<144.00>
6045	LEGAL & TAX RETURN	100.50	340	1,624.06	2,040	<415.94>
6110	ELECTRICITY	618.56	601	3,296.28	3,606	<309.72>
6135	TRASH	1,234.00	1,323	7,404.00	7,938	<534.00>
6144	TERMITE CONTROL		750		4,500	<4,500.00>
6160	CABLE TV	2,874.94	3,109	17,244.05	18,654	<1,409.95>
6350	DUES, LICENSE, PERMITS	61.25	11	61.25	66	<4.75>
6475	ELW COMMUNITY FEES	2,692.80	2,580	16,156.80	15,480	676.80
6604	PEST/FERTILIZER/WEED	750.00	750	4,500.00	4,500	
6606	LAWN SERVICES	3,515.00	3,656	21,090.00	21,936	<846.00>
6610	R & M GROUNDS	130.00	1,000	523.70	6,000	<5,476.30>
6612	R & M TREES		1,026		6,156	<6,156.00>
6615	R & M IRRIGATION	928.20	800	8,602.96	4,800	3,802.96
6627	R & M BUILDING	1,713.27	1,946	3,514.23	11,676	<8,161.77>
6669	CONTINGENCY-BAD DEBT	750.00	750	4,500.00	4,500	
	TOTAL OPERATING EXP.	16,788.45	20,138	96,886.96	120,828	<23,941.04>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	662.85		4,150.78		4,150.78
8300	PAINTING	1,686.00	1,686	10,116.00	10,116	
8301	PAVING	1,000.00	1,000	6,000.00	6,000	
8302	ROOF	7,756.00	7,756	46,536.00	46,536	

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

OPERATING STATEMENT

FOR THE 6 MONTHS ENDED 06/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		6 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
8330	DEFERRED MAINT	2,187.00	2,187	13,122.00	13,122	
8375	INSURANCE	7,500.00	7,500	45,000.00	45,000	
8378	IRRIGATION & WELL	323.00	323	1,938.00	1,938	
	TOTAL NON-OPER EXP.	21,114.85	20,452	126,862.78	122,712	4,150.78
	TOTAL EXPENSES	37,903.30	40,590	223,749.74	243,540	<19,790.26>
	YTD SURPLUS (DEFICIT)	3,364.46		24,038.95		24,038.95

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 06/30/17

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ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	75,841.48	
1150	OP M/M-STONEGATE BK	50,769.67	
1220	M/M-RESERVES BB&T	210,518.30	
1223	M/M-STONEGATE BANK	200,422.46	
1225	M/M-REPUBLIC BANK	229,757.43	
1250	CDARS CD-12/21/17	101,481.84	
1251	CADENCE CD-4/14/18	205,456.23	
1254	CDARS CD-12/7/17	209,890.06	
1500	A/R MAINT FEES	830.00	
1502	ALLOW-DOUBTFUL ACCTS	<7,537.04>	
	TOTAL CURRENT ASSETS	-----	1,277,430.43
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,278,041.43
		=====	

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 06/30/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	5,870.00	
		-----	
	TOTAL CURRENT LIAB		5,870.00
	RESERVES		
2300	PAINTING	144,720.79	
2301	PAVING	98,986.99	
2302	ROOF	565,436.16	
2330	DEFERRED MAINT	159,173.92	
2345	CARPORTS	914.59	
2375	INSURANCE	134,727.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	13,566.00	
		-----	
	TOTAL RESERVES		1,157,526.32
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	24,038.95	
		-----	
	TOTAL EQUITY		114,645.11
		-----	
	TOTAL LIAB & EQUITY		1,278,041.43
			=====



49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 6 MONTHS AS OF 06/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	190,011.79	20,452.00	<14.07>		68.58	210,518.30
1223 M/M-STONEGATE B	200,362.89				59.57	200,422.46
1225 M/M-REPUBLIC BA	229,708.70				48.73	229,757.43
1250 CDARS CD-12/21/	101,320.05				161.79	101,481.84
1251 CADENCE CD-4/14	205,456.23					205,456.23
1254 CDARS CD-12/7/1	209,565.88				324.18	209,890.06
<b>TOTALS</b>	<b>1,136,425.54</b>	<b>20,452.00</b>	<b>&lt;14.07&gt;</b>		<b>662.85</b>	<b>1,157,526.32</b>

RESERVE ANALYSIS  
 6 MONTHS AS OF 06/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<143,034.79>	<1,686.00>				<144,720.79>
2301 PAVING	<97,986.99>	<1,000.00>				<98,986.99>
2302 ROOF	<557,031.38>	<7,756.00>	14.07		<662.85>	<565,436.16>
2330 DEFERRED MAINT	<156,986.92>	<2,187.00>				<159,173.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<127,227.87>	<7,500.00>				<134,727.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<13,243.00>	<323.00>				<13,566.00>
<b>TOTALS</b>	<b>1,136,425.54&gt;</b>	<b>&lt;20,452.00&gt;</b>	<b>14.07</b>		<b>&lt;662.85&gt;</b>	<b>1,157,526.32&gt;</b>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 6 MONTHS AS OF 06/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	122,712.00	<1,294.07>	710.00	286.05	210,518.30
1223 M/M-STONEGATE B	200,072.99				349.47	200,422.46
1225 M/M-REPUBLIC BA	229,471.61				285.82	229,757.43
1250 CDARS CD-12/21/	101,320.05				161.79	101,481.84
1251 CADENCE CD-4/14	202,712.76				2,743.47	205,456.23
1254 CDARS CD-12/7/1	209,565.88				324.18	209,890.06
<b>TOTALS</b>	<b>1,031,247.61</b>	<b>122,712.00</b>	<b>&lt;1,294.07&gt;</b>	<b>710.00</b>	<b>4,150.78</b>	<b>1,157,526.32</b>

RESERVE ANALYSIS  
 6 MONTHS AS OF 06/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<10,116.00>				<144,720.79>
2301 PAVING	<92,986.99>	<6,000.00>				<98,986.99>
2302 ROOF	<514,763.45>	<46,536.00>	14.07		<4,150.78>	<565,436.16>
2330 DEFERRED MAINT	<146,051.92>	<13,122.00>				<159,173.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<45,000.00>	1,280.00	<710.00>		<134,727.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<1,938.00>				<13,566.00>
<b>TOTALS</b>	<b>1,031,247.61&gt;</b>	<b>&lt;122,712.00&gt;</b>	<b>1,294.07</b>	<b>&lt;710.00&gt;</b>	<b>&lt;4,150.78&gt;</b>	<b>1,157,526.32&gt;</b>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 06/01/17 TO 06/30/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	73,604.95
06/01	CK 03023	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03023		6606	LAWN SERVICES	3,515.00	<4,265.00>
06/01	CK 03024	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<928.20>
06/06	CK 03025	RICK CANTRELL	6020	OFFICE EXPENSES		<54.57>
06/06	CK 03026	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<117.70>
06/12	CK 03027	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<100.50>
06/12	CK 03028	SCOTT PAINT COMPANY I	6627	R & M BUILDING		<117.70>
06/12	CK 03029	LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
06/13	CK 03030	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
06/19	CK 03031	MICHAEL MCCREA	6627	R & M BUILDING		<1,350.00>
06/21	CK 03032	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<74.61>
06/22	CK 03033	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<127.87>
				TOTAL CHECKS POSTED		<8,500.15>
06/05	DP 06051	MAINTENANCE	2100	PREPAID MAINT FEES		28,270.00
06/07	DP 06071	ANNUAL STORAGE FEE	6020	OFFICE EXPENSES		<180.00>
06/15	DP 06151	MAINTENANCE	2100	PREPAID MAINT FEES		6,150.00
06/21	DP 06211	TAMPA ELECTRIC	6110	ELECTRICITY		<618.56>
06/23	DP 06231	SPECTRUM	6160	CABLE TV		<2,874.94>
06/25	DP 06251	MAINTENANCE	2100	PREPAID MAINT FEES		4,305.00
06/25	DP 06252	INTEREST	4300	INTEREST		1.98
				TOTAL DEPOSITS/DEBITS POSTED		35,053.48
06/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
06/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,172.00>
06/01	JE 80250	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 06/01/17 TO 06/30/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK	1026	2,236.53
				ENDING BAL FOR BANK	1026	75,841.48
				BEGIN BAL		50,756.74
06/25	JE 80657	INTEREST	1150	OP M/M-STONEGATE BK		12.93
				TOTAL J. E. POSTED		12.93
				TOTAL POSTED TO BANK	1150	12.93
				ENDING BAL FOR BANK	1150	50,769.67

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
06/01/17	1026	OPERATING-BB&T	BAL FWD		73,604.95
06/01/17	1026	CK03023 thru CK03024	CK06001	<5,193.20>	
06/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
06/01/17	1026	MANAGEMENT FEE	JE80153	<1,172.00>	
06/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
06/05/17	1026	DP06051 THRU DP06051	CR06001	28,270.00	
06/06/17	1026	CK03025 thru CK03026	CK06002	<172.27>	
06/07/17	1026	DP06071 THRU DP06071	CR06002	<180.00>	
06/12/17	1026	CK03027 thru CK03029	CK06003	<348.20>	
06/13/17	1026	CK03030 thru CK03030	CK06004	<1,234.00>	
06/15/17	1026	DP06151 THRU DP06151	CR06005	6,150.00	
06/19/17	1026	CK03031 thru CK03031	CK06005	<1,350.00>	
06/21/17	1026	CK03032 thru CK03032	CK06006	<74.61>	
06/21/17	1026	DP06211 THRU DP06211	CR06003	<618.56>	
06/22/17	1026	CK03033 thru CK03033	CK06007	<127.87>	
06/23/17	1026	DP06231 THRU DP06231	CR06004	<2,874.94>	
06/25/17	1026	DP06251 THRU DP06251	CR06006	4,305.00	
06/25/17	1026	DP06252 THRU DP06252	CR06007	1.98	
			*TOTAL*	2,236.53	75,841.48
06/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,756.74
06/25/17	1150	INTEREST	JE80657	12.93	
			*TOTAL*	12.93	50,769.67
06/01/17	1220	M/M-RESERVES BB&T	BAL FWD		190,011.79
06/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
06/25/17	1220	CHECK ORDER CHARGE	JE80658	<14.07>	
06/25/17	1220	INTEREST	JE86992	68.58	
			*TOTAL*	20,506.51	210,518.30
06/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,362.89
06/25/17	1223	INTEREST	JE86992	59.57	
			*TOTAL*	59.57	200,422.46
06/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,708.70
06/25/17	1225	INTEREST	JE86992	48.73	

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			*TOTAL*	48.73	229,757.43
06/01/17	1250	CDARS CD-12/21/17	BAL FWD		101,320.05
06/25/17	1250	INTEREST	JE86992	161.79	
			*TOTAL*	161.79	101,481.84
06/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
06/01/17	1254	CDARS CD-12/7/17	BAL FWD		209,565.88
06/25/17	1254	INTEREST	JE86992	324.18	
			*TOTAL*	324.18	209,890.06
06/01/17	1500	A/R MAINT FEES	BAL FWD		1,435.00
06/25/17	1500	ADJUST DUES	JE00655	<605.00>	
			*TOTAL*	<605.00>	830.00
06/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<6,787.04>
06/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			*TOTAL*	<750.00>	<7,537.04>
06/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
06/01/17	2100	PREPAID MAINT FEES	BAL FWD		<8,340.00>
06/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
06/05/17	2100	MAINTENANCE	CR06051	<28,270.00>	
06/15/17	2100	MAINTENANCE	CR06151	<6,150.00>	
06/25/17	2100	MAINTENANCE	CR06251	<4,305.00>	
06/25/17	2100	ADJUST DUES	JE00655	605.00	
			*TOTAL*	2,470.00	<5,870.00>
06/01/17	2300	PAINTING	BAL FWD		<143,034.79>
06/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			*TOTAL*	<1,686.00>	<144,720.79>
06/01/17	2301	PAVING	BAL FWD		<97,986.99>
06/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			*TOTAL*	<1,000.00>	<98,986.99>
06/01/17	2302	ROOF	BAL FWD		<557,031.38>
06/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
06/25/17	2302	INTEREST	JE06992	<662.85>	
06/25/17	2302	CHECK ORDER CHARGE	JE80658	14.07	
			*TOTAL*	<8,404.78>	<565,436.16>
06/01/17	2330	DEFERRED MAINT	BAL FWD		<156,986.92>
06/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			*TOTAL*	<2,187.00>	<159,173.92>
06/01/17	2345	CARPORTS	BAL FWD		<914.59>
06/01/17	2375	INSURANCE	BAL FWD		<127,227.87>
06/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
			*TOTAL*	<7,500.00>	<134,727.87>
06/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
06/01/17	2378	IRRIGATION & WELL	BAL FWD		<13,243.00>
06/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			*TOTAL*	<323.00>	<13,566.00>
06/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
06/01/17	4010	MAINTENANCE FEES	BAL FWD		<202,950.00>
06/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			*TOTAL*	<40,590.00>	<243,540.00>
06/01/17	4165	LATE/MISC FEES	BAL FWD		<13.00>
06/01/17	4300	INTEREST	BAL FWD		<70.00>
06/25/17	4300	INTEREST	CR06252	<1.98>	
06/25/17	4300	INTEREST	JE80657	<12.93>	
			*TOTAL*	<14.91>	<84.91>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 06/01/17 TO 06/30/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
06/01/17	4301	RESERVE INTEREST	BAL FWD		<3,487.93>
06/25/17	4301	INTEREST	JE86992	<662.85>	
			*TOTAL*	<662.85>	<4,150.78>
06/01/17	6020	OFFICE EXPENSES	BAL FWD		1,089.70
06/06/17	6020	RICK CANTRELL	CK03025	54.57	
06/07/17	6020	ANNUAL STORAGE FEE	CR06071	180.00	
06/15/17	6020	ANNUAL RPT FILING/FEB	JE80650	<61.25>	
06/21/17	6020	PROGRESSIVE MANAGEMENT	CK03032	74.61	
			*TOTAL*	247.93	1,337.63
06/01/17	6030	MANAGEMENT FEE	BAL FWD		5,860.00
06/01/17	6030	MANAGEMENT FEE	JE80153	1,172.00	
			*TOTAL*	1,172.00	7,032.00
06/01/17	6045	LEGAL & TAX RETURN	BAL FWD		1,523.56
06/12/17	6045	BECKER & POLIAKOFF, P.	CK03027	100.50	
			*TOTAL*	100.50	1,624.06
06/01/17	6110	ELECTRICITY	BAL FWD		2,677.72
06/21/17	6110	TAMPA ELECTRIC	CR06211	618.56	
			*TOTAL*	618.56	3,296.28
06/01/17	6135	TRASH	BAL FWD		6,170.00
06/13/17	6135	COUNTY SANITATION SERV	CK03030	1,234.00	
			*TOTAL*	1,234.00	7,404.00
06/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			*TOTAL*	0.00	0.00
06/01/17	6160	CABLE TV	BAL FWD		14,369.11
06/23/17	6160	SPECTRUM	CR06231	2,874.94	
			*TOTAL*	2,874.94	17,244.05
06/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00



E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 06/01/17 TO 06/30/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
06/15/17	6350	ANNUAL RPT FILING/FEB	JE80650	61.25	
			*TOTAL*	61.25	61.25
06/01/17	6475	ELW COMMUNITY FEES	BAL FWD		13,464.00
06/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			*TOTAL*	2,692.80	16,156.80
06/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		3,750.00
06/01/17	6604	TRUGREEN PROCESSING	CECK03023	750.00	
			*TOTAL*	750.00	4,500.00
06/01/17	6606	LAWN SERVICES	BAL FWD		17,575.00
06/01/17	6606	TRUGREEN PROCESSING	CECK03023	3,515.00	
			*TOTAL*	3,515.00	21,090.00
06/01/17	6610	R & M GROUNDS	BAL FWD		393.70
06/12/17	6610	LAKE DOCTORS, INC	CK03029	130.00	
			*TOTAL*	130.00	523.70
06/01/17	6612	R & M TREES	BAL FWD		0.00
			*TOTAL*	0.00	0.00
06/01/17	6615	R & M IRRIGATION	BAL FWD		7,674.76
06/01/17	6615	OUTDOOR CONCEPTS OF	TACK03024	928.20	
			*TOTAL*	928.20	8,602.96
06/01/17	6627	R & M BUILDING	BAL FWD		1,800.96
06/06/17	6627	SCOTT PAINT, INC -	STOCK03026	117.70	
06/12/17	6627	SCOTT PAINT COMPANY	INCK03028	117.70	
06/19/17	6627	MICHAEL MCCREA	CK03031	1,350.00	
06/22/17	6627	SCOTT PAINT, INC -	STOCK03033	127.87	
			*TOTAL*	1,713.27	3,514.23
06/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		3,750.00
06/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			*TOTAL*	750.00	4,500.00

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
06/01/17	7771	INTEREST-RESERVES	BAL FWD		3,487.93
06/25/17	7771	INTEREST	JE06992	662.85	
			*TOTAL*	662.85	4,150.78
06/01/17	8300	PAINTING	BAL FWD		8,430.00
06/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			*TOTAL*	1,686.00	10,116.00
06/01/17	8301	PAVING	BAL FWD		5,000.00
06/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			*TOTAL*	1,000.00	6,000.00
06/01/17	8302	ROOF	BAL FWD		38,780.00
06/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			*TOTAL*	7,756.00	46,536.00
06/01/17	8330	DEFERRED MAINT	BAL FWD		10,935.00
06/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			*TOTAL*	2,187.00	13,122.00
06/01/17	8375	INSURANCE	BAL FWD		37,500.00
06/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			*TOTAL*	7,500.00	45,000.00
06/01/17	8378	IRRIGATION & WELL	BAL FWD		1,615.00
06/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			*TOTAL*	323.00	1,938.00
			*TOTAL*	0.00	0.00
		*GRAND TOTAL*		0.00	0.00