

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

July 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

16:30:29 07 AUG 2017

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF JULY 07/31/2017 AS OF JULY

PAGE 1

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	PREPAID	PAST DUE	31 LATE CHARGES	REMARKS
				30.00					
				1230.00					
			410.00-						
			410.00-						
			410.00-						
			410.00-						
			410.00-						
				410.00					
			410.00-						
			410.00-						
			550.00-						
				410.00					
			410.00-						
			400.00-						
		TOTALS	4230.00-	2080.00					

** 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

08/07/17
Client 49

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

CASH FLOW

FOR THE 7 MONTHS ENDED 07/31/17

PAGE 1

ACCT	DESCRIPTION	---CURRENT MONTH---		7 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,284,137.47		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,284,137.47		1,121,959.81	
	INTEREST/DIVIDENDS	37,700.00		288,613.00	
		192.27		4,427.96	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	37,892.27		293,040.96	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,322,029.74		1,415,000.77	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	27,485.35		124,372.31	
	RESERVE ACCOUNTS			584.07	
	ACCOUNTS RECEIVABLE	<750.00>		<5,250.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	26,735.35		119,706.38	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,295,294.39		1,295,294.39	
		=====	=====	=====	=====

08/07/17
Client 49

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

CASH FLOW

FOR THE 7 MONTHS ENDED 07/31/17

PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		7 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	66,356.07		66,356.07	
1150	OP M/M-STONEGATE BK	50,782.19		50,782.19	
1220	M/M-RESERVES BB&T	231,043.28		231,043.28	
1223	M/M-STONEGATE BANK	200,480.12		200,480.12	
1225	M/M-REPUBLIC BANK	229,804.60		229,804.60	
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	
		-----	-----	-----	-----
		1,295,294.39		1,295,294.39	
		-----	-----	-----	-----
	CASH ON HAND	1,295,294.39		1,295,294.39	
		=====	=====	=====	=====

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

08/07/17

OPERATING STATEMENT

Client 49

FOR THE 7 MONTHS ENDED 07/31/17

PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		7 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	284,130.00	284,130	
4165	LATE/MISC FEES			13.00		13.00
4300	INTEREST	14.46		99.37		99.37
4301	RESERVE INTEREST	177.81		4,328.59		4,328.59
	TOTAL INCOME FEES	40,782.27	40,590	288,570.96	284,130	4,440.96
	TOTAL INCOME	40,782.27	40,590	288,570.96	284,130	4,440.96
OPERATING EXPENSE						
6020	OFFICE EXPENSES	62.17	300	1,399.80	2,100	<700.20>
6030	MANAGEMENT FEE	1,172.00	1,196	8,204.00	8,372	<168.00>
6045	LEGAL & TAX RETURN	198.15	340	1,822.21	2,380	<557.79>
6110	ELECTRICITY	546.41	601	3,842.69	4,207	<364.31>
6135	TRASH	1,234.00	1,323	8,638.00	9,261	<623.00>
6144	TERMITE CONTROL		750		5,250	<5,250.00>
6160	CABLE TV	2,874.94	3,109	20,118.99	21,763	<1,644.01>
6350	DUES, LICENSE, PERMITS		11	61.25	77	<15.75>
6475	ELW COMMUNITY FEES	2,692.80	2,580	18,849.60	18,060	789.60
6604	PEST/FERTILIZER/WEED	750.00	750	5,250.00	5,250	
6606	LAWN SERVICES	3,515.00	3,656	24,605.00	25,592	<987.00>
6610	R & M GROUNDS		1,000	523.70	7,000	<6,476.30>
6612	R & M TREES	9,980.00	1,026	9,980.00	7,182	2,798.00
6615	R & M IRRIGATION	780.18	800	9,383.14	5,600	3,783.14
6627	R & M BUILDING	2,929.70	1,946	6,443.93	13,622	<7,178.07>
6669	CONTINGENCY-BAD DEBT	750.00	750	5,250.00	5,250	
	TOTAL OPERATING EXP.	27,485.35	20,138	124,372.31	140,966	<16,593.69>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	177.81		4,328.59		4,328.59
8300	PAINTING	1,686.00	1,686	11,802.00	11,802	
8301	PAVING	1,000.00	1,000	7,000.00	7,000	
8302	ROOF	7,756.00	7,756	54,292.00	54,292	

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

08/07/17
Client 49

OPERATING STATEMENT
FOR THE 7 MONTHS ENDED 07/31/17

PAGE 4

ACCT	DESCRIPTION	---CURRENT MONTH---		7 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	15,309.00	15,309	
8375	INSURANCE	7,500.00	7,500	52,500.00	52,500	
8378	IRRIGATION & WELL	323.00	323	2,261.00	2,261	
	TOTAL NON-OPER EXP.	20,629.81	20,452	147,492.59	143,164	4,328.59
	TOTAL EXPENSES	48,115.16	40,590	271,864.90	284,130	<12,265.10>
	YTD SURPLUS (DEFICIT)	<7,332.89>	=====	16,706.06	=====	16,706.06

08/07/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 07/31/17

PAGE 5

ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	66,356.07	
1150	OP M/M-STONEGATE BK	50,782.19	
1220	M/M-RESERVES BB&T	231,043.28	
1223	M/M-STONEGATE BANK	200,480.12	
1225	M/M-REPUBLIC BANK	229,804.60	
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	2,080.00	
1502	ALLOW-DOUBTFUL ACCTS	<8,287.04>	
	TOTAL CURRENT ASSETS	-----	1,289,087.35
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,289,698.35
			=====

08/07/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 07/31/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,230.00	

	TOTAL CURRENT LIAB		4,230.00
	RESERVES		
2300	PAINTING	146,406.79	
2301	PAVING	99,986.99	
2302	ROOF	573,369.97	
2330	DEFERRED MAINT	161,360.92	
2345	CARPORTS	914.59	
2375	INSURANCE	142,227.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	13,889.00	

	TOTAL RESERVES		1,178,156.13
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	16,706.06	

	TOTAL EQUITY		107,312.22

	TOTAL LIAB & EQUITY		1,289,698.35
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 7 MONTHS AS OF 07/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	210,518.30	20,452.00			72.98	231,043.28
1223 M/M-STONEGATE B	200,422.46				57.66	200,480.12
1225 M/M-REPUBLIC BA	229,757.43				47.17	229,804.60
1250 CDARS CD-12/21/	101,481.84					101,481.84
1251 CADENCE CD-4/14	205,456.23					205,456.23
1254 CDARS CD-12/7/1	209,890.06					209,890.06
TOTALS	1,157,526.32	20,452.00			177.81	1,178,156.13

RESERVE ANALYSIS
 7 MONTHS AS OF 07/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<144,720.79>	<1,686.00>				<146,406.79>
2301 PAVING	<98,986.99>	<1,000.00>				<99,986.99>
2302 ROOF	<565,436.16>	<7,756.00>			<177.81>	<573,369.97>
2330 DEFERRED MAINT	<159,173.92>	<2,187.00>				<161,360.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<134,727.87>	<7,500.00>				<142,227.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<13,566.00>	<323.00>				<13,889.00>
TOTALS	1,157,526.32>	<20,452.00>			<177.81>	1,178,156.13>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 7 MONTHS AS OF 07/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	143,164.00	<1,294.07>	710.00	359.03	231,043.28
1223 M/M-STONEGATE B	200,072.99				407.13	200,480.12
1225 M/M-REPUBLIC BA	229,471.61				332.99	229,804.60
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
TOTALS	1,031,247.61	143,164.00	<1,294.07>	710.00	4,328.59	1,178,156.13

RESERVE ANALYSIS
 7 MONTHS AS OF 07/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<11,802.00>				<146,406.79>
2301 PAVING	<92,986.99>	<7,000.00>				<99,986.99>
2302 ROOF	<514,763.45>	<54,292.00>	14.07		<4,328.59>	<573,369.97>
2330 DEFERRED MAINT	<146,051.92>	<15,309.00>				<161,360.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<52,500.00>	1,280.00	<710.00>		<142,227.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<2,261.00>				<13,889.00>
TOTALS	1,031,247.61>	<143,164.00>	1,294.07	<710.00>	<4,328.59>	1,178,156.13>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 07/01/17 TO 07/31/17

PAGE 7
 16:30:34 07 AUG 2017

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	75,841.48
07/01	CK 03034	prg VOIDED CK#3034 07	6627	R & M BUILDING		0.00
07/07	CK 03035	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03035		6606	LAWN SERVICES	3,515.00	<4,265.00>
07/07	CK 03036	JAMES ROOFING SERVICE	6627	R & M BUILDING		<196.63>
07/07	CK 03037	prg VOIDED CK#3037 07	6615	R & M IRRIGATION		0.00
07/07	CK 03038	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<710.22>
07/12	CK 03039	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<69.96>
07/12	CK 03040	O'NEIL'S, LLC	6612	R & M TREES		<9,980.00>
07/12	CK 03041	JAMES ROOFING SERVICE	6627	R & M BUILDING		<2,383.90>
07/19	CK 03042	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
07/24	CK 03043	JAMES ROOFING SERVICE	6627	R & M BUILDING		<252.87>
07/24	CK 03044	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<298.65>
07/24	CK 03045	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<96.30>
07/26	CK 03046	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<62.17>
				TOTAL CHECKS POSTED		<19,549.70>
07/05	DP 07051	MAINTENANCE	2100	PREPAID MAINT FEES		28,680.00
07/15	DP 07151	MAINTENANCE	2100	PREPAID MAINT FEES		6,150.00
07/20	DP 07201	TAMPA ELECTRIC	6110	ELECTRICITY		<546.41>
07/23	DP 07231	SPECTRUM	6160	CABLE TV		<2,874.94>
07/24	DP 07241	VOID CK#3027/JUNE	6045	LEGAL & TAX RETURN		100.50
07/25	DP 07251	MAINTENANCE	2100	PREPAID MAINT FEES		2,870.00
07/25	DP 07252	INTEREST	4300	INTEREST		1.94
				TOTAL DEPOSITS/DEBITS POSTED		34,381.09
07/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
07/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,172.00>
07/01	JE 80250	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 07/01/17 TO 07/31/17

16:30:34 07 AUG 2017 PAGE 8

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL J. E. POSTED		<24,316.80>
				TOTAL POSTED TO BANK	1026	<9,485.41>
				ENDING BAL FOR BANK	1026	66,356.07
				BEGIN BAL		50,769.67
07/25	JE 80759	INTEREST	1150	OP M/M-STONEGATE BK		12.52
				TOTAL J. E. POSTED		12.52
				TOTAL POSTED TO BANK	1150	12.52
				ENDING BAL FOR BANK	1150	50,782.19

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/17	1026	OPERATING-BB&T	BAL FWD		75,841.48
07/01/17	1026	CK03034 thru CK03034	CK07001	0.00	
07/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
07/01/17	1026	MANAGEMENT FEE	JE80153	<1,172.00>	
07/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
07/05/17	1026	DP07051 THRU DP07051	CR07001	28,680.00	
07/07/17	1026	CK03035 thru CK03037	CK07002	<4,461.63>	
07/07/17	1026	CK03038 thru CK03038	CK07003	<710.22>	
07/12/17	1026	CK03039 thru CK03041	CK07004	<12,433.86>	
07/15/17	1026	DP07151 THRU DP07151	CR07003	6,150.00	
07/19/17	1026	CK03042 thru CK03042	CK07005	<1,234.00>	
07/20/17	1026	DP07201 THRU DP07201	CR07002	<546.41>	
07/23/17	1026	DP07231 THRU DP07231	CR07004	<2,874.94>	
07/24/17	1026	CK03043 thru CK03043	CK07006	<252.87>	
07/24/17	1026	CK03044 thru CK03045	CK07007	<394.95>	
07/24/17	1026	DP07241 THRU DP07241	CR07006	100.50	
07/25/17	1026	DP07251 THRU DP07251	CR07005	2,870.00	
07/25/17	1026	DP07252 THRU DP07252	CR07007	1.94	
07/26/17	1026	CK03046 thru CK03046	CK07008	<62.17>	
			TOTAL	<9,485.41>	66,356.07
07/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,769.67
07/25/17	1150	INTEREST	JE80759	12.52	
			TOTAL	12.52	50,782.19
07/01/17	1220	M/M-RESERVES BB&T	BAL FWD		210,518.30
07/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
07/25/17	1220	INTEREST	JE87992	72.98	
			TOTAL	20,524.98	231,043.28
07/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,422.46
07/25/17	1223	INTEREST	JE87992	57.66	
			TOTAL	57.66	200,480.12
07/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,757.43
07/25/17	1225	INTEREST	JE87992	47.17	

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	47.17	229,804.60
07/01/17	1250	CDARS CD-12/21/17	BAL FWD		101,481.84
07/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
07/01/17	1254	CDARS CD-12/7/17	BAL FWD		209,890.06
07/01/17	1500	A/R MAINT FEES	BAL FWD		830.00
07/25/17	1500	ADJUST DUES	JE00755	1,250.00	
			TOTAL	1,250.00	2,080.00
07/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<7,537.04>
07/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<8,287.04>
07/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
07/01/17	2100	PREPAID MAINT FEES	BAL FWD		<5,870.00>
07/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
07/05/17	2100	MAINTENANCE	CR07051	<28,680.00>	
07/15/17	2100	MAINTENANCE	CR07151	<6,150.00>	
07/25/17	2100	MAINTENANCE	CR07251	<2,870.00>	
07/25/17	2100	ADJUST DUES	JE00755	<1,250.00>	
			TOTAL	1,640.00	<4,230.00>
07/01/17	2300	PAINTING	BAL FWD		<144,720.79>
07/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<146,406.79>
07/01/17	2301	PAVING	BAL FWD		<98,986.99>
07/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<99,986.99>
07/01/17	2302	ROOF	BAL FWD		<565,436.16>
07/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 07/01/17 TO 07/31/17

PAGE 11
 16:30:34 07 AUG 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/25/17	2302	INTEREST	JE07992	<177.81>	
			TOTAL	<7,933.81>	<573,369.97>
07/01/17	2330	DEFERRED MAINT	BAL FWD		<159,173.92>
07/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<161,360.92>
07/01/17	2345	CARPORTS	BAL FWD		<914.59>
07/01/17	2375	INSURANCE	BAL FWD		<134,727.87>
07/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
			TOTAL	<7,500.00>	<142,227.87>
07/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
07/01/17	2378	IRRIGATION & WELL	BAL FWD		<13,566.00>
07/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<13,889.00>
07/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
07/01/17	4010	MAINTENANCE FEES	BAL FWD		<243,540.00>
07/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<284,130.00>
07/01/17	4165	LATE/MISC FEES	BAL FWD		<13.00>
07/01/17	4300	INTEREST	BAL FWD		<84.91>
07/25/17	4300	INTEREST	CR07252	<1.94>	
07/25/17	4300	INTEREST	JE80759	<12.52>	
			TOTAL	<14.46>	<99.37>
07/01/17	4301	RESERVE INTEREST	BAL FWD		<4,150.78>
07/25/17	4301	INTEREST	JE87992	<177.81>	
			TOTAL	<177.81>	<4,328.59>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 07/01/17 TO 07/31/17

PAGE 12
 16:30:34 07 AUG 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/17	6020	OFFICE EXPENSES	BAL FWD		1,337.63
07/26/17	6020	PROGRESSIVE MANAGEMENT	CK03046	62.17	
			TOTAL	62.17	1,399.80
07/01/17	6030	MANAGEMENT FEE	BAL FWD		7,032.00
07/01/17	6030	MANAGEMENT FEE	JE80153	1,172.00	
			TOTAL	1,172.00	8,204.00
07/01/17	6045	LEGAL & TAX RETURN	BAL FWD		1,624.06
07/24/17	6045	BECKER & POLIAKOFF, P.	CK03044	298.65	
07/24/17	6045	VOID CK#3027/JUNE	CR07241	<100.50>	
			TOTAL	198.15	1,822.21
07/01/17	6110	ELECTRICITY	BAL FWD		3,296.28
07/20/17	6110	TAMPA ELECTRIC	CR07201	546.41	
			TOTAL	546.41	3,842.69
07/01/17	6135	TRASH	BAL FWD		7,404.00
07/19/17	6135	COUNTY SANITATION SERV	CK03042	1,234.00	
			TOTAL	1,234.00	8,638.00
07/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
07/01/17	6160	CABLE TV	BAL FWD		17,244.05
07/23/17	6160	SPECTRUM	CR07231	2,874.94	
			TOTAL	2,874.94	20,118.99
07/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
07/01/17	6475	ELW COMMUNITY FEES	BAL FWD		16,156.80
07/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			TOTAL	2,692.80	18,849.60
07/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		4,500.00

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/07/17	6604	TRUGREEN PROCESSING CECK03035		750.00	
		TOTAL		750.00	5,250.00
07/01/17	6606	LAWN SERVICES	BAL FWD		21,090.00
07/07/17	6606	TRUGREEN PROCESSING CECK03035		3,515.00	
		TOTAL		3,515.00	24,605.00
07/01/17	6610	R & M GROUNDS	BAL FWD		523.70
		TOTAL		0.00	523.70
07/01/17	6612	R & M TREES	BAL FWD		0.00
07/12/17	6612	O'NEIL'S, LLC	CK03040	9,980.00	
		TOTAL		9,980.00	9,980.00
07/01/17	6615	R & M IRRIGATION	BAL FWD		8,602.96
07/07/17	6615	prg VOIDED CK#3037 07/CK03037		0.00	
07/07/17	6615	OUTDOOR CONCEPTS OF TACK03038		710.22	
07/12/17	6615	OUTDOOR CONCEPTS OF TACK03039		69.96	
		TOTAL		780.18	9,383.14
07/01/17	6627	R & M BUILDING	BAL FWD		3,514.23
07/01/17	6627	prg VOIDED CK#3034 07/CK03034		0.00	
07/07/17	6627	JAMES ROOFING SERVICESCK03036		196.63	
07/12/17	6627	JAMES ROOFING SERVICESCK03041		2,383.90	
07/24/17	6627	JAMES ROOFING SERVICESCK03043		252.87	
07/24/17	6627	SCOTT PAINT, INC - STOCK03045		96.30	
		TOTAL		2,929.70	6,443.93
07/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		4,500.00
07/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
		TOTAL		750.00	5,250.00
07/01/17	7771	INTEREST-RESERVES	BAL FWD		4,150.78
07/25/17	7771	INTEREST	JE07992	177.81	
		TOTAL		177.81	4,328.59

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/17	8300	PAINTING	BAL FWD		10,116.00
07/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	11,802.00
07/01/17	8301	PAVING	BAL FWD		6,000.00
07/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			TOTAL	1,000.00	7,000.00
07/01/17	8302	ROOF	BAL FWD		46,536.00
07/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	54,292.00
07/01/17	8330	DEFERRED MAINT	BAL FWD		13,122.00
07/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	15,309.00
07/01/17	8375	INSURANCE	BAL FWD		45,000.00
07/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	52,500.00
07/01/17	8378	IRRIGATION & WELL	BAL FWD		1,938.00
07/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	2,261.00
			TOTAL	0.00	0.00
			GRAND TOTAL	0.00	0.00