

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

September 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

09:36:44 05 OCT 2017

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF SEPTEMBER 09/30/2017 AS OF SEPTEMBER 30

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	LATE CHARGES	REMARKS
				70.00			
				2050.00			
		410.00-					
				410.00			
		1230.00-					
		410.00-					
		410.00-					
				410.00			
		410.00-					
		410.00-					
		550.00-					
				410.00			
		410.00-					
		400.00-					
		TOTALS	4640.00-	3350.00			

** 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

10/05/17
Client 49

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

CASH FLOW

FOR THE 9 MONTHS ENDED 09/30/17

PAGE 1

ACCT	DESCRIPTION	---CURRENT MONTH---		9 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,304,427.96		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,304,427.96		1,121,959.81	
	INTEREST/DIVIDENDS	38,110.00		368,933.00	
		233.09		4,866.45	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	38,343.09		373,799.45	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,342,771.05		1,495,759.26	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	25,742.53		184,146.67	
	RESERVE ACCOUNTS			584.07	
	ACCOUNTS RECEIVABLE	<750.00>		<6,750.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	24,992.53		177,980.74	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,317,778.52		1,317,778.52	
		=====	=====	=====	=====

10/05/17
Client 49

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

CASH FLOW

FOR THE 9 MONTHS ENDED 09/30/17

PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		9 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	47,501.06		47,501.06	
1150	OP M/M-STONEGATE BK	50,812.39		50,812.39	
1220	M/M-RESERVES BB&T	272,118.43		272,118.43	
1223	M/M-STONEGATE BANK	200,616.38		200,616.38	
1225	M/M-REPUBLIC BANK	229,902.13		229,902.13	
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	
		-----	-----	-----	-----
		1,317,778.52		1,317,778.52	
		-----	-----	-----	-----
	CASH ON HAND	1,317,778.52		1,317,778.52	
		=====	=====	=====	=====

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

10/05/17
Client 49

OPERATING STATEMENT
FOR THE 9 MONTHS ENDED 09/30/17

PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		9 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	365,310.00	365,310	
4165	LATE/MISC FEES			13.00		13.00
4300	INTEREST	18.82		132.92		132.92
4301	RESERVE INTEREST	214.27		4,733.53		4,733.53
	TOTAL INCOME FEES	40,823.09	40,590	370,189.45	365,310	4,879.45
	TOTAL INCOME	40,823.09	40,590	370,189.45	365,310	4,879.45
OPERATING EXPENSE						
6020	OFFICE EXPENSES	50.23	300	1,622.12	2,700	<1,077.88>
6030	MANAGEMENT FEE	1,195.58	1,196	10,760.22	10,764	<3.78>
6045	LEGAL & TAX RETURN	174.08	340	1,642.79	3,060	<1,417.21>
6110	ELECTRICITY	547.16	601	5,013.31	5,409	<395.69>
6135	TRASH	1,234.00	1,323	11,106.00	11,907	<801.00>
6144	TERMITE CONTROL		750		6,750	<6,750.00>
6160	CABLE TV	2,874.94	3,109	25,868.87	27,981	<2,112.13>
6350	DUES, LICENSE, PERMITS		11	61.25	99	<37.75>
6475	ELW COMMUNITY FEES	2,692.80	2,580	24,235.20	23,220	1,015.20
6604	PEST/FERTILIZER/WEED	750.00	750	6,750.00	6,750	
6606	LAWN SERVICES	3,515.00	3,656	31,635.00	32,904	<1,269.00>
6610	R & M GROUNDS	5,040.00	1,000	5,563.70	9,000	<3,436.30>
6612	R & M TREES	4,900.00	1,026	14,880.00	9,234	5,646.00
6615	R & M IRRIGATION	1,260.88	800	11,563.70	7,200	4,363.70
6627	R & M BUILDING	757.86	1,946	26,694.51	17,514	9,180.51
6669	CONTINGENCY-BAD DEBT	750.00	750	6,750.00	6,750	
	TOTAL OPERATING EXP.	25,742.53	20,138	184,146.67	181,242	2,904.67
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	214.27		4,733.53		4,733.53
8300	PAINTING	1,686.00	1,686	15,174.00	15,174	
8301	PAVING	1,000.00	1,000	9,000.00	9,000	
8302	ROOF	7,756.00	7,756	69,804.00	69,804	

10/05/17
Client 49

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

OPERATING STATEMENT

FOR THE 9 MONTHS ENDED 09/30/17

PAGE 4

ACCT	DESCRIPTION	---CURRENT MONTH---		9 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	19,683.00	19,683	
8375	INSURANCE	7,500.00	7,500	67,500.00	67,500	
8378	IRRIGATION & WELL	323.00	323	2,907.00	2,907	
	TOTAL NON-OPER EXP.	20,666.27	20,452	188,801.53	184,068	4,733.53
	TOTAL EXPENSES	46,408.80	40,590	372,948.20	365,310	7,638.20
	YTD SURPLUS (DEFICIT)	<5,585.71>	=====	<2,758.75>	=====	<2,758.75>

10/05/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 09/30/17

PAGE 5

ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	47,501.06	
1150	OP M/M-STONEGATE BK	50,812.39	
1220	M/M-RESERVES BB&T	272,118.43	
1223	M/M-STONEGATE BANK	200,616.38	
1225	M/M-REPUBLIC BANK	229,902.13	
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	3,350.00	
1502	ALLOW-DOUBTFUL ACCTS	<9,787.04>	
	TOTAL CURRENT ASSETS	-----	1,311,341.48
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,311,952.48
			=====

10/05/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 09/30/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,640.00	

	TOTAL CURRENT LIAB		4,640.00
	RESERVES		
2300	PAINTING	149,778.79	
2301	PAVING	101,986.99	
2302	ROOF	589,286.91	
2330	DEFERRED MAINT	165,734.92	
2345	CARPORTS	914.59	
2375	INSURANCE	157,227.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	14,535.00	

	TOTAL RESERVES		1,219,465.07
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	<2,758.75>	

	TOTAL EQUITY		87,847.41

	TOTAL LIAB & EQUITY		1,311,952.48
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 9 MONTHS AS OF 09/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	251,577.59	20,452.00			88.84	272,118.43
1223 M/M-STONEGATE B	200,539.72				76.66	200,616.38
1225 M/M-REPUBLIC BA	229,853.36				48.77	229,902.13
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	1,198,798.80	20,452.00			214.27	1,219,465.07

RESERVE ANALYSIS
 9 MONTHS AS OF 09/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<148,092.79>	<1,686.00>				<149,778.79>
2301 PAVING	<100,986.99>	<1,000.00>				<101,986.99>
2302 ROOF	<581,316.64>	<7,756.00>			<214.27>	<589,286.91>
2330 DEFERRED MAINT	<163,547.92>	<2,187.00>				<165,734.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<149,727.87>	<7,500.00>				<157,227.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<14,212.00>	<323.00>				<14,535.00>
TOTALS	1,198,798.80>	<20,452.00>			<214.27>	1,219,465.07>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 9 MONTHS AS OF 09/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	184,068.00	<1,294.07>	710.00	530.18	272,118.43
1223 M/M-STONEGATE B	200,072.99				543.39	200,616.38
1225 M/M-REPUBLIC BA	229,471.61				430.52	229,902.13
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	184,068.00	<1,294.07>	710.00	4,733.53	1,219,465.07

RESERVE ANALYSIS
 9 MONTHS AS OF 09/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<15,174.00>				<149,778.79>
2301 PAVING	<92,986.99>	<9,000.00>				<101,986.99>
2302 ROOF	<514,763.45>	<69,804.00>	14.07		<4,733.53>	<589,286.91>
2330 DEFERRED MAINT	<146,051.92>	<19,683.00>				<165,734.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<67,500.00>	1,280.00	<710.00>		<157,227.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<2,907.00>				<14,535.00>
TOTALS	1,031,247.61>	<184,068.00>	1,294.07	<710.00>	<4,733.53>	1,219,465.07>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 09/01/17 TO 09/30/17

PAGE 7
 09:36:49 05 OCT 2017

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	54,834.03
09/01	CK 03058	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03058		6606	LAWN SERVICES	3,515.00	<4,265.00>
09/06	CK 03059	MICHAEL MCCREA	6627	R & M BUILDING		<650.00>
09/12	CK 03060	O'NEIL'S, LLC	6612	R & M TREES		<4,900.00>
09/12	CK 03061	LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
09/12	CK 03062	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<1,260.88>
09/12	CK 03063	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
09/22	CK 03064	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<174.08>
09/22	CK 03065	LAND CARE SOLUTIONS, C	6610	R & M GROUNDS		<4,950.00>
09/22	CK 03066	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<107.86>
09/25	CK 03067	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<50.23>
TOTAL CHECKS POSTED						<17,722.05>
09/05	DP 09051	MAINTENANCE	2100	PREPAID MAINT FEES		26,630.00
09/15	DP 09151	MAINTENANCE	2100	PREPAID MAINT FEES		9,020.00
09/18	DP 09181	WTR HEATER REMOVED	6610	R & M GROUNDS		40.00
09/19	DP 09191	TAMPA ELECTRIC	6110	ELECTRICITY		<547.16>
09/23	DP 09231	SPECTRUM	6160	CABLE TV		<2,874.94>
09/25	DP 09251	MAINTENANCE	2100	PREPAID MAINT FEES		2,460.00
09/25	DP 09252	INTEREST	4300	INTEREST		1.56
TOTAL DEPOSITS/DEBITS POSTED						34,729.46
09/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
09/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,195.58>
09/01	JE 80250	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>
TOTAL J. E. POSTED						<24,340.38>

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/17	1026	OPERATING-BB&T	BAL FWD		54,834.03
09/01/17	1026	CK03058 thru CK03058	CK09001	<4,265.00>	
09/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
09/01/17	1026	MANAGEMENT FEE	JE80153	<1,195.58>	
09/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
09/05/17	1026	DP09051 THRU DP09051	CR09001	26,630.00	
09/06/17	1026	CK03059 thru CK03059	CK09002	<650.00>	
09/12/17	1026	CK03060 thru CK03062	CK09003	<6,290.88>	
09/12/17	1026	CK03063 thru CK03063	CK09004	<1,234.00>	
09/15/17	1026	DP09151 THRU DP09151	CR09004	9,020.00	
09/18/17	1026	DP09181 THRU DP09181	CR09005	40.00	
09/19/17	1026	DP09191 THRU DP09191	CR09002	<547.16>	
09/22/17	1026	CK03064 thru CK03066	CK09005	<5,231.94>	
09/23/17	1026	DP09231 THRU DP09231	CR09003	<2,874.94>	
09/25/17	1026	CK03067 thru CK03067	CK09006	<50.23>	
09/25/17	1026	DP09251 THRU DP09251	CR09006	2,460.00	
09/25/17	1026	DP09252 THRU DP09252	CR09007	1.56	
			TOTAL	<7,332.97>	47,501.06
09/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,795.13
09/25/17	1150	INTEREST	JE80959	17.26	
			TOTAL	17.26	50,812.39
09/01/17	1220	M/M-RESERVES BB&T	BAL FWD		251,577.59
09/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
09/25/17	1220	INTEREST	JE89992	88.84	
			TOTAL	20,540.84	272,118.43
09/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,539.72
09/25/17	1223	INTEREST	JE89992	76.66	
			TOTAL	76.66	200,616.38
09/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,853.36
09/25/17	1225	INTEREST	JE89992	48.77	
			TOTAL	48.77	229,902.13

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/17	1250	CDARS CD-12/21/17	BAL FWD		101,481.84
09/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
09/01/17	1254	CDARS CD-12/7/17	BAL FWD		209,890.06
09/01/17	1500	A/R MAINT FEES	BAL FWD		3,330.00
09/25/17	1500	ADJUST DUES	JE00955	20.00	
			TOTAL	20.00	3,350.00
09/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<9,037.04>
09/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<9,787.04>
09/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
09/01/17	2100	PREPAID MAINT FEES	BAL FWD		<7,100.00>
09/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
09/05/17	2100	MAINTENANCE	CR09051	<26,630.00>	
09/15/17	2100	MAINTENANCE	CR09151	<9,020.00>	
09/25/17	2100	MAINTENANCE	CR09251	<2,460.00>	
09/25/17	2100	ADJUST DUES	JE00955	<20.00>	
			TOTAL	2,460.00	<4,640.00>
09/01/17	2300	PAINTING	BAL FWD		<148,092.79>
09/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<149,778.79>
09/01/17	2301	PAVING	BAL FWD		<100,986.99>
09/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<101,986.99>
09/01/17	2302	ROOF	BAL FWD		<581,316.64>
09/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
09/25/17	2302	INTEREST	JE09992	<214.27>	
			TOTAL	<7,970.27>	<589,286.91>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/17 TO 09/30/17

PAGE 11
 09:36:49 05 OCT 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/17	2330	DEFERRED MAINT	BAL FWD		<163,547.92>
09/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<165,734.92>
09/01/17	2345	CARPORTS	BAL FWD		<914.59>
09/01/17	2375	INSURANCE	BAL FWD		<149,727.87>
09/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
			TOTAL	<7,500.00>	<157,227.87>
09/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
09/01/17	2378	IRRIGATION & WELL	BAL FWD		<14,212.00>
09/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<14,535.00>
09/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
09/01/17	4010	MAINTENANCE FEES	BAL FWD		<324,720.00>
09/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<365,310.00>
09/01/17	4165	LATE/MISC FEES	BAL FWD		<13.00>
09/01/17	4300	INTEREST	BAL FWD		<114.10>
09/25/17	4300	INTEREST	CR09252	<1.56>	
09/25/17	4300	INTEREST	JE80959	<17.26>	
			TOTAL	<18.82>	<132.92>
09/01/17	4301	RESERVE INTEREST	BAL FWD		<4,519.26>
09/25/17	4301	INTEREST	JE89992	<214.27>	
			TOTAL	<214.27>	<4,733.53>
09/01/17	6020	OFFICE EXPENSES	BAL FWD		1,571.89
09/25/17	6020	PROGRESSIVE MANAGEMENT	TCK03067	50.23	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/17 TO 09/30/17

PAGE 12
 09:36:49 05 OCT 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	50.23	1,622.12
09/01/17	6030	MANAGEMENT FEE	BAL FWD		9,564.64
09/01/17	6030	MANAGEMENT FEE	JE80153	1,195.58	
			TOTAL	1,195.58	10,760.22
09/01/17	6045	LEGAL & TAX RETURN	BAL FWD		1,468.71
09/22/17	6045	BECKER & POLIAKOFF, P.	CK03064	174.08	
			TOTAL	174.08	1,642.79
09/01/17	6110	ELECTRICITY	BAL FWD		4,466.15
09/19/17	6110	TAMPA ELECTRIC	CR09191	547.16	
			TOTAL	547.16	5,013.31
09/01/17	6135	TRASH	BAL FWD		9,872.00
09/12/17	6135	COUNTY SANITATION SERV	CK03063	1,234.00	
			TOTAL	1,234.00	11,106.00
09/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
09/01/17	6160	CABLE TV	BAL FWD		22,993.93
09/23/17	6160	SPECTRUM	CR09231	2,874.94	
			TOTAL	2,874.94	25,868.87
09/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
09/01/17	6475	ELW COMMUNITY FEES	BAL FWD		21,542.40
09/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			TOTAL	2,692.80	24,235.20
09/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		6,000.00
09/01/17	6604	TRUGREEN PROCESSING	CECK03058	750.00	
			TOTAL	750.00	6,750.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/17 TO 09/30/17

PAGE 13
 09:36:49 05 OCT 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/17	6606	LAWN SERVICES	BAL FWD		28,120.00
09/01/17	6606	TRUGREEN PROCESSING	CECK03058	3,515.00	
			TOTAL	3,515.00	31,635.00
09/01/17	6610	R & M GROUNDS	BAL FWD		523.70
09/12/17	6610	LAKE DOCTORS, INC	CK03061	130.00	
09/18/17	6610	WTR HEATER REMOVED	CR09181	<40.00>	
09/22/17	6610	LAND CARE SOLUTIONS,	LCK03065	4,950.00	
			TOTAL	5,040.00	5,563.70
09/01/17	6612	R & M TREES	BAL FWD		9,980.00
09/12/17	6612	O'NEIL'S, LLC	CK03060	4,900.00	
			TOTAL	4,900.00	14,880.00
09/01/17	6615	R & M IRRIGATION	BAL FWD		10,302.82
09/12/17	6615	OUTDOOR CONCEPTS OF	TACK03062	1,260.88	
			TOTAL	1,260.88	11,563.70
09/01/17	6627	R & M BUILDING	BAL FWD		25,936.65
09/06/17	6627	MICHAEL MCCREA	CK03059	650.00	
09/22/17	6627	SCOTT PAINT, INC -	STOCK03066	107.86	
			TOTAL	757.86	26,694.51
09/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		6,000.00
09/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	6,750.00
09/01/17	7771	INTEREST-RESERVES	BAL FWD		4,519.26
09/25/17	7771	INTEREST	JE09992	214.27	
			TOTAL	214.27	4,733.53
09/01/17	8300	PAINTING	BAL FWD		13,488.00
09/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	15,174.00
09/01/17	8301	PAVING	BAL FWD		8,000.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 09/01/17 TO 09/30/17

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
09/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			TOTAL	1,000.00	9,000.00
09/01/17	8302	ROOF	BAL FWD		62,048.00
09/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	69,804.00
09/01/17	8330	DEFERRED MAINT	BAL FWD		17,496.00
09/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	19,683.00
09/01/17	8375	INSURANCE	BAL FWD		60,000.00
09/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	67,500.00
09/01/17	8378	IRRIGATION & WELL	BAL FWD		2,584.00
09/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	2,907.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00