

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

December 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

14:53:55 03 JAN 2018

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
ASSOC. # 49 - PREPAID/DELINQUENT REPORT  
MONTH OF DECEMBER 12/31/2017 AS OF DECEMBER 31

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	LATE CHARGES	REMARKS
00				30.00			
00				3280.00			
00			410.00-				
00			410.00-				
00			410.00-				
00			410.00-				
00			410.00-				
00				410.00			
00			820.00-				
00			410.00-				
00			410.00-				
00			550.00-				
00			410.00-				
00			810.00-				
@		TOTALS	5460.00-	3720.00			

\*\* 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

01/03/18  
Client 49

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

CASH FLOW

FOR THE 12 MONTHS ENDED 12/31/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		12 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,358,474.93		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,358,474.93		1,121,959.81	
	INTEREST/DIVIDENDS	39,750.00		491,153.00	
		1,568.20		6,913.92	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	41,318.20		498,066.92	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,399,793.13		1,620,026.73	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	28,513.09		255,639.62	
	RESERVE ACCOUNTS	63,570.10		64,927.17	
	ACCOUNTS RECEIVABLE	<750.00>		<9,000.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	91,333.19		311,566.79	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,308,459.94		1,308,459.94	
		=====	=====	=====	=====

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

CASH FLOW  
 FOR THE 12 MONTHS ENDED 12/31/17 PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		12 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	39,126.02		39,126.02	
1150	OP M/M-STONEGATE BK	50,863.09		50,863.09	
1220	M/M-RESERVES BB&T	269,433.27		269,433.27	
1223	M/M-STONEGATE BANK	200,841.58		200,841.58	
1225	M/M-REPUBLIC BANK	230,045.34		230,045.34	
1250	CDARS CD-6/21/18	101,912.87		101,912.87	
1251	CADENCE CD-4/14/18	205,456.23		205,456.23	
1254	CDARS CD-6/7/18	210,781.54		210,781.54	
		-----	-----	-----	-----
		1,308,459.94		1,308,459.94	
		-----	-----	-----	-----
	CASH ON HAND	1,308,459.94		1,308,459.94	
		=====	=====	=====	=====

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

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OPERATING STATEMENT  
FOR THE 12 MONTHS ENDED 12/31/17 PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		12 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	487,080.00	487,080	
4165	LATE/MISC FEES			13.00		13.00
4300	INTEREST	17.90		187.53		187.53
4301	RESERVE INTEREST	1,550.30		6,726.39		6,726.39
	TOTAL INCOME FEES	42,158.20	40,590	494,006.92	487,080	6,926.92
	TOTAL INCOME	42,158.20	40,590	494,006.92	487,080	6,926.92
OPERATING EXPENSE						
6020	OFFICE EXPENSES	917.64	300	3,199.68	3,600	<400.32>
6030	MANAGEMENT FEE	1,195.58	1,196	14,346.96	14,352	<5.04>
6045	LEGAL & TAX RETURN	951.02	340	3,255.83	4,080	<824.17>
6110	ELECTRICITY	519.97	601	6,485.74	7,212	<726.26>
6135	TRASH	1,234.00	1,323	14,808.00	15,876	<1,068.00>
6144	TERMITE CONTROL	8,532.00	750	8,532.00	9,000	<468.00>
6160	CABLE TV	2,873.82	3,109	34,490.33	37,308	<2,817.67>
6350	DUES, LICENSE, PERMITS		11	61.25	132	<70.75>
6475	ELW COMMUNITY FEES	2,692.80	2,580	32,313.60	30,960	1,353.60
6604	PEST/FERTILIZER/WEED	750.00	750	9,000.00	9,000	
6606	LAWN SERVICES	3,515.00	3,656	42,180.00	43,872	<1,692.00>
6610	R & M GROUNDS	167.18	1,000	8,224.30	12,000	<3,775.70>
6612	R & M TREES		1,026	14,880.00	12,312	2,568.00
6615	R & M IRRIGATION	3,786.08	800	20,574.78	9,600	10,974.78
6627	R & M BUILDING	628.00	1,946	34,287.15	23,352	10,935.15
6669	CONTINGENCY-BAD DEBT	750.00	750	9,000.00	9,000	
	TOTAL OPERATING EXP.	28,513.09	20,138	255,639.62	241,656	13,983.62
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	1,550.30		6,726.39		6,726.39
8300	PAINTING	1,686.00	1,686	20,232.00	20,232	
8301	PAVING	1,000.00	1,000	12,000.00	12,000	
8302	ROOF	7,756.00	7,756	93,072.00	93,072	

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

OPERATING STATEMENT

FOR THE 12 MONTHS ENDED 12/31/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		12 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	26,244.00	26,244	
8375	INSURANCE	7,500.00	7,500	90,000.00	90,000	
8378	IRRIGATION & WELL	323.00	323	3,876.00	3,876	
	TOTAL NON-OPER EXP.	22,002.30	20,452	252,150.39	245,424	6,726.39
	TOTAL EXPENSES	50,515.39	40,590	507,790.01	487,080	20,710.01
	YTD SURPLUS (DEFICIT)	<8,357.19>	=====	<13,783.09>	=====	<13,783.09>

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 12/31/17

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	39,126.02	
1150	OP M/M-STONEGATE BK	50,863.09	
1220	M/M-RESERVES BB&T	269,433.27	
1223	M/M-STONEGATE BANK	200,841.58	
1225	M/M-REPUBLIC BANK	230,045.34	
1250	CDARS CD-6/21/18	101,912.87	
1251	CADENCE CD-4/14/18	205,456.23	
1254	CDARS CD-6/7/18	210,781.54	
1500	A/R MAINT FEES	3,720.00	
1502	ALLOW-DOUBTFUL ACCTS	<12,037.04>	
	TOTAL CURRENT ASSETS	-----	1,300,142.90
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,300,753.90
			=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 12/31/17

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	5,460.00	
		-----	
	TOTAL CURRENT LIAB		5,460.00
	RESERVES		
2300	PAINTING	154,836.79	
2301	PAVING	104,986.99	
2302	ROOF	614,547.77	
2330	DEFERRED MAINT	172,295.92	
2345	CARPORTS	914.59	
2375	INSURANCE	115,384.77	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	15,504.00	
		-----	
	TOTAL RESERVES		1,218,470.83
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	<13,783.09>	
		-----	
	TOTAL EQUITY		76,823.07
		-----	
	TOTAL LIAB & EQUITY		1,300,753.90
			=====



49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 12 MONTHS AS OF 12/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	312,445.07	20,452.00	<63,570.10>		106.30	269,433.27
1223 M/M-STONEGATE B	200,767.31				74.27	200,841.58
1225 M/M-REPUBLIC BA	229,998.12				47.22	230,045.34
1250 CDARS CD-6/21/1	101,481.84				431.03	101,912.87
1251 CADENCE CD-4/14	205,456.23					205,456.23
1254 CDARS CD-6/7/18	209,890.06				891.48	210,781.54
<b>TOTALS</b>	<b>1,260,038.63</b>	<b>20,452.00</b>	<b>&lt;63,570.10&gt;</b>		<b>1,550.30</b>	<b>1,218,470.83</b>

RESERVE ANALYSIS  
 12 MONTHS AS OF 12/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<153,150.79>	<1,686.00>				<154,836.79>
2301 PAVING	<103,986.99>	<1,000.00>				<104,986.99>
2302 ROOF	<605,241.47>	<7,756.00>			<1,550.30>	<614,547.77>
2330 DEFERRED MAINT	<170,108.92>	<2,187.00>				<172,295.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<171,454.87>	<7,500.00>	63,570.10			<115,384.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<15,181.00>	<323.00>				<15,504.00>
<b>TOTALS</b>	<b>1,260,038.63&gt;</b>	<b>&lt;20,452.00&gt;</b>	<b>63,570.10</b>		<b>&lt;1,550.30&gt;</b>	<b>1,218,470.83&gt;</b>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 12 MONTHS AS OF 12/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	245,424.00	<65,637.17>	710.00	832.12	269,433.27
1223 M/M-STONEGATE B	200,072.99				768.59	200,841.58
1225 M/M-REPUBLIC BA	229,471.61				573.73	230,045.34
1250 CDARS CD-6/21/1	101,320.05				592.82	101,912.87
1251 CADENCE CD-4/14	202,712.76				2,743.47	205,456.23
1254 CDARS CD-6/7/18	209,565.88				1,215.66	210,781.54
<b>TOTALS</b>	<b>1,031,247.61</b>	<b>245,424.00</b>	<b>&lt;65,637.17&gt;</b>	<b>710.00</b>	<b>6,726.39</b>	<b>1,218,470.83</b>

RESERVE ANALYSIS  
 12 MONTHS AS OF 12/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<20,232.00>				<154,836.79>
2301 PAVING	<92,986.99>	<12,000.00>				<104,986.99>
2302 ROOF	<514,763.45>	<93,072.00>	14.07		<6,726.39>	<614,547.77>
2330 DEFERRED MAINT	<146,051.92>	<26,244.00>				<172,295.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<90,000.00>	65,623.10	<710.00>		<115,384.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<3,876.00>				<15,504.00>
<b>TOTALS</b>	<b>1,031,247.61&gt;</b>	<b>&lt;245,424.00&gt;</b>	<b>65,637.17</b>	<b>&lt;710.00&gt;</b>	<b>&lt;6,726.39&gt;</b>	<b>1,218,470.83&gt;</b>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 12/01/17 TO 12/31/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	47,589.93
12/01	CK 03094	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03094		6606	LAWN SERVICES	3,515.00	<4,265.00>
12/05	CK 03095	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<483.12>
12/11	CK 03096	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
12/11	CK 03097	THE LAKE DOCTORS, INC	6610	R & M GROUNDS		<130.00>
12/11	CK 03098	IMPACT PEST ELIMINATI	6144	TERMITE CONTROL		<8,532.00>
12/11	CK 03099	SEABREEZE CONSTRUCTIO	6627	R & M BUILDING		<628.00>
12/13	CK 03100	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<214.52>
12/20	CK 03101	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<951.02>
12/20	CK 03102	prg VOIDED CK#3102 12	6610	R & M GROUNDS		0.00
12/20	CK 03103	AFFORDABLE WORK ORDER	6610	R & M GROUNDS		<25.00>
12/20	CK 03104	EARL PRUITT'S WELL &	6615	R & M IRRIGATION		<3,786.08>
12/21	CK 03105	RICK CANTRELL	6610	R & M GROUNDS		<12.18>
TOTAL CHECKS POSTED						<20,260.92>
12/05	DP 12051	MAINTENANCE	2100	PREPAID MAINT FEES		27,860.00
12/15	DP 12151	MAINTENANCE	2100	PREPAID MAINT FEES		7,380.00
12/20	DP 12201	TAMPA ELECTRIC	6110	ELECTRICITY		<519.97>
12/20	DP 12202	OFFICE REIMB	6020	OFFICE EXPENSES		<220.00>
12/23	DP 12231	SPECTRUM	6160	CABLE TV		<2,873.82>
12/25	DP 12251	MAINTENANCE	2100	PREPAID MAINT FEES		4,920.00
12/25	DP 12252	INTEREST	4300	INTEREST		1.18
12/25	DP 12253	REIMB #45/PADILLA	2100	PREPAID MAINT FEES		<410.00>
TOTAL DEPOSITS/DEBITS POSTED						36,137.39
12/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
12/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,195.58>
12/01	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 12/01/17 TO 12/31/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL J. E. POSTED		<24,340.38>
				TOTAL POSTED TO BANK	1026	<8,463.91>
				ENDING BAL FOR BANK	1026	39,126.02
				BEGIN BAL		50,846.37
12/25	JE 81259	INTEREST	1150	OP M/M-STONEGATE BK		16.72
				TOTAL J. E. POSTED		16.72
				TOTAL POSTED TO BANK	1150	16.72
				ENDING BAL FOR BANK	1150	50,863.09

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/17	1026	OPERATING-BB&T	BAL FWD		47,589.93
12/01/17	1026	CK03094 thru CK03094	CK12001	<4,265.00>	
12/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
12/01/17	1026	MANAGEMENT FEE	JE80153	<1,195.58>	
12/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
12/05/17	1026	CK03095 thru CK03095	CK12002	<483.12>	
12/05/17	1026	DP12051 THRU DP12051	CR12002	27,860.00	
12/11/17	1026	CK03096 thru CK03099	CK12003	<10,524.00>	
12/13/17	1026	CK03100 thru CK03100	CK12005	<214.52>	
12/15/17	1026	DP12151 THRU DP12151	CR12003	7,380.00	
12/20/17	1026	CK03101 thru CK03101	CK12006	<951.02>	
12/20/17	1026	CK03102 thru CK03103	CK12007	<25.00>	
12/20/17	1026	CK03104 thru CK03104	CK12008	<3,786.08>	
12/20/17	1026	DP12201 THRU DP12201	CR12004	<519.97>	
12/20/17	1026	DP12202 THRU DP12202	CR12005	<220.00>	
12/21/17	1026	CK03105 thru CK03105	CK12010	<12.18>	
12/23/17	1026	DP12231 THRU DP12231	CR12001	<2,873.82>	
12/25/17	1026	DP12251 THRU DP12252	CR12006	4,921.18	
12/25/17	1026	DP12253 THRU DP12253	CR12007	<410.00>	
			*TOTAL*	<8,463.91>	39,126.02
12/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,846.37
12/25/17	1150	INTEREST	JE81259	16.72	
			*TOTAL*	16.72	50,863.09
12/01/17	1220	M/M-RESERVES BB&T	BAL FWD		312,445.07
12/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
12/12/17	1220	CK00161 THRU CK00161	CK12004	<773.00>	
12/21/17	1220	CK00162 THRU CK00162	CK12009	<62,797.10>	
12/25/17	1220	INTEREST	JE82992	106.30	
			*TOTAL*	<43,011.80>	269,433.27
12/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,767.31
12/25/17	1223	INTEREST	JE82992	74.27	
			*TOTAL*	74.27	200,841.58

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 12/01/17 TO 12/31/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,998.12
12/25/17	1225	INTEREST	JE82992	47.22	
			*TOTAL*	47.22	230,045.34
12/01/17	1250	CDARS CD-6/21/18	BAL FWD		101,481.84
12/25/17	1250	INTEREST	JE82992	431.03	
			*TOTAL*	431.03	101,912.87
12/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
12/01/17	1254	CDARS CD-6/7/18	BAL FWD		209,890.06
12/25/17	1254	INTEREST	JE82992	891.48	
			*TOTAL*	891.48	210,781.54
12/01/17	1500	A/R MAINT FEES	BAL FWD		3,290.00
12/25/17	1500	ADJUST DUES	JE01255	430.00	
			*TOTAL*	430.00	3,720.00
12/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<11,287.04>
12/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			*TOTAL*	<750.00>	<12,037.04>
12/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
12/01/17	2100	PREPAID MAINT FEES	BAL FWD		<5,870.00>
12/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
12/05/17	2100	MAINTENANCE	CR12051	<27,860.00>	
12/15/17	2100	MAINTENANCE	CR12151	<7,380.00>	
12/25/17	2100	MAINTENANCE	CR12251	<4,920.00>	
12/25/17	2100	REIMB #45/PADILLA	CR12253	410.00	
12/25/17	2100	ADJUST DUES	JE01255	<430.00>	
			*TOTAL*	410.00	<5,460.00>
12/01/17	2300	PAINTING	BAL FWD		<153,150.79>
12/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			*TOTAL*	<1,686.00>	<154,836.79>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 12/01/17 TO 12/31/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/17	2301	PAVING	BAL FWD		<103,986.99>
12/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			*TOTAL*	<1,000.00>	<104,986.99>
12/01/17	2302	ROOF	BAL FWD		<605,241.47>
12/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
12/25/17	2302	INTEREST	JE12992	<1,550.30>	
			*TOTAL*	<9,306.30>	<614,547.77>
12/01/17	2330	DEFERRED MAINT	BAL FWD		<170,108.92>
12/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			*TOTAL*	<2,187.00>	<172,295.92>
12/01/17	2345	CARPORTS	BAL FWD		<914.59>
12/01/17	2375	INSURANCE	BAL FWD		<171,454.87>
12/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
12/12/17	2375	CAIS, LLC	CK00161	773.00	
12/21/17	2375	BB&T INSURANCE SERVICE	CK00162	62,797.10	
			*TOTAL*	56,070.10	<115,384.77>
12/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
12/01/17	2378	IRRIGATION & WELL	BAL FWD		<15,181.00>
12/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			*TOTAL*	<323.00>	<15,504.00>
12/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
12/01/17	4010	MAINTENANCE FEES	BAL FWD		<446,490.00>
12/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			*TOTAL*	<40,590.00>	<487,080.00>
12/01/17	4165	LATE/MISC FEES	BAL FWD		<13.00>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/17	4300	INTEREST	BAL FWD		<169.63>
12/25/17	4300	INTEREST	CR12252	<1.18>	
12/25/17	4300	INTEREST	JE81259	<16.72>	
			*TOTAL*	<17.90>	<187.53>
12/01/17	4301	RESERVE INTEREST	BAL FWD		<5,176.09>
12/25/17	4301	INTEREST	JE82992	<1,550.30>	
			*TOTAL*	<1,550.30>	<6,726.39>
12/01/17	6020	OFFICE EXPENSES	BAL FWD		2,282.04
12/05/17	6020	PROGRESSIVE MANAGEMENT	TCK03095	483.12	
12/13/17	6020	PROGRESSIVE MANAGEMENT	TCK03100	214.52	
12/20/17	6020	OFFICE REIMB	CR12202	220.00	
			*TOTAL*	917.64	3,199.68
12/01/17	6030	MANAGEMENT FEE	BAL FWD		13,151.38
12/01/17	6030	MANAGEMENT FEE	JE80153	1,195.58	
			*TOTAL*	1,195.58	14,346.96
12/01/17	6045	LEGAL & TAX RETURN	BAL FWD		2,304.81
12/20/17	6045	BECKER & POLIAKOFF, P.	CK03101	951.02	
			*TOTAL*	951.02	3,255.83
12/01/17	6110	ELECTRICITY	BAL FWD		5,965.77
12/20/17	6110	TAMPA ELECTRIC	CR12201	519.97	
			*TOTAL*	519.97	6,485.74
12/01/17	6135	TRASH	BAL FWD		13,574.00
12/11/17	6135	COUNTY SANITATION SERV	VCK03096	1,234.00	
			*TOTAL*	1,234.00	14,808.00
12/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
12/11/17	6144	IMPACT PEST ELIMINATIO	CK03098	8,532.00	
			*TOTAL*	8,532.00	8,532.00
12/01/17	6160	CABLE TV	BAL FWD		31,616.51



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12/23/17	6160	SPECTRUM	CR12231	2,873.82	
			*TOTAL*	2,873.82	34,490.33
12/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			*TOTAL*	0.00	61.25
12/01/17	6475	ELW COMMUNITY FEES	BAL FWD		29,620.80
12/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			*TOTAL*	2,692.80	32,313.60
12/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		8,250.00
12/01/17	6604	TRUGREEN PROCESSING	CECK03094	750.00	
			*TOTAL*	750.00	9,000.00
12/01/17	6606	LAWN SERVICES	BAL FWD		38,665.00
12/01/17	6606	TRUGREEN PROCESSING	CECK03094	3,515.00	
			*TOTAL*	3,515.00	42,180.00
12/01/17	6610	R & M GROUNDS	BAL FWD		8,057.12
12/11/17	6610	THE LAKE DOCTORS, INC	CK03097	130.00	
12/20/17	6610	prg VOIDED CK#3102 12/CK03102		0.00	
12/20/17	6610	AFFORDABLE WORK ORDERS	CK03103	25.00	
12/21/17	6610	RICK CANTRELL	CK03105	12.18	
			*TOTAL*	167.18	8,224.30
12/01/17	6612	R & M TREES	BAL FWD		14,880.00
			*TOTAL*	0.00	14,880.00
12/01/17	6615	R & M IRRIGATION	BAL FWD		16,788.70
12/20/17	6615	EARL PRUITT'S WELL &	PCK03104	3,786.08	
			*TOTAL*	3,786.08	20,574.78
12/01/17	6627	R & M BUILDING	BAL FWD		33,659.15
12/11/17	6627	SEABREEZE CONSTRUCTION	CK03099	628.00	
			*TOTAL*	628.00	34,287.15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
12/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		8,250.00
12/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			*TOTAL*	750.00	9,000.00
12/01/17	7771	INTEREST-RESERVES	BAL FWD		5,176.09
12/25/17	7771	INTEREST	JE12992	1,550.30	
			*TOTAL*	1,550.30	6,726.39
12/01/17	8300	PAINTING	BAL FWD		18,546.00
12/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			*TOTAL*	1,686.00	20,232.00
12/01/17	8301	PAVING	BAL FWD		11,000.00
12/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			*TOTAL*	1,000.00	12,000.00
12/01/17	8302	ROOF	BAL FWD		85,316.00
12/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			*TOTAL*	7,756.00	93,072.00
12/01/17	8330	DEFERRED MAINT	BAL FWD		24,057.00
12/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			*TOTAL*	2,187.00	26,244.00
12/01/17	8375	INSURANCE	BAL FWD		82,500.00
12/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			*TOTAL*	7,500.00	90,000.00
12/01/17	8378	IRRIGATION & WELL	BAL FWD		3,553.00
12/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			*TOTAL*	323.00	3,876.00
			*TOTAL*	0.00	0.00

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
		*GRAND TOTAL*		0.00	0.00