

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

February 2015 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

14:54:21 13 APR 2015

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
ASSOC. # 49 - PREPAID/DELINQUENT REPORT  
MONTH OF FEBRUARY 02/28/2015 AS OF FEBRUARY 28

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UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000002	WHITE, OLIVER E. & GAIL A	370.00-					
000003	GROEGER, WOLFGANG & URSULA		30.00				
000004	JONES, DEBORAH A.	355.00-					
000005	JOHNSON, LISA L. & JASON L.		1075.00				
000009	MILLER, C. THOMAS & LINDA		395.00				
000011	SECOVNIE, JOHN	370.00-					
000012	DONNELLY, ELMER & PHYLLIS	370.00-					
000013	JACOVIDES, LORRAINE & BETTY		15.00-				
000016	DINALLO, ANTHONY & MCGLYNN, CH	370.00-					
000017	KAMATH, SHRIVNIVAS & USHA	199.00-					
000022	MENDEZ, OLGA	370.00-					
000029	GOTT, ERNESTINE H.	370.00-					
000037	FRIERI, BRENDA A.		1095.00				
000039	WOKUTCH, EARL & MAUREEN	370.00-					
000040	KLEINMAN, PATRICIA		370.00				
000041	WEIR, MARY BETH	370.00-					
000047	TURECK, JUDITH	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000050	GRAY, YVONNE	370.00-					
000053	ELW CLUSTER HOMES 4		31369.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000060	BOYLE, PATRICIA		370.00				
000062	POIGNEE, MICHAEL F. & CAROLE A	370.00-					
000064	TRINITY PROPERTIES,LLC		3935.00				
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000076	WEISS, JOHN R. & CYNTHIA J.	370.00-					
000077	WELLS FARGO BANK, N.A.		15040.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000084	DEPAUL, JOHN		35.00				
000086	HANSON, PETER C.		2401.01				
000094	BECKLUND, STEVEN & MARIE		370.00				
	TOTALS	6487.00-	56485.84		8005.00		

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

CASH FLOW

FOR THE 2 MONTHS ENDED 02/28/15

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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	817,867.60		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	817,867.60		880,790.98	
	RENT	36,581.63		76,449.90	
	INTEREST/DIVIDENDS	750.00		1,500.00	
		69.73		167.54	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	37,401.36		78,117.44	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	855,268.96		958,908.42	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	14,850.61		30,902.30	
	RESERVE ACCOUNTS			88,337.77	
	ACCOUNTS RECEIVABLE	<750.00>		<1,500.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	14,100.61		117,740.07	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	841,168.35		841,168.35	
		=====	=====	=====	=====

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

CASH FLOW

FOR THE 2 MONTHS ENDED 02/28/15

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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	25,725.74		25,725.74	
1150	OP M/M-STONEGATE BK	50,451.66		50,451.66	
1220	M/M-RESERVES-BB&T	102,143.03		102,143.03	
1225	M/M-CORNERSTONE BANK	153,569.69		153,569.69	
1250	CDARS CD-6/25/15	100,796.28		100,796.28	
1251	CADENCE CD 2/14/16	200,000.00		200,000.00	
1254	CDARS CD-6/11/15	208,481.95		208,481.95	
		-----	-----	-----	-----
		841,168.35		841,168.35	
		-----	-----	-----	-----
	CASH ON HAND	841,168.35		841,168.35	
		=====	=====	=====	=====

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

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OPERATING STATEMENT  
FOR THE 2 MONTHS ENDED 02/28/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		2 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	36,630.00	36,630	73,260.00	73,260	
4165	LATE/MISC FEES	13.00		13.00		13.00
4168	RENT	750.00		1,500.00		1,500.00
4200	PRIOR YEAR SURPLUS		112		224	<224.00>
4300	INTEREST	14.11		27.96		27.96
4301	RESERVE INTEREST	55.62		139.58		139.58
	TOTAL INCOME FEES	37,462.73	36,742	74,940.54	73,484	1,456.54
	TOTAL INCOME	37,462.73	36,742	74,940.54	73,484	1,456.54
OPERATING EXPENSE						
6020	OFFICE EXPENSES	179.57	417	594.65	834	<239.35>
6030	MANAGEMENT FEE	1,138.00	1,138	2,276.00	2,276	
6045	LEGAL & AUDIT	1,057.65	340	1,234.15	680	554.15
6110	ELECTRICITY	455.53	512	893.73	1,024	<130.27>
6135	TRASH	1,234.00	1,253	2,468.00	2,506	<38.00>
6144	TERMITE CONTROL		750		1,500	<1,500.00>
6160	CABLE TV	2,781.11	2,869	5,592.77	5,738	<145.23>
6350	DUES, LICENSE, PERMITS	61.25	11	61.25	22	39.25
6475	ELW COMMUNITY FEES	2,376.00	2,323	4,752.00	4,646	106.00
6604	PEST/FERTILIZER/WEED	750.00	750	1,500.00	1,500	
6606	LAWN SERVICES	3,515.00	3,515	7,030.00	7,030	
6610	R & M GROUNDS		992		1,984	<1,984.00>
6612	R & M TREES		1,167		2,334	<2,334.00>
6615	R&M SPRINKLER SYS	517.50	1,000	941.50	2,000	<1,058.50>
6627	R & M BUILDING	35.00	1,000	2,058.25	2,000	58.25
6669	CONTINGENCY FUND	750.00	750	1,500.00	1,500	
	TOTAL OPERATING EXP.	14,850.61	18,787	30,902.30	37,574	<6,671.70>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	55.62		139.58		139.58
8300	PAINTING	995.00	995	1,990.00	1,990	
8301	PAVING	1,683.00	1,683	3,366.00	3,366	
8302	ROOF	3,000.00	3,000	6,000.00	6,000	
8330	DEFERRED MAINT	1,894.00	1,894	3,788.00	3,788	

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

OPERATING STATEMENT

FOR THE 2 MONTHS ENDED 02/28/15

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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	10,060.00	10,060	20,120.00	20,120	
8378	IRRIGATION & WELL	323.00	323	646.00	646	
	TOTAL NON-OPER EXP.	18,010.62	17,955	36,049.58	35,910	139.58
	TOTAL EXPENSES	32,861.23	36,742	66,951.88	73,484	<6,532.12>
	YTD SURPLUS (DEFICIT)	4,601.50		7,988.66		7,988.66
		=====	=====	=====	=====	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 02/28/15

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ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	25,725.74	
1150	OP M/M-STONEGATE BK	50,451.66	
1220	M/M-RESERVES-BB&T	102,143.03	
1225	M/M-CORNERSTONE BANK	153,569.69	
1250	CDARS CD-6/25/15	100,796.28	
1251	CADENCE CD 2/14/16	200,000.00	
1254	CDARS CD-6/11/15	208,481.95	
1500	A/R MAINT FEES	56,485.84	
1502	ALLOW.-DOUBTFUL ACCTS.	<18,264.52>	
1505	A/R--SP. ASSM'T	8,005.00	
		-----	
	TOTAL CURRENT ASSETS		887,394.67
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
		-----	
	TOTAL OTHER ASSETS		611.00
		-----	
	TOTAL ASSETS		888,005.67
			=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BALANCE SHEET  
AS OF 02/28/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,487.00	
		-----	
	TOTAL CURRENT LIAB		6,487.00
	RESERVES		
2300	PAINTING	104,422.79	
2301	PAVING	55,960.99	
2302	ROOF	362,582.25	
2330	DEFERRED MAINT	104,383.92	
2345	CARPORTS	914.59	
2375	INSURANCE	47,447.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	4,522.00	
2381	INTEREST	44,756.74	
		-----	
	TOTAL RESERVES		764,990.95
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	7,988.66	
		-----	
	TOTAL EQUITY		116,527.72
		-----	
	TOTAL LIAB & EQUITY		888,005.67
			=====



49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 2 MONTHS AS OF 02/28/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	84,176.13	17,955.00			11.90	102,143.03
1225 M/M-CORNERSTONE	153,525.97				43.72	153,569.69
1250 CDARS CD-6/25/1	100,796.28					100,796.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/11/1	208,481.95					208,481.95
TOTALS	746,980.33	17,955.00			55.62	764,990.95

RESERVE ANALYSIS  
 2 MONTHS AS OF 02/28/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<103,427.79>	<995.00>				<104,422.79>
2301 PAVING	<54,277.99>	<1,683.00>				<55,960.99>
2302 ROOF	<359,582.25>	<3,000.00>				<362,582.25>
2330 DEFERRED MAINT	<102,489.92>	<1,894.00>				<104,383.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<37,387.67>	<10,060.00>				<47,447.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<4,199.00>	<323.00>				<4,522.00>
2381 INTEREST	<44,701.12>				<55.62>	<44,756.74>
TOTALS	<746,980.33>	<17,955.00>			<55.62>	<764,990.95>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 2 MONTHS AS OF 02/28/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	35,910.00		810.00	41.07	102,143.03
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>		98.51	153,569.69
1250 CDARS CD-6/25/1	100,796.28					100,796.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-6/11/1	208,481.95					208,481.95
TOTALS	817,279.14	35,910.00	<89,147.77>	810.00	139.58	764,990.95

RESERVE ANALYSIS  
 2 MONTHS AS OF 02/28/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<1,990.00>				<104,422.79>
2301 PAVING	<52,594.99>	<3,366.00>				<55,960.99>
2302 ROOF	<356,582.25>	<6,000.00>				<362,582.25>
2330 DEFERRED MAINT	<99,785.92>	<3,788.00>		<810.00>		<104,383.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<20,120.00>	89,147.77			<47,447.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<646.00>				<4,522.00>
2381 INTEREST	<44,617.16>				<139.58>	<44,756.74>
TOTALS	<817,279.14>	<35,910.00>	89,147.77	<810.00>	<139.58>	<764,990.95>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 02/01/15 TO 02/28/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	20,448.47
02/01	CK 02654	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<517.50>
02/11	CK 02655	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
02/11	CK 02656	CIANFRONE, NIKOLOFF,	6045	LEGAL & AUDIT		<483.15>
02/18	CK 02657	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<574.50>
02/18	CK 02658	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<159.76>
02/18	CK 02659	PROGRESSIVE MANAGEMEN	6350	DUES, LICENSE, PERMITS		<61.25>
02/18	CK 02660	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<35.00>
02/23	CK 02661	PAUL OR SHERRILL STEI	2100	PREPAID MAINT FEES		<370.00>
02/25	CK 02662	BILL MARTIN	6020	OFFICE EXPENSES		<19.81>
02/25	CK 02663	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 02663		6604	PEST/FERTILIZER/WEED	750.00	<4,265.00>
TOTAL CHECKS POSTED						<7,719.97>
02/25	DP 00003	MAINTENANCE	2100	PREPAID MAINT FEES		5,565.00
02/05	DP 02051	UNIT #53	4168	RENT		375.00
02/05	DP 02052	MAINTENANCE	2100	PREPAID MAINT FEES		26,680.00
02/06	DP 02061	MAINT-9	2100	PREPAID MAINT FEES		<370.00>
02/06	DP 02062	BANK SVC CHG	2100	PREPAID MAINT FEES		<12.00>
02/12	DP 02121	UNIT #53	4168	RENT		375.00
02/15	DP 02151	MAINTENANCE	2100	PREPAID MAINT FEES		5,088.63
02/19	DP 02191	TAMPA ELECTRIC	6110	ELECTRICITY		<455.53>
02/23	DP 02231	BRIGHT HOUSE	6160	CABLE TV		<2,781.11>
02/25	DP 02251	INTEREST	4300	INTEREST		1.25
TOTAL DEPOSITS/DEBITS POSTED						34,466.24
02/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
02/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
02/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>
TOTAL J. E. POSTED						<21,469.00>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 02/01/15 TO 02/28/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK	1026	5,277.27
				ENDING BAL FOR BANK	1026	25,725.74
		OP M/M-STONEGATE BK	1150		BEGIN BAL	50,438.80
02/25	JE 80251	INTEREST	1150	OP M/M-STONEGATE BK		12.86
				TOTAL J. E. POSTED		----- 12.86
				TOTAL POSTED TO BANK	1150	----- 12.86
				ENDING BAL FOR BANK	1150	50,451.66

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/15	1026	OPERATING-BB&T	BAL FWD		20,448.47
02/01/15	1026	CK02654 thru CK02654	CK02001	<517.50>	
02/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
02/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
02/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
02/05/15	1026	DP02051 THRU DP02051	CR02001	375.00	
02/05/15	1026	DP02052 THRU DP02052	CR02002	26,680.00	
02/06/15	1026	DP02061 THRU DP02062	CR02003	<382.00>	
02/11/15	1026	CK02655 thru CK02656	CK02002	<1,717.15>	
02/12/15	1026	DP02121 THRU DP02121	CR02004	375.00	
02/15/15	1026	DP02151 THRU DP02151	CR02005	5,088.63	
02/18/15	1026	CK02657 thru CK02660	CK02003	<830.51>	
02/19/15	1026	DP02191 THRU DP02191	CR02006	<455.53>	
02/23/15	1026	CK02661 thru CK02661	CK02004	<370.00>	
02/23/15	1026	DP02231 THRU DP02231	CR02007	<2,781.11>	
02/25/15	1026	CK02662 thru CK02662	CK02005	<19.81>	
02/25/15	1026	CK02663 thru CK02663	CK02006	<4,265.00>	
02/25/15	1026	DP00003 THRU DP00003	CR02008	5,565.00	
02/25/15	1026	DP02251 THRU DP02251	CR02009	1.25	
			*TOTAL*	5,277.27	25,725.74
02/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		50,438.80
02/25/15	1150	INTEREST	JE80251	12.86	
			*TOTAL*	12.86	50,451.66
02/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		84,176.13
02/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
02/25/15	1220	INTEREST	JE82992	11.90	
			*TOTAL*	17,966.90	102,143.03
02/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		153,525.97
02/25/15	1225	INTEREST	JE82992	43.72	
			*TOTAL*	43.72	153,569.69
02/01/15	1250	CDARS CD-6/25/15	BAL FWD		100,796.28
02/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
02/01/15	1254	CDARS CD-6/11/15	BAL FWD		208,481.95

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/15	1500	A/R MAINT FEES	BAL FWD		55,594.47
02/25/15	1500	ADJUST DUES	JE00255	891.37	
			*TOTAL*	891.37	56,485.84
02/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<17,514.52>
02/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			*TOTAL*	<750.00>	<18,264.52>
02/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
02/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
02/01/15	2100	PREPAID MAINT FEES	BAL FWD		<5,657.00>
02/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
02/05/15	2100	MAINTENANCE	CR02052	<26,680.00>	
02/06/15	2100	MAINT-9	CR02061	370.00	
02/06/15	2100	BANK SVC CHG	CR02062	12.00	
02/15/15	2100	MAINTENANCE	CR02151	<5,088.63>	
02/23/15	2100	PAUL OR SHERRILL STEINCK	02661	370.00	
02/25/15	2100	MAINTENANCE	CR00003	<5,565.00>	
02/25/15	2100	ADJUST DUES	JE00255	<878.37>	
			*TOTAL*	<830.00>	<6,487.00>
02/01/15	2300	PAINTING	BAL FWD		<103,427.79>
02/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			*TOTAL*	<995.00>	<104,422.79>
02/01/15	2301	PAVING	BAL FWD		<54,277.99>
02/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			*TOTAL*	<1,683.00>	<55,960.99>
02/01/15	2302	ROOF	BAL FWD		<359,582.25>
02/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			*TOTAL*	<3,000.00>	<362,582.25>
02/01/15	2330	DEFERRED MAINT	BAL FWD		<102,489.92>
02/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	
			*TOTAL*	<1,894.00>	<104,383.92>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/15	2345	CARPORTS	BAL FWD		<914.59>
02/01/15	2375	INSURANCE	BAL FWD		<37,387.67>
02/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			*TOTAL*	<10,060.00>	<47,447.67>
02/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
02/01/15	2378	IRRIGATION & WELL	BAL FWD		<4,199.00>
02/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			*TOTAL*	<323.00>	<4,522.00>
02/01/15	2381	INTEREST	BAL FWD		<44,701.12>
02/25/15	2381	INTEREST	JE02992	<55.62>	
			*TOTAL*	<55.62>	<44,756.74>
02/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
02/01/15	4010	MAINTENANCE FEES	BAL FWD		<36,630.00>
02/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			*TOTAL*	<36,630.00>	<73,260.00>
02/01/15	4165	LATE/MISC FEES	BAL FWD		0.00
02/25/15	4165	ADJUST DUES	JE00255	<13.00>	
			*TOTAL*	<13.00>	<13.00>
02/01/15	4168	RENT	BAL FWD		<750.00>
02/05/15	4168	UNIT #53	CR02051	<375.00>	
02/12/15	4168	UNIT #53	CR02121	<375.00>	
			*TOTAL*	<750.00>	<1,500.00>
02/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			*TOTAL*	0.00	0.00
02/01/15	4300	INTEREST	BAL FWD		<13.85>
02/25/15	4300	INTEREST	CR02251	<1.25>	
02/25/15	4300	INTEREST	JE80251	<12.86>	
			*TOTAL*	<14.11>	<27.96>

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/15	4301	RESERVE INTEREST	BAL FWD		<83.96>
02/25/15	4301	INTEREST	JE82992	<55.62>	
			*TOTAL*	<55.62>	<139.58>
02/01/15	6020	OFFICE EXPENSES	BAL FWD		415.08
02/18/15	6020	PROGRESSIVE MANAGEMENT	TCK02658	159.76	
02/25/15	6020	BILL MARTIN	CK02662	19.81	
			*TOTAL*	179.57	594.65
02/01/15	6030	MANAGEMENT FEE	BAL FWD		1,138.00
02/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			*TOTAL*	1,138.00	2,276.00
02/01/15	6045	LEGAL & AUDIT	BAL FWD		176.50
02/11/15	6045	CIANFRONE, NIKOLOFF,	GCK02656	483.15	
02/18/15	6045	BUSH ROSS ATTORNEYS	ATCK02657	574.50	
			*TOTAL*	1,057.65	1,234.15
02/01/15	6110	ELECTRICITY	BAL FWD		438.20
02/19/15	6110	TAMPA ELECTRIC	CR02191	455.53	
			*TOTAL*	455.53	893.73
02/01/15	6135	TRASH	BAL FWD		1,234.00
02/11/15	6135	COUNTY SANITATION SERV	VCK02655	1,234.00	
			*TOTAL*	1,234.00	2,468.00
02/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
			*TOTAL*	0.00	0.00
02/01/15	6160	CABLE TV	BAL FWD		2,811.66
02/23/15	6160	BRIGHT HOUSE	CR02231	2,781.11	
			*TOTAL*	2,781.11	5,592.77
02/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
02/18/15	6350	PROGRESSIVE MANAGEMENT	TCK02659	61.25	
			*TOTAL*	61.25	61.25
02/01/15	6475	ELW COMMUNITY FEES	BAL FWD		2,376.00



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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			*TOTAL*	2,376.00	4,752.00
02/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		750.00
02/25/15	6604	TRUGREEN PROCESSING	CECK02663	750.00	
			*TOTAL*	750.00	1,500.00
02/01/15	6606	LAWN SERVICES	BAL FWD		3,515.00
02/25/15	6606	TRUGREEN PROCESSING	CECK02663	3,515.00	
			*TOTAL*	3,515.00	7,030.00
02/01/15	6610	R & M GROUNDS	BAL FWD		0.00
			*TOTAL*	0.00	0.00
02/01/15	6612	R & M TREES	BAL FWD		0.00
			*TOTAL*	0.00	0.00
02/01/15	6615	R&M SPRINKLER SYS	BAL FWD		424.00
02/01/15	6615	IN-TOUCH LAWN SERVICE,	CK02654	517.50	
			*TOTAL*	517.50	941.50
02/01/15	6627	R & M BUILDING	BAL FWD		2,023.25
02/18/15	6627	AFFORDABLE WORK ORDERS	SCK02660	35.00	
			*TOTAL*	35.00	2,058.25
02/01/15	6669	CONTINGENCY FUND	BAL FWD		750.00
02/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			*TOTAL*	750.00	1,500.00
02/01/15	7771	INTEREST-RESERVES	BAL FWD		83.96
02/25/15	7771	INTEREST	JE02992	55.62	
			*TOTAL*	55.62	139.58
02/01/15	8300	PAINTING	BAL FWD		995.00
02/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			*TOTAL*	995.00	1,990.00
02/01/15	8301	PAVING	BAL FWD		1,683.00
02/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			*TOTAL*	1,683.00	3,366.00
02/01/15	8302	ROOF	BAL FWD		3,000.00
02/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			*TOTAL*	3,000.00	6,000.00
02/01/15	8330	DEFERRED MAINT	BAL FWD		1,894.00
02/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			*TOTAL*	1,894.00	3,788.00
02/01/15	8375	INSURANCE	BAL FWD		10,060.00
02/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			*TOTAL*	10,060.00	20,120.00
02/01/15	8378	IRRIGATION & WELL	BAL FWD		323.00
02/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			*TOTAL*	323.00	646.00
			*TOTAL*	0.00	0.00
		*GRAND TOTAL*		0.00	0.00