

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

July 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

10:02:31 06 AUG 2015

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF JULY 07/31/2015 AS OF JULY 31

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UNIT NO	NAME	---MAINTENANCE---		--SPEC ASSESMENTS--		LATE CHARGES	REMARKS
		PREPAID	PAST DUE	PREPAID	PAST DUE		
000003	GROEGER, WOLFGANG & URSULA		45.00				
000004	JONES, DEBORAH A.	370.00-					
000005	JOHNSON, LISA L. & JASON L.		1835.21				
000009	MILLER, C THOMAS, ESTATE		2245.00				
000011	SECOVNIIE, JOHN	370.00-					
000017	KAMATH, SHRIVNIVAS & USHA	199.00-					
000022	MENDEZ, OLGA	370.00-					
000029	GOTT, ERNESTINE H.	370.00-					
000037	FRIERI, BRENDA A.		740.00				
000040	KLEINMAN, PATRICIA		370.00				
000042	LAWRENCE, YVONNE		20.00				
000044	SMITH, THOMAS F.	370.00-					
000047	TURECK, JUDITH	370.00-					
000048	MILLER, RICHARD E.	370.00-					
000051	RIERA, EMILIO & DONNA		370.00				
000053	ELW CLUSTER HOMES 4		33219.83		8005.00		
000054	STEIN, PAUL E. & SHERRILL M.	370.00-					
000060	BOYLE, PATRICIA		370.00				
000071	GREENAWAY, DAVID		370.00				
000074	DOMB, MICHELE	191.00-					
000075	MCBRIDE, JEFFREY	177.00-					
000076	WEISS, JOHN R. & CYNTHIA J.	370.00-					
000077	WELLS FARGO BANK, N.A.		1110.00				
000078	DE LAGUARDIA, NICOLE & KINEN,	370.00-					
000084	DEPAUL, JOHN		370.00				
000086	HANSON, PETER C.		1007.86				
000094	BECKLUND, STEVEN & MARIE	370.00-					
000096	RILEY, CHERYL & SMITH, CARL	75.00-					
	TOTALS	4712.00-	42072.90		8005.00		

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

CASH FLOW

FOR THE 7 MONTHS ENDED 07/31/15

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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	931,160.61		880,790.98	
		-----	-----	-----	-----
	MAINTENANCE FEES	931,160.61		880,790.98	
	RENT	33,558.63		260,577.75	
	INTEREST/DIVIDENDS	765.00		5,090.00	
		68.61		639.56	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	34,392.24		266,307.31	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	965,552.85		1,147,098.29	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	17,982.59		115,690.26	
	RESERVE ACCOUNTS			88,337.77	
	ACCOUNTS RECEIVABLE	<750.00>		<5,250.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	17,232.59		198,778.03	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	948,320.26		948,320.26	
		=====	=====	=====	=====

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

CASH FLOW

FOR THE 7 MONTHS ENDED 07/31/15

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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	42,638.63		42,638.63	
1150	OP M/M-STONEGATE BK	50,511.82		50,511.82	
1220	M/M-RESERVES-BB&T	192,009.13		192,009.13	
1225	M/M-CORNERSTONE BANK	153,728.46		153,728.46	
1250	CDARS CD-12/24/15	100,846.28		100,846.28	
1251	CADENCE CD 2/14/16	200,000.00		200,000.00	
1254	CDARS CD-12/10/15	208,585.94		208,585.94	
		-----	-----	-----	-----
		948,320.26		948,320.26	
		-----	-----	-----	-----
	CASH ON HAND	948,320.26		948,320.26	
		=====	=====	=====	=====

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

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OPERATING STATEMENT
FOR THE 7 MONTHS ENDED 07/31/15

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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	36,630.00	36,630	256,410.00	256,410	
4165	LATE/MISC FEES			26.00		26.00
4168	RENT	765.00		5,090.00		5,090.00
4200	PRIOR YEAR SURPLUS		112		784	<784.00>
4300	INTEREST	12.39		96.12		96.12
4301	RESERVE INTEREST	56.22		543.44		543.44
	TOTAL INCOME FEES	37,463.61	36,742	262,165.56	257,194	4,971.56
	TOTAL INCOME	37,463.61	36,742	262,165.56	257,194	4,971.56
OPERATING EXPENSE						
6020	OFFICE EXPENSES	74.36	417	1,284.40	2,919	<1,634.60>
6030	MANAGEMENT FEE	1,138.00	1,138	7,966.00	7,966	
6045	LEGAL & AUDIT	205.24	340	1,537.33	2,380	<842.67>
6110	ELECTRICITY	538.21	512	3,403.50	3,584	<180.50>
6135	TRASH	1,234.00	1,253	8,638.00	8,771	<133.00>
6144	TERMITE CONTROL		750		5,250	<5,250.00>
6160	CABLE TV	2,739.27	2,869	19,456.48	20,083	<626.52>
6350	DUES, LICENSE, PERMITS		11	61.25	77	<15.75>
6475	ELW COMMUNITY FEES	2,376.00	2,323	16,632.00	16,261	371.00
6604	PEST/FERTILIZER/WEED	750.00	750	5,250.00	5,250	
6606	LAWN SERVICES	3,515.00	3,515	24,605.00	24,605	
6610	R & M GROUNDS		992	4,041.69	6,944	<2,902.31>
6612	R & M TREES		1,167	2,615.00	8,169	<5,554.00>
6615	R&M SPRINKLER SYS	688.50	1,000	5,034.00	7,000	<1,966.00>
6627	R & M BUILDING	3,974.01	1,000	9,915.61	7,000	2,915.61
6669	CONTINGENCY FUND	750.00	750	5,250.00	5,250	
	TOTAL OPERATING EXP.	17,982.59	18,787	115,690.26	131,509	<15,818.74>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	56.22		543.44		543.44
8300	PAINTING	995.00	995	6,965.00	6,965	

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

OPERATING STATEMENT

FOR THE 7 MONTHS ENDED 07/31/15

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ACCT	DESCRIPTION	---CURRENT MONTH---		7 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
8301	PAVING	1,683.00	1,683	11,781.00	11,781	
8302	ROOF	3,000.00	3,000	21,000.00	21,000	
8330	DEFERRED MAINT	1,894.00	1,894	13,258.00	13,258	
8375	INSURANCE	10,060.00	10,060	70,420.00	70,420	
8378	IRRIGATION & WELL	323.00	323	2,261.00	2,261	
	TOTAL NON-OPER EXP.	18,011.22	17,955	126,228.44	125,685	543.44
	TOTAL EXPENSES	35,993.81	36,742	241,918.70	257,194	<15,275.30>
	YTD SURPLUS (DEFICIT)	1,469.80		20,246.86		20,246.86
		=====	=====	=====	=====	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 07/31/15

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	42,638.63	
1150	OP M/M-STONEGATE BK	50,511.82	
1220	M/M-RESERVES-BB&T	192,009.13	
1225	M/M-CORNERSTONE BANK	153,728.46	
1250	CDARS CD-12/24/15	100,846.28	
1251	CADENCE CD 2/14/16	200,000.00	
1254	CDARS CD-12/10/15	208,585.94	
1500	A/R MAINT FEES	42,072.90	
1502	ALLOW.-DOUBTFUL ACCTS.	<10,341.43>	
1505	A/R--SP. ASSM'T	8,005.00	
	TOTAL CURRENT ASSETS	988,056.73	
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	611.00	
	TOTAL ASSETS	988,667.73	=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 07/31/15

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,712.00	

	TOTAL CURRENT LIAB		4,712.00
	RESERVES		
2300	PAINTING	109,397.79	
2301	PAVING	64,375.99	
2302	ROOF	377,582.25	
2330	DEFERRED MAINT	113,853.92	
2345	CARPORTS	914.59	
2375	INSURANCE	97,747.67	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	6,137.00	
2381	INTEREST	45,160.60	

	TOTAL RESERVES		855,169.81
	EQUITY		
3010	RETAINED EARNINGS	108,539.06	
	YTD SURPLUS (DEFICIT)	20,246.86	

	TOTAL EQUITY		128,785.92

	TOTAL LIAB & EQUITY		988,667.73
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 7 MONTHS AS OF 07/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	174,031.57	17,955.00			22.56	192,009.13
1225 M/M-CORNERSTONE	153,694.80				33.66	153,728.46
1250 CDARS CD-12/24/	100,846.28					100,846.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-12/10/	208,585.94					208,585.94
TOTALS	837,158.59	17,955.00			56.22	855,169.81

RESERVE ANALYSIS
 7 MONTHS AS OF 07/31/15

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<108,402.79>	<995.00>				<109,397.79>
2301 PAVING	<62,692.99>	<1,683.00>				<64,375.99>
2302 ROOF	<374,582.25>	<3,000.00>				<377,582.25>
2330 DEFERRED MAINT	<111,959.92>	<1,894.00>				<113,853.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<87,687.67>	<10,060.00>				<97,747.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<5,814.00>	<323.00>				<6,137.00>
2381 INTEREST	<45,104.38>				<56.22>	<45,160.60>
TOTALS	<837,158.59>	<17,955.00>			<56.22>	<855,169.81>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 7 MONTHS AS OF 07/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES-BB	65,381.96	125,685.00		810.00	132.17	192,009.13
1225 M/M-CORNERSTONE	242,618.95		<89,147.77>		257.28	153,728.46
1250 CDARS CD-12/24/	100,796.28				50.00	100,846.28
1251 CADENCE CD 2/14	200,000.00					200,000.00
1254 CDARS CD-12/10/	208,481.95				103.99	208,585.94
TOTALS	817,279.14	125,685.00	<89,147.77>	810.00	543.44	855,169.81

RESERVE ANALYSIS
 7 MONTHS AS OF 07/31/15

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<102,432.79>	<6,965.00>				<109,397.79>
2301 PAVING	<52,594.99>	<11,781.00>				<64,375.99>
2302 ROOF	<356,582.25>	<21,000.00>				<377,582.25>
2330 DEFERRED MAINT	<99,785.92>	<13,258.00>		<810.00>		<113,853.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<116,475.44>	<70,420.00>	89,147.77			<97,747.67>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<3,876.00>	<2,261.00>				<6,137.00>
2381 INTEREST	<44,617.16>				<543.44>	<45,160.60>
TOTALS	<817,279.14>	<125,685.00>	89,147.77	<810.00>	<543.44>	<855,169.81>

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 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 07/01/15 TO 07/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	43,500.58
07/07	CK 02718	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<43.66>
07/09	CK 02719	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<275.43>
07/09	CK 02720	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
07/09	CK 02721	JAMES ROOFING SERVICE	6627	R & M BUILDING		<1,485.36>
07/09	CK 02722	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<571.00>
07/14	CK 02723	JAMES ROOFING SERVICE	6627	R & M BUILDING		<1,214.56>
07/14	CK 02724	PRECISION COMFORT SOL	6627	R & M BUILDING		<900.00>
07/17	CK 02725	BUSH ROSS ATTORNEYS A	6045	LEGAL & AUDIT		<205.24>
07/17	CK 02726	AFFORDABLE WORK ORDER	6627	R & M BUILDING		<55.00>
07/21	CK 02727	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<74.36>
07/22	CK 02728	IN-TOUCH LAWN SERVICE	6615	R&M SPRINKLER SYS		<117.50>
07/29	CK 02729	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 02729		6604	PEST/FERTILIZER/WEED	750.00	<4,265.00>
TOTAL CHECKS POSTED						<10,441.11>
07/05	DP 07051	MAINTENANCE	2100	PREPAID MAINT FEES		24,420.00
07/15	DP 07151	MAINTENANCE	2100	PREPAID MAINT FEES		4,698.63
07/17	DP 07171	TAMPA ELECTRIC	6110	ELECTRICITY		<304.16>
07/21	DP 07211	TAMPA ELECTRIC	6110	ELECTRICITY		<234.05>
07/22	DP 07221	UNIT #53	4168	RENT		765.00
07/23	DP 07231	BRIGHT HOUSE	6160	CABLE TV		<2,739.27>
07/25	DP 07251	MAINTENANCE	2100	PREPAID MAINT FEES		4,440.00
07/25	DP 07252	INTEREST	4300	INTEREST		2.01
TOTAL DEPOSITS/DEBITS POSTED						31,048.16
07/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<17,955.00>
07/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,138.00>
07/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,376.00>

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 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 07/01/15 TO 07/31/15

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL J. E. POSTED		<21,469.00>
				TOTAL POSTED TO BANK	1026	<861.95>
				ENDING BAL FOR BANK	1026	42,638.63
				BEGIN BAL		50,501.44
07/25	JE 80758	INTEREST	1150	OP M/M-STONEGATE BK		10.38
				TOTAL J. E. POSTED		10.38
				TOTAL POSTED TO BANK	1150	10.38
				ENDING BAL FOR BANK	1150	50,511.82

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/15	1026	OPERATING-BB&T	BAL FWD		43,500.58
07/01/15	1026	RESERVE TRANSFER	JE80152	<17,955.00>	
07/01/15	1026	MANAGEMENT FEE	JE80153	<1,138.00>	
07/01/15	1026	ELW COMMUNITY ALLOC	JE80154	<2,376.00>	
07/05/15	1026	DP07051 THRU DP07051	CR07001	24,420.00	
07/07/15	1026	CK02718 thru CK02718	CK07001	<43.66>	
07/09/15	1026	CK02719 thru CK02722	CK07002	<3,565.79>	
07/14/15	1026	CK02723 thru CK02724	CK07003	<2,114.56>	
07/15/15	1026	DP07151 THRU DP07151	CR07005	4,698.63	
07/17/15	1026	CK02725 thru CK02726	CK07004	<260.24>	
07/17/15	1026	DP07171 THRU DP07171	CR07002	<304.16>	
07/21/15	1026	CK02727 thru CK02727	CK07005	<74.36>	
07/21/15	1026	DP07211 THRU DP07211	CR07003	<234.05>	
07/22/15	1026	CK02728 thru CK02728	CK07006	<117.50>	
07/22/15	1026	DP07221 THRU DP07221	CR07006	765.00	
07/23/15	1026	DP07231 THRU DP07231	CR07004	<2,739.27>	
07/25/15	1026	DP07251 THRU DP07251	CR07007	4,440.00	
07/25/15	1026	DP07252 THRU DP07252	CR07008	2.01	
07/29/15	1026	CK02729 thru CK02729	CK07007	<4,265.00>	
			TOTAL	<861.95>	42,638.63
07/01/15	1150	OP M/M-STONEGATE BK	BAL FWD		50,501.44
07/25/15	1150	INTEREST	JE80758	10.38	
			TOTAL	10.38	50,511.82
07/01/15	1220	M/M-RESERVES-BB&T	BAL FWD		174,031.57
07/01/15	1220	RESERVE TRANSFER	JE80152	17,955.00	
07/25/15	1220	INTEREST	JE87992	22.56	
			TOTAL	17,977.56	192,009.13
07/01/15	1225	M/M-CORNERSTONE BANK	BAL FWD		153,694.80
07/25/15	1225	INTEREST	JE87992	33.66	
			TOTAL	33.66	153,728.46
07/01/15	1250	CDARS CD-12/24/15	BAL FWD		100,846.28

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/15	1251	CADENCE CD 2/14/16	BAL FWD		200,000.00
07/01/15	1254	CDARS CD-12/10/15	BAL FWD		208,585.94
07/01/15	1500	A/R MAINT FEES	BAL FWD		39,726.53
07/25/15	1500	ADJUST DUES	JE00755	2,346.37	
			TOTAL	2,346.37	42,072.90
07/01/15	1502	ALLOW.-DOUBTFUL ACCTS.	BAL FWD		<9,591.43>
07/01/15	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<10,341.43>
07/01/15	1505	A/R--SP. ASSM'T	BAL FWD		8,005.00
07/01/15	1950	DEPOSIT-UTILITY	BAL FWD		611.00
07/01/15	2100	PREPAID MAINT FEES	BAL FWD		<5,437.00>
07/01/15	2100	MONTHLY MAINTENANCE	JE00150	36,630.00	
07/05/15	2100	MAINTENANCE	CR07051	<24,420.00>	
07/15/15	2100	MAINTENANCE	CR07151	<4,698.63>	
07/25/15	2100	MAINTENANCE	CR07251	<4,440.00>	
07/25/15	2100	ADJUST DUES	JE00755	<2,346.37>	
			TOTAL	725.00	<4,712.00>
07/01/15	2300	PAINTING	BAL FWD		<108,402.79>
07/01/15	2300	RESERVE ALLOCATION	JE00151	<995.00>	
			TOTAL	<995.00>	<109,397.79>
07/01/15	2301	PAVING	BAL FWD		<62,692.99>
07/01/15	2301	RESERVE ALLOCATION	JE00151	<1,683.00>	
			TOTAL	<1,683.00>	<64,375.99>
07/01/15	2302	ROOF	BAL FWD		<374,582.25>
07/01/15	2302	RESERVE ALLOCATION	JE00151	<3,000.00>	
			TOTAL	<3,000.00>	<377,582.25>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 07/01/15 TO 07/31/15

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
07/01/15	2330	DEFERRED MAINT	BAL FWD		<111,959.92>
07/01/15	2330	RESERVE ALLOCATION	JE00151	<1,894.00>	
			TOTAL	<1,894.00>	<113,853.92>
07/01/15	2345	CARPORTS	BAL FWD		<914.59>
07/01/15	2375	INSURANCE	BAL FWD		<87,687.67>
07/01/15	2375	RESERVE ALLOCATION	JE00151	<10,060.00>	
			TOTAL	<10,060.00>	<97,747.67>
07/01/15	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
07/01/15	2378	IRRIGATION & WELL	BAL FWD		<5,814.00>
07/01/15	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<6,137.00>
07/01/15	2381	INTEREST	BAL FWD		<45,104.38>
07/25/15	2381	INTEREST	JE07992	<56.22>	
			TOTAL	<56.22>	<45,160.60>
07/01/15	3010	RETAINED EARNINGS	BAL FWD		<108,539.06>
07/01/15	4010	MAINTENANCE FEES	BAL FWD		<219,780.00>
07/01/15	4010	MONTHLY MAINTENANCE	JE00150	<36,630.00>	
			TOTAL	<36,630.00>	<256,410.00>
07/01/15	4165	LATE/MISC FEES	BAL FWD		<26.00>
07/01/15	4168	RENT	BAL FWD		<4,325.00>
07/22/15	4168	UNIT #53	CR07221	<765.00>	
			TOTAL	<765.00>	<5,090.00>
07/01/15	4200	PRIOR YEAR SURPLUS	BAL FWD		0.00
			TOTAL	0.00	0.00
07/01/15	4300	INTEREST	BAL FWD		<83.73>

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07/25/15	4300	INTEREST	CR07252	<2.01>	
07/25/15	4300	INTEREST	JE80758	<10.38>	
			TOTAL	<12.39>	<96.12>
07/01/15	4301	RESERVE INTEREST	BAL FWD		<487.22>
07/25/15	4301	INTEREST	JE87992	<56.22>	
			TOTAL	<56.22>	<543.44>
07/01/15	6020	OFFICE EXPENSES	BAL FWD		1,210.04
07/21/15	6020	PROGRESSIVE MANAGEMENT	CK02727	74.36	
			TOTAL	74.36	1,284.40
07/01/15	6030	MANAGEMENT FEE	BAL FWD		6,828.00
07/01/15	6030	MANAGEMENT FEE	JE80153	1,138.00	
			TOTAL	1,138.00	7,966.00
07/01/15	6045	LEGAL & AUDIT	BAL FWD		1,332.09
07/17/15	6045	BUSH ROSS ATTORNEYS	ATCK02725	205.24	
			TOTAL	205.24	1,537.33
07/01/15	6110	ELECTRICITY	BAL FWD		2,865.29
07/17/15	6110	TAMPA ELECTRIC	CR07171	304.16	
07/21/15	6110	TAMPA ELECTRIC	CR07211	234.05	
			TOTAL	538.21	3,403.50
07/01/15	6135	TRASH	BAL FWD		7,404.00
07/09/15	6135	COUNTY SANITATION SERV	CK02720	1,234.00	
			TOTAL	1,234.00	8,638.00
07/01/15	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
07/01/15	6160	CABLE TV	BAL FWD		16,717.21
07/23/15	6160	BRIGHT HOUSE	CR07231	2,739.27	
			TOTAL	2,739.27	19,456.48

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07/01/15	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
07/01/15	6475	ELW COMMUNITY FEES	BAL FWD		14,256.00
07/01/15	6475	ELW COMMUNITY ALLOC	JE80154	2,376.00	
			TOTAL	2,376.00	16,632.00
07/01/15	6604	PEST/FERTILIZER/WEED	BAL FWD		4,500.00
07/29/15	6604	TRUGREEN PROCESSING	CECK02729	750.00	
			TOTAL	750.00	5,250.00
07/01/15	6606	LAWN SERVICES	BAL FWD		21,090.00
07/29/15	6606	TRUGREEN PROCESSING	CECK02729	3,515.00	
			TOTAL	3,515.00	24,605.00
07/01/15	6610	R & M GROUNDS	BAL FWD		4,041.69
			TOTAL	0.00	4,041.69
07/01/15	6612	R & M TREES	BAL FWD		2,615.00
			TOTAL	0.00	2,615.00
07/01/15	6615	R&M SPRINKLER SYS	BAL FWD		4,345.50
07/09/15	6615	IN-TOUCH LAWN SERVICE,	CK02722	571.00	
07/22/15	6615	IN-TOUCH LAWN SERVICE,	CK02728	117.50	
			TOTAL	688.50	5,034.00
07/01/15	6627	R & M BUILDING	BAL FWD		5,941.60
07/07/15	6627	SCOTT PAINT, INC - STOCK	02718	43.66	
07/09/15	6627	SCOTT PAINT, INC - STOCK	02719	275.43	
07/09/15	6627	JAMES ROOFING SERVICES	SCK02721	1,485.36	
07/14/15	6627	JAMES ROOFING SERVICES	SCK02723	1,214.56	
07/14/15	6627	PRECISION COMFORT	SOLUCK02724	900.00	
07/17/15	6627	AFFORDABLE WORK ORDERS	SCK02726	55.00	
			TOTAL	3,974.01	9,915.61
07/01/15	6669	CONTINGENCY FUND	BAL FWD		4,500.00

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07/01/15	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	5,250.00
07/01/15	7771	INTEREST-RESERVES	BAL FWD		487.22
07/25/15	7771	INTEREST	JE07992	56.22	
			TOTAL	56.22	543.44
07/01/15	8300	PAINTING	BAL FWD		5,970.00
07/01/15	8300	RESERVE ALLOCATION	JE00151	995.00	
			TOTAL	995.00	6,965.00
07/01/15	8301	PAVING	BAL FWD		10,098.00
07/01/15	8301	RESERVE ALLOCATION	JE00151	1,683.00	
			TOTAL	1,683.00	11,781.00
07/01/15	8302	ROOF	BAL FWD		18,000.00
07/01/15	8302	RESERVE ALLOCATION	JE00151	3,000.00	
			TOTAL	3,000.00	21,000.00
07/01/15	8330	DEFERRED MAINT	BAL FWD		11,364.00
07/01/15	8330	RESERVE ALLOCATION	JE00151	1,894.00	
			TOTAL	1,894.00	13,258.00
07/01/15	8375	INSURANCE	BAL FWD		60,360.00
07/01/15	8375	RESERVE ALLOCATION	JE00151	10,060.00	
			TOTAL	10,060.00	70,420.00
07/01/15	8378	IRRIGATION & WELL	BAL FWD		1,938.00
07/01/15	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	2,261.00
			TOTAL	0.00	0.00

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