

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

April 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

12:02:30 05 MAY 2017

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

ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF APRIL 04/30/2017 AS OF APRIL

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	PREPAID	PAST DUE	30 LATE CHARGES	REMARKS
			10.00-						
				410.00-					
			410.00-						
			410.00-						
				410.00-					
			410.00-						
			410.00-						
			410.00-						
			410.00-						
			410.00-						
				205.00					
				205.00					
			410.00-						
				435.00					
			410.00-						
			410.00-						
			550.00-						
			400.00-						
			820.00-						
		TOTALS	6700.00-	1665.00					

** 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

05/05/17
Client 49

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

CASH FLOW

FOR THE 4 MONTHS ENDED 04/30/17

PAGE 1

ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,200,333.15		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,200,333.15		1,121,959.81	
	INTEREST/DIVIDENDS	47,458.00		169,728.00	
		373.91		3,379.19	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	47,831.91		173,107.19	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,248,165.06		1,295,067.00	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	15,212.51		65,074.45	
	RESERVE ACCOUNTS			<710.00>	
	ACCOUNTS RECEIVABLE	<750.00>		<3,000.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	14,462.51		61,364.45	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,233,702.55		1,233,702.55	
		=====	=====	=====	=====

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

CASH FLOW

FOR THE 4 MONTHS ENDED 04/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	65,869.31		65,869.31	
1150	OP M/M-STONEGATE BK	50,744.22		50,744.22	
1220	M/M-RESERVES BB&T	170,780.05		170,780.05	
1223	M/M-STONEGATE BANK	200,305.26		200,305.26	
1225	M/M-REPUBLIC BANK	229,661.55		229,661.55	
1250	CDARS CD-6/22/17	101,320.05		101,320.05	
1251	CADENCE CD-4/14/18	205,456.23		205,456.23	
1254	CDARS CD-6/8/17	209,565.88		209,565.88	
		-----	-----	-----	-----
		1,233,702.55		1,233,702.55	
		-----	-----	-----	-----
	CASH ON HAND	1,233,702.55		1,233,702.55	
		=====	=====	=====	=====

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

05/05/17

OPERATING STATEMENT

Client 49

FOR THE 4 MONTHS ENDED 04/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 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	162,360.00	162,360	
4165	LATE/MISC FEES	13.00		13.00		13.00
4300	INTEREST	14.42		55.78		55.78
4301	RESERVE INTEREST	359.49		3,323.41		3,323.41
	TOTAL INCOME FEES	40,976.91	40,590	165,752.19	162,360	3,392.19
	TOTAL INCOME	40,976.91	40,590	165,752.19	162,360	3,392.19
OPERATING EXPENSE						
6020	OFFICE EXPENSES	174.60	300	979.78	1,200	<220.22>
6030	MANAGEMENT FEE	1,172.00	1,196	4,688.00	4,784	<96.00>
6045	LEGAL & TAX RETURN	214.43	340	1,170.06	1,360	<189.94>
6110	ELECTRICITY	511.34	601	2,097.35	2,404	<306.65>
6135	TRASH	1,234.00	1,323	4,936.00	5,292	<356.00>
6144	TERMITE CONTROL		750		3,000	<3,000.00>
6160	CABLE TV	2,873.82	3,109	11,495.29	12,436	<940.71>
6350	DUES, LICENSE, PERMITS		11		44	<44.00>
6475	ELW COMMUNITY FEES	2,692.80	2,580	10,771.20	10,320	451.20
6604	PEST/FERTILIZER/WEED	750.00	750	3,000.00	3,000	
6606	LAWN SERVICES	3,515.00	3,656	14,060.00	14,624	<564.00>
6610	R & M GROUNDS	10.70	1,000	393.70	4,000	<3,606.30>
6612	R & M TREES		1,026		4,104	<4,104.00>
6615	R & M IRRIGATION	904.00	800	6,976.00	3,200	3,776.00
6627	R & M BUILDING	409.82	1,946	1,507.07	7,784	<6,276.93>
6669	CONTINGENCY-BAD DEBT	750.00	750	3,000.00	3,000	
	TOTAL OPERATING EXP.	15,212.51	20,138	65,074.45	80,552	<15,477.55>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	359.49		3,323.41		3,323.41
8300	PAINTING	1,686.00	1,686	6,744.00	6,744	
8301	PAVING	1,000.00	1,000	4,000.00	4,000	
8302	ROOF	7,756.00	7,756	31,024.00	31,024	

05/05/17
Client 49

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

OPERATING STATEMENT

FOR THE 4 MONTHS ENDED 04/30/17

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ACCT	DESCRIPTION	---CURRENT MONTH---		4 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	8,748.00	8,748	
8375	INSURANCE	7,500.00	7,500	30,000.00	30,000	
8378	IRRIGATION & WELL	323.00	323	1,292.00	1,292	
	TOTAL NON-OPER EXP.	20,811.49	20,452	85,131.41	81,808	3,323.41
	TOTAL EXPENSES	36,024.00	40,590	150,205.86	162,360	<12,154.14>
	YTD SURPLUS (DEFICIT)	4,952.91		15,546.33		15,546.33
		=====	=====	=====	=====	=====

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Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 04/30/17

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ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	65,869.31	
1150	OP M/M-STONEGATE BK	50,744.22	
1220	M/M-RESERVES BB&T	170,780.05	
1223	M/M-STONEGATE BANK	200,305.26	
1225	M/M-REPUBLIC BANK	229,661.55	
1250	CDARS CD-6/22/17	101,320.05	
1251	CADENCE CD-4/14/18	205,456.23	
1254	CDARS CD-6/8/17	209,565.88	
1500	A/R MAINT FEES	1,665.00	
1502	ALLOW-DOUBTFUL ACCTS	<6,037.04>	
	TOTAL CURRENT ASSETS	-----	1,229,330.51
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,229,941.51
			=====

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E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 04/30/17

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ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,700.00	

	TOTAL CURRENT LIAB		6,700.00
	RESERVES		
2300	PAINTING	141,348.79	
2301	PAVING	96,986.99	
2302	ROOF	549,110.86	
2330	DEFERRED MAINT	154,799.92	
2345	CARPORTS	914.59	
2375	INSURANCE	121,007.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	12,920.00	

	TOTAL RESERVES		1,117,089.02
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	15,546.33	

	TOTAL EQUITY		106,152.49

	TOTAL LIAB & EQUITY		1,229,941.51
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 4 MONTHS AS OF 04/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	150,273.63	20,452.00			54.42	170,780.05
1223 M/M-STONEGATE B	200,245.72				59.54	200,305.26
1225 M/M-REPUBLIC BA	229,612.84				48.71	229,661.55
1250 CDARS CD-6/22/1	101,320.05					101,320.05
1251 CADENCE CD-4/14	205,259.41				196.82	205,456.23
1254 CDARS CD-6/8/17	209,565.88					209,565.88
TOTALS	1,096,277.53	20,452.00			359.49	1,117,089.02

RESERVE ANALYSIS
 4 MONTHS AS OF 04/30/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<139,662.79>	<1,686.00>				<141,348.79>
2301 PAVING	<95,986.99>	<1,000.00>				<96,986.99>
2302 ROOF	<540,995.37>	<7,756.00>			<359.49>	<549,110.86>
2330 DEFERRED MAINT	<152,612.92>	<2,187.00>				<154,799.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<113,507.87>	<7,500.00>				<121,007.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<12,597.00>	<323.00>				<12,920.00>
TOTALS	1,096,277.53>	<20,452.00>			<359.49>	1,117,089.02>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 4 MONTHS AS OF 04/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	81,808.00		710.00	157.73	170,780.05
1223 M/M-STONEGATE B	200,072.99				232.27	200,305.26
1225 M/M-REPUBLIC BA	229,471.61				189.94	229,661.55
1250 CDARS CD-6/22/1	101,320.05					101,320.05
1251 CADENCE CD-4/14	202,712.76				2,743.47	205,456.23
1254 CDARS CD-6/8/17	209,565.88					209,565.88
TOTALS	1,031,247.61	81,808.00		710.00	3,323.41	1,117,089.02

RESERVE ANALYSIS
 4 MONTHS AS OF 04/30/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<6,744.00>				<141,348.79>
2301 PAVING	<92,986.99>	<4,000.00>				<96,986.99>
2302 ROOF	<514,763.45>	<31,024.00>			<3,323.41>	<549,110.86>
2330 DEFERRED MAINT	<146,051.92>	<8,748.00>				<154,799.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<30,000.00>		<710.00>		<121,007.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<1,292.00>				<12,920.00>
TOTALS	1,031,247.61>	<81,808.00>		<710.00>	<3,323.41>	1,117,089.02>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 04/01/17 TO 04/30/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	53,324.33
04/03	CK 03006	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<68.48>
04/05	CK 03007	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03007		6606	LAWN SERVICES	3,515.00	<4,265.00>
04/07	CK 03008	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
04/07	CK 03009	IN-TOUCH LAWN SERVICE	6615	R & M IRRIGATION		<904.00>
04/07	CK 03010	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<134.82>
04/18	CK 03011	RICK CANTRELL	6610	R & M GROUNDS		<10.70>
04/19	CK 03012	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<253.00>
04/19	CK 03013	MICHAEL MCCREA	6627	R & M BUILDING		<275.00>
04/20	CK 03014	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<106.12>
				TOTAL CHECKS POSTED		<7,251.12>
04/05	DP 04051	MAINTENANCE	2100	PREPAID MAINT FEES		28,106.00
04/15	DP 04151	MAINTENANCE	2100	PREPAID MAINT FEES		15,712.57
04/19	DP 04191	MAINT-73	2100	PREPAID MAINT FEES		<410.00>
04/19	DP 04192	BANK SVC CHG	2100	PREPAID MAINT FEES		<12.00>
04/20	DP 04201	TAMPA ELECTRIC	6110	ELECTRICITY		<511.34>
04/23	DP 04231	SPECTRUM	6160	CABLE TV		<2,873.82>
04/25	DP 04251	MAINTENANCE	2100	PREPAID MAINT FEES		4,100.00
04/25	DP 04252	INTEREST	4300	INTEREST		1.49
				TOTAL DEPOSITS/DEBITS POSTED		44,112.90
04/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
04/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,172.00>
04/01	JE 80250	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>
				TOTAL J. E. POSTED		<24,316.80>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 04/01/17 TO 04/30/17

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK	1026	12,544.98
				ENDING BAL FOR BANK	1026	65,869.31
		OP M/M-STONEGATE BK	1150		BEGIN BAL	50,731.29
04/25	JE 80459	INTEREST	1150	OP M/M-STONEGATE BK		12.93
				TOTAL J. E. POSTED		----- 12.93
				TOTAL POSTED TO BANK	1150	----- 12.93
				ENDING BAL FOR BANK	1150	50,744.22

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/17	1026	OPERATING-BB&T	BAL FWD		53,324.33
04/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
04/01/17	1026	MANAGEMENT FEE	JE80153	<1,172.00>	
04/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
04/03/17	1026	CK03006 thru CK03006	CK04001	<68.48>	
04/05/17	1026	CK03007 thru CK03007	CK04002	<4,265.00>	
04/05/17	1026	DP04051 THRU DP04051	CR04002	28,106.00	
04/07/17	1026	CK03008 thru CK03010	CK04003	<2,272.82>	
04/15/17	1026	DP04151 THRU DP04151	CR04004	15,712.57	
04/18/17	1026	CK03011 thru CK03011	CK04004	<10.70>	
04/19/17	1026	CK03012 thru CK03013	CK04005	<528.00>	
04/19/17	1026	DP04191 THRU DP04192	CR04005	<422.00>	
04/20/17	1026	CK03014 thru CK03014	CK04006	<106.12>	
04/20/17	1026	DP04201 THRU DP04201	CR04001	<511.34>	
04/23/17	1026	DP04231 THRU DP04231	CR04003	<2,873.82>	
04/25/17	1026	DP04252 THRU DP04252	CR04006	1.49	
04/25/17	1026	DP04251 THRU DP04251	CR04007	4,100.00	
			TOTAL	12,544.98	65,869.31
04/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,731.29
04/25/17	1150	INTEREST	JE80459	12.93	
			TOTAL	12.93	50,744.22
04/01/17	1220	M/M-RESERVES BB&T	BAL FWD		150,273.63
04/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
04/25/17	1220	INTEREST	JE84992	54.42	
			TOTAL	20,506.42	170,780.05
04/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,245.72
04/25/17	1223	INTEREST	JE84992	59.54	
			TOTAL	59.54	200,305.26
04/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,612.84
04/25/17	1225	INTEREST	JE84992	48.71	
			TOTAL	48.71	229,661.55

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 04/01/17 TO 04/30/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/17	1250	CDARS CD-6/22/17	BAL FWD		101,320.05
04/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,259.41
04/25/17	1251	INTEREST	JE84992	196.82	
			TOTAL	196.82	205,456.23
04/01/17	1254	CDARS CD-6/8/17	BAL FWD		209,565.88
04/01/17	1500	A/R MAINT FEES	BAL FWD		6,010.00
04/25/17	1500	ADJUST DUES	JE00455	<4,345.00>	
			TOTAL	<4,345.00>	1,665.00
04/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<4,507.04>
04/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
04/10/17	1502	ADJ PREV W/O-MF-#53	JE00450	<780.00>	
			TOTAL	<1,530.00>	<6,037.04>
04/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
04/01/17	2100	PREPAID MAINT FEES	BAL FWD		<4,970.00>
04/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
04/05/17	2100	MAINTENANCE	CR04051	<28,106.00>	
04/10/17	2100	ADJ PREV W/O-MF-#53	JE00450	780.00	
04/10/17	2100	LEGAL ADJ #58	JE80450	38.57	
04/15/17	2100	MAINTENANCE	CR04151	<15,712.57>	
04/19/17	2100	MAINT-73	CR04191	410.00	
04/19/17	2100	BANK SVC CHG	CR04192	12.00	
04/25/17	2100	MAINTENANCE	CR04251	<4,100.00>	
04/25/17	2100	ADJUST DUES	JE00455	4,358.00	
			TOTAL	<1,730.00>	<6,700.00>
04/01/17	2300	PAINTING	BAL FWD		<139,662.79>
04/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<141,348.79>
04/01/17	2301	PAVING	BAL FWD		<95,986.99>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 04/01/17 TO 04/30/17

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<96,986.99>
04/01/17	2302	ROOF	BAL FWD		<540,995.37>
04/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	
04/25/17	2302	INTEREST	JE04992	<359.49>	
			TOTAL	<8,115.49>	<549,110.86>
04/01/17	2330	DEFERRED MAINT	BAL FWD		<152,612.92>
04/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<154,799.92>
04/01/17	2345	CARPORTS	BAL FWD		<914.59>
04/01/17	2375	INSURANCE	BAL FWD		<113,507.87>
04/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
			TOTAL	<7,500.00>	<121,007.87>
04/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
04/01/17	2378	IRRIGATION & WELL	BAL FWD		<12,597.00>
04/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<12,920.00>
04/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
04/01/17	4010	MAINTENANCE FEES	BAL FWD		<121,770.00>
04/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<162,360.00>
04/01/17	4165	LATE/MISC FEES	BAL FWD		0.00
04/25/17	4165	ADJUST DUES	JE00455	<13.00>	
			TOTAL	<13.00>	<13.00>
04/01/17	4300	INTEREST	BAL FWD		<41.36>
04/25/17	4300	INTEREST	CR04252	<1.49>	

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/25/17	4300	INTEREST	JE80459	<12.93>	
			TOTAL	<14.42>	<55.78>
04/01/17	4301	RESERVE INTEREST	BAL FWD		<2,963.92>
04/25/17	4301	INTEREST	JE84992	<359.49>	
			TOTAL	<359.49>	<3,323.41>
04/01/17	6020	OFFICE EXPENSES	BAL FWD		805.18
04/03/17	6020	PROGRESSIVE MANAGEMENT	TCK03006	68.48	
04/20/17	6020	PROGRESSIVE MANAGEMENT	TCK03014	106.12	
			TOTAL	174.60	979.78
04/01/17	6030	MANAGEMENT FEE	BAL FWD		3,516.00
04/01/17	6030	MANAGEMENT FEE	JE80153	1,172.00	
			TOTAL	1,172.00	4,688.00
04/01/17	6045	LEGAL & TAX RETURN	BAL FWD		955.63
04/10/17	6045	LEGAL ADJ #58	JE80450	<38.57>	
04/19/17	6045	BECKER & POLIAKOFF, P.	CK03012	253.00	
			TOTAL	214.43	1,170.06
04/01/17	6110	ELECTRICITY	BAL FWD		1,586.01
04/20/17	6110	TAMPA ELECTRIC	CR04201	511.34	
			TOTAL	511.34	2,097.35
04/01/17	6135	TRASH	BAL FWD		3,702.00
04/07/17	6135	COUNTY SANITATION SERV	CK03008	1,234.00	
			TOTAL	1,234.00	4,936.00
04/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/17	6160	CABLE TV	BAL FWD		8,621.47
04/23/17	6160	SPECTRUM	CR04231	2,873.82	
			TOTAL	2,873.82	11,495.29

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/17	6475	ELW COMMUNITY FEES	BAL FWD		8,078.40
04/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			TOTAL	2,692.80	10,771.20
04/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		2,250.00
04/05/17	6604	TRUGREEN PROCESSING	CECK03007	750.00	
			TOTAL	750.00	3,000.00
04/01/17	6606	LAWN SERVICES	BAL FWD		10,545.00
04/05/17	6606	TRUGREEN PROCESSING	CECK03007	3,515.00	
			TOTAL	3,515.00	14,060.00
04/01/17	6610	R & M GROUNDS	BAL FWD		383.00
04/18/17	6610	RICK CANTRELL	CK03011	10.70	
			TOTAL	10.70	393.70
04/01/17	6612	R & M TREES	BAL FWD		0.00
			TOTAL	0.00	0.00
04/01/17	6615	R & M IRRIGATION	BAL FWD		6,072.00
04/07/17	6615	IN-TOUCH LAWN SERVICE,	CK03009	904.00	
			TOTAL	904.00	6,976.00
04/01/17	6627	R & M BUILDING	BAL FWD		1,097.25
04/07/17	6627	SCOTT PAINT, INC -	STOCK03010	134.82	
04/19/17	6627	MICHAEL MCCREA	CK03013	275.00	
			TOTAL	409.82	1,507.07
04/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		2,250.00
04/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	3,000.00
04/01/17	7771	INTEREST-RESERVES	BAL FWD		2,963.92

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/25/17	7771	INTEREST	JE04992	359.49	
			TOTAL	359.49	3,323.41
04/01/17	8300	PAINTING	BAL FWD		5,058.00
04/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	6,744.00
04/01/17	8301	PAVING	BAL FWD		3,000.00
04/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			TOTAL	1,000.00	4,000.00
04/01/17	8302	ROOF	BAL FWD		23,268.00
04/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	31,024.00
04/01/17	8330	DEFERRED MAINT	BAL FWD		6,561.00
04/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	8,748.00
04/01/17	8375	INSURANCE	BAL FWD		22,500.00
04/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	30,000.00
04/01/17	8378	IRRIGATION & WELL	BAL FWD		969.00
04/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	1,292.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00