

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

October 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

09:52:17 07 NOV 2017

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

ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF OCTOBER 10/31/2017 AS OF OCTOBER 31

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	PREPAID	PAST DUE	LATE CHARGES	REMARKS
				90.00					
				2460.00					
			820.00-						
			410.00-						
			820.00-						
			410.00-						
			410.00-						
			410.00-						
							410.00		
			410.00-						
			410.00-						
			410.00-						
			550.00-						
			410.00-						
			810.00-						
		TOTALS	6280.00-	2960.00					

** 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

11/07/17
Client 49

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

CASH FLOW

FOR THE 10 MONTHS ENDED 10/31/17

PAGE 1

ACCT	DESCRIPTION	---CURRENT MONTH---		10 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH RECEIPTS					
	CASH ON HAND PRIOR	1,317,778.52		1,121,959.81	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,317,778.52		1,121,959.81	
	INTEREST/DIVIDENDS	42,620.00		411,553.00	
		232.63		5,099.08	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	42,852.63		416,652.08	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,360,631.15		1,538,611.89	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	21,273.69		205,420.36	
	RESERVE ACCOUNTS	773.00		1,357.07	
	ACCOUNTS RECEIVABLE	<750.00>		<7,500.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	21,296.69		199,277.43	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,339,334.46		1,339,334.46	
		=====	=====	=====	=====

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

11/07/17
Client 49

CASH FLOW
FOR THE 10 MONTHS ENDED 10/31/17 PAGE 2

ACCT	DESCRIPTION	---CURRENT MONTH---		10 MONTHS TO DATE	
		A C T U A L	RATIO	A C T U A L	RATIO
CASH DISTRIBUTION					
1026	OPERATING-BB&T	49,146.81		49,146.81	
1150	OP M/M-STONEGATE BK	50,829.10		50,829.10	
1220	M/M-RESERVES BB&T	291,890.49		291,890.49	
1223	M/M-STONEGATE BANK	200,690.60		200,690.60	
1225	M/M-REPUBLIC BANK	229,949.33		229,949.33	
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	
		-----	-----	-----	-----
		1,339,334.46		1,339,334.46	
		-----	-----	-----	-----
	CASH ON HAND	1,339,334.46		1,339,334.46	
		=====	=====	=====	=====

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

11/07/17

Client 49

OPERATING STATEMENT

FOR THE 10 MONTHS ENDED 10/31/17

PAGE 3

ACCT	DESCRIPTION	---CURRENT MONTH---		10 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	405,900.00	405,900	
4165	LATE/MISC FEES			13.00		13.00
4300	INTEREST	18.15		151.07		151.07
4301	RESERVE INTEREST	214.48		4,948.01		4,948.01
	TOTAL INCOME FEES	40,822.63	40,590	411,012.08	405,900	5,112.08
	TOTAL INCOME	40,822.63	40,590	411,012.08	405,900	5,112.08
OPERATING EXPENSE						
6020	OFFICE EXPENSES	243.50	300	1,865.62	3,000	<1,134.38>
6030	MANAGEMENT FEE	1,195.58	1,196	11,955.80	11,960	<4.20>
6045	LEGAL & TAX RETURN	233.50	340	1,876.29	3,400	<1,523.71>
6110	ELECTRICITY	446.51	601	5,459.82	6,010	<550.18>
6135	TRASH	1,234.00	1,323	12,340.00	13,230	<890.00>
6144	TERMITE CONTROL		750		7,500	<7,500.00>
6160	CABLE TV	2,873.82	3,109	28,742.69	31,090	<2,347.31>
6350	DUES, LICENSE, PERMITS		11	61.25	110	<48.75>
6475	ELW COMMUNITY FEES	2,692.80	2,580	26,928.00	25,800	1,128.00
6604	PEST/FERTILIZER/WEED	750.00	750	7,500.00	7,500	
6606	LAWN SERVICES	3,515.00	3,656	35,150.00	36,560	<1,410.00>
6610	R & M GROUNDS	93.42	1,000	5,657.12	10,000	<4,342.88>
6612	R & M TREES		1,026	14,880.00	10,260	4,620.00
6615	R & M IRRIGATION	3,070.92	800	14,634.62	8,000	6,634.62
6627	R & M BUILDING	4,174.64	1,946	30,869.15	19,460	11,409.15
6669	CONTINGENCY-BAD DEBT	750.00	750	7,500.00	7,500	
	TOTAL OPERATING EXP.	21,273.69	20,138	205,420.36	201,380	4,040.36
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	214.48		4,948.01		4,948.01
8300	PAINTING	1,686.00	1,686	16,860.00	16,860	
8301	PAVING	1,000.00	1,000	10,000.00	10,000	
8302	ROOF	7,756.00	7,756	77,560.00	77,560	

11/07/17
Client 49

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

OPERATING STATEMENT

FOR THE 10 MONTHS ENDED 10/31/17

PAGE 4

ACCT	DESCRIPTION	---CURRENT MONTH---		10 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	21,870.00	21,870	
8375	INSURANCE	7,500.00	7,500	75,000.00	75,000	
8378	IRRIGATION & WELL	323.00	323	3,230.00	3,230	
	TOTAL NON-OPER EXP.	20,666.48	20,452	209,468.01	204,520	4,948.01
	TOTAL EXPENSES	41,940.17	40,590	414,888.37	405,900	8,988.37
	YTD SURPLUS (DEFICIT)	<1,117.54>	=====	<3,876.29>	=====	<3,876.29>

11/07/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 10/31/17

PAGE 5

ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	49,146.81	
1150	OP M/M-STONEGATE BK	50,829.10	
1220	M/M-RESERVES BB&T	291,890.49	
1223	M/M-STONEGATE BANK	200,690.60	
1225	M/M-REPUBLIC BANK	229,949.33	
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	2,960.00	
1502	ALLOW-DOUBTFUL ACCTS	<10,537.04>	
	TOTAL CURRENT ASSETS	-----	1,331,757.42
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,332,368.42
			=====

11/07/17
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 10/31/17

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	6,280.00	

	TOTAL CURRENT LIAB		6,280.00
	RESERVES		
2300	PAINTING	151,464.79	
2301	PAVING	102,986.99	
2302	ROOF	597,257.39	
2330	DEFERRED MAINT	167,921.92	
2345	CARPORTS	914.59	
2375	INSURANCE	163,954.87	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	14,858.00	

	TOTAL RESERVES		1,239,358.55
	EQUITY		
3010	RETAINED EARNINGS	90,606.16	
	YTD SURPLUS (DEFICIT)	<3,876.29>	

	TOTAL EQUITY		86,729.87

	TOTAL LIAB & EQUITY		1,332,368.42
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 10 MONTHS AS OF 10/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	272,118.43	20,452.00	<773.00>		93.06	291,890.49
1223 M/M-STONEGATE B	200,616.38				74.22	200,690.60
1225 M/M-REPUBLIC BA	229,902.13				47.20	229,949.33
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	1,219,465.07	20,452.00	<773.00>		214.48	1,239,358.55

RESERVE ANALYSIS
 10 MONTHS AS OF 10/31/17

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<149,778.79>	<1,686.00>				<151,464.79>
2301 PAVING	<101,986.99>	<1,000.00>				<102,986.99>
2302 ROOF	<589,286.91>	<7,756.00>			<214.48>	<597,257.39>
2330 DEFERRED MAINT	<165,734.92>	<2,187.00>				<167,921.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<157,227.87>	<7,500.00>	773.00			<163,954.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<14,535.00>	<323.00>				<14,858.00>
TOTALS	1,219,465.07>	<20,452.00>	773.00		<214.48>	1,239,358.55>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 10 MONTHS AS OF 10/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	88,104.32	204,520.00	<2,067.07>	710.00	623.24	291,890.49
1223 M/M-STONEGATE B	200,072.99				617.61	200,690.60
1225 M/M-REPUBLIC BA	229,471.61				477.72	229,949.33
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	204,520.00	<2,067.07>	710.00	4,948.01	1,239,358.55

RESERVE ANALYSIS
 10 MONTHS AS OF 10/31/17

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<134,604.79>	<16,860.00>				<151,464.79>
2301 PAVING	<92,986.99>	<10,000.00>				<102,986.99>
2302 ROOF	<514,763.45>	<77,560.00>	14.07		<4,948.01>	<597,257.39>
2330 DEFERRED MAINT	<146,051.92>	<21,870.00>				<167,921.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<90,297.87>	<75,000.00>	2,053.00	<710.00>		<163,954.87>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<11,628.00>	<3,230.00>				<14,858.00>
TOTALS	1,031,247.61>	<204,520.00>	2,067.07	<710.00>	<4,948.01>	1,239,358.55>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

PAGE 7
 09:52:22 07 NOV 2017

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	47,501.06
10/01	CK 03068	RICK CANTRELL	6610	R & M GROUNDS		<93.42>
10/01	CK 03069	JAMES ROOFING SERVICE	6627	R & M BUILDING		<1,084.22>
10/04	CK 03070	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03070		6606	LAWN SERVICES	3,515.00	<4,265.00>
10/06	CK 03071	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<2,995.92>
10/06	CK 03072	JAMES ROOFING SERVICE	6627	R & M BUILDING		<1,631.76>
10/09	CK 03073	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
10/13	CK 03074	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<159.21>
10/19	CK 03075	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<75.00>
10/19	CK 03076	JAMES ROOFING SERVICE	6627	R & M BUILDING		<533.66>
10/19	CK 03077	MICHAEL MCCREA	6627	R & M BUILDING		<925.00>
10/19	CK 03078	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<233.50>
10/25	CK 03079	PROGRESSIVE MANAGEMEN	6020	OFFICE EXPENSES		<84.29>
				TOTAL CHECKS POSTED		<13,314.98>
10/05	DP 10051	MAINTENANCE	2100	PREPAID MAINT FEES		32,780.00
10/15	DP 10151	MAINTENANCE	2100	PREPAID MAINT FEES		5,330.00
10/20	DP 10201	TAMPA ELECTRIC	6110	ELECTRICITY		<446.51>
10/23	DP 10231	SPECTRUM	6160	CABLE TV		<2,873.82>
10/25	DP 10251	MAINTENANCE	2100	PREPAID MAINT FEES		4,510.00
10/25	DP 10252	INTEREST	4300	INTEREST		1.44
				TOTAL DEPOSITS/DEBITS POSTED		39,301.11
10/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<20,452.00>
10/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,195.58>
10/01	JE 80250	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,692.80>
				TOTAL J. E. POSTED		<24,340.38>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK	1026	1,645.75
				ENDING BAL FOR BANK	1026	49,146.81
				BEGIN BAL		50,812.39
10/25	JE 81051	INTEREST	1150	OP M/M-STONEGATE BK		16.71
				TOTAL J. E. POSTED		16.71
				TOTAL POSTED TO BANK	1150	16.71
				ENDING BAL FOR BANK	1150	50,829.10

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
10/01/17	1026	OPERATING-BB&T	BAL FWD		47,501.06
10/01/17	1026	CK03068 thru CK03068	CK10001	<93.42>	
10/01/17	1026	CK03069 thru CK03069	CK10002	<1,084.22>	
10/01/17	1026	RESERVE TRANSFER	JE80152	<20,452.00>	
10/01/17	1026	MANAGEMENT FEE	JE80153	<1,195.58>	
10/01/17	1026	ELW COMMUNITY ALLOC	JE80250	<2,692.80>	
10/04/17	1026	CK03070 thru CK03070	CK10003	<4,265.00>	
10/05/17	1026	DP10051 THRU DP10051	CR10001	32,780.00	
10/06/17	1026	CK03071 thru CK03072	CK10004	<4,627.68>	
10/09/17	1026	CK03073 thru CK03073	CK10005	<1,234.00>	
10/13/17	1026	CK03074 thru CK03074	CK10007	<159.21>	
10/15/17	1026	DP10151 THRU DP10151	CR10004	5,330.00	
10/19/17	1026	CK03075 thru CK03078	CK10008	<1,767.16>	
10/20/17	1026	DP10201 THRU DP10201	CR10003	<446.51>	
10/23/17	1026	DP10231 THRU DP10231	CR10002	<2,873.82>	
10/25/17	1026	CK03079 thru CK03079	CK10009	<84.29>	
10/25/17	1026	DP10251 THRU DP10251	CR10005	4,510.00	
10/25/17	1026	DP10252 THRU DP10252	CR10006	1.44	
			TOTAL	1,645.75	49,146.81
10/01/17	1150	OP M/M-STONEGATE BK	BAL FWD		50,812.39
10/25/17	1150	INTEREST	JE81051	16.71	
			TOTAL	16.71	50,829.10
10/01/17	1220	M/M-RESERVES BB&T	BAL FWD		272,118.43
10/01/17	1220	RESERVE TRANSFER	JE80152	20,452.00	
10/11/17	1220	CK00160 THRU CK00160	CK10006	<773.00>	
10/25/17	1220	INTEREST	JE80992	93.06	
			TOTAL	19,772.06	291,890.49
10/01/17	1223	M/M-STONEGATE BANK	BAL FWD		200,616.38
10/25/17	1223	INTEREST	JE80992	74.22	
			TOTAL	74.22	200,690.60
10/01/17	1225	M/M-REPUBLIC BANK	BAL FWD		229,902.13
10/25/17	1225	INTEREST	JE80992	47.20	

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	47.20	229,949.33
10/01/17	1250	CDARS CD-12/21/17	BAL FWD		101,481.84
10/01/17	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
10/01/17	1254	CDARS CD-12/7/17	BAL FWD		209,890.06
10/01/17	1500	A/R MAINT FEES	BAL FWD		3,350.00
10/25/17	1500	ADJUST DUES	JE01055	<390.00>	
			TOTAL	<390.00>	2,960.00
10/01/17	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<9,787.04>
10/01/17	1502	ACCRUE BAD DEBT	JE80156	<750.00>	
			TOTAL	<750.00>	<10,537.04>
10/01/17	1950	DEPOSIT-UTILITY	BAL FWD		611.00
10/01/17	2100	PREPAID MAINT FEES	BAL FWD		<4,640.00>
10/01/17	2100	MONTHLY MAINTENANCE	JE00150	40,590.00	
10/05/17	2100	MAINTENANCE	CR10051	<32,780.00>	
10/15/17	2100	MAINTENANCE	CR10151	<5,330.00>	
10/25/17	2100	MAINTENANCE	CR10251	<4,510.00>	
10/25/17	2100	ADJUST DUES	JE01055	390.00	
			TOTAL	<1,640.00>	<6,280.00>
10/01/17	2300	PAINTING	BAL FWD		<149,778.79>
10/01/17	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<151,464.79>
10/01/17	2301	PAVING	BAL FWD		<101,986.99>
10/01/17	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<102,986.99>
10/01/17	2302	ROOF	BAL FWD		<589,286.91>
10/01/17	2302	RESERVE ALLOCATION	JE00151	<7,756.00>	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

PAGE 11
 09:52:23 07 NOV 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
10/25/17	2302	INTEREST	JE10992	<214.48>	
			TOTAL	<7,970.48>	<597,257.39>
10/01/17	2330	DEFERRED MAINT	BAL FWD		<165,734.92>
10/01/17	2330	RESERVE ALLOCATION	JE00151	<2,187.00>	
			TOTAL	<2,187.00>	<167,921.92>
10/01/17	2345	CARPORTS	BAL FWD		<914.59>
10/01/17	2375	INSURANCE	BAL FWD		<157,227.87>
10/01/17	2375	RESERVE ALLOCATION	JE00151	<7,500.00>	
10/11/17	2375	BB&T INSURANCE SERVICE	CHECK00160	773.00	
			TOTAL	<6,727.00>	<163,954.87>
10/01/17	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
10/01/17	2378	IRRIGATION & WELL	BAL FWD		<14,535.00>
10/01/17	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<14,858.00>
10/01/17	3010	RETAINED EARNINGS	BAL FWD		<90,606.16>
10/01/17	4010	MAINTENANCE FEES	BAL FWD		<365,310.00>
10/01/17	4010	MONTHLY MAINTENANCE	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<405,900.00>
10/01/17	4165	LATE/MISC FEES	BAL FWD		<13.00>
10/01/17	4300	INTEREST	BAL FWD		<132.92>
10/25/17	4300	INTEREST	CR10252	<1.44>	
10/25/17	4300	INTEREST	JE81051	<16.71>	
			TOTAL	<18.15>	<151.07>
10/01/17	4301	RESERVE INTEREST	BAL FWD		<4,733.53>
10/25/17	4301	INTEREST	JE80992	<214.48>	
			TOTAL	<214.48>	<4,948.01>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

PAGE 12
 09:52:23 07 NOV 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
10/01/17	6020	OFFICE EXPENSES	BAL FWD		1,622.12
10/13/17	6020	PROGRESSIVE MANAGEMENT	TCK03074	159.21	
10/25/17	6020	PROGRESSIVE MANAGEMENT	TCK03079	84.29	
			TOTAL	243.50	1,865.62
10/01/17	6030	MANAGEMENT FEE	BAL FWD		10,760.22
10/01/17	6030	MANAGEMENT FEE	JE80153	1,195.58	
			TOTAL	1,195.58	11,955.80
10/01/17	6045	LEGAL & TAX RETURN	BAL FWD		1,642.79
10/19/17	6045	BECKER & POLIAKOFF, P.	CK03078	233.50	
			TOTAL	233.50	1,876.29
10/01/17	6110	ELECTRICITY	BAL FWD		5,013.31
10/20/17	6110	TAMPA ELECTRIC	CR10201	446.51	
			TOTAL	446.51	5,459.82
10/01/17	6135	TRASH	BAL FWD		11,106.00
10/09/17	6135	COUNTY SANITATION SERV	CK03073	1,234.00	
			TOTAL	1,234.00	12,340.00
10/01/17	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
10/01/17	6160	CABLE TV	BAL FWD		25,868.87
10/23/17	6160	SPECTRUM	CR10231	2,873.82	
			TOTAL	2,873.82	28,742.69
10/01/17	6350	DUES, LICENSE, PERMITS	BAL FWD		61.25
			TOTAL	0.00	61.25
10/01/17	6475	ELW COMMUNITY FEES	BAL FWD		24,235.20
10/01/17	6475	ELW COMMUNITY ALLOC	JE80250	2,692.80	
			TOTAL	2,692.80	26,928.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

PAGE 13
 09:52:23 07 NOV 2017

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
10/01/17	6604	PEST/FERTILIZER/WEED	BAL FWD		6,750.00
10/04/17	6604	TRUGREEN PROCESSING	CECK03070	750.00	
			TOTAL	750.00	7,500.00
10/01/17	6606	LAWN SERVICES	BAL FWD		31,635.00
10/04/17	6606	TRUGREEN PROCESSING	CECK03070	3,515.00	
			TOTAL	3,515.00	35,150.00
10/01/17	6610	R & M GROUNDS	BAL FWD		5,563.70
10/01/17	6610	RICK CANTRELL	CK03068	93.42	
			TOTAL	93.42	5,657.12
10/01/17	6612	R & M TREES	BAL FWD		14,880.00
			TOTAL	0.00	14,880.00
10/01/17	6615	R & M IRRIGATION	BAL FWD		11,563.70
10/06/17	6615	OUTDOOR CONCEPTS OF	TACK03071	2,995.92	
10/19/17	6615	OUTDOOR CONCEPTS OF	TACK03075	75.00	
			TOTAL	3,070.92	14,634.62
10/01/17	6627	R & M BUILDING	BAL FWD		26,694.51
10/01/17	6627	JAMES ROOFING SERVICES	SCK03069	1,084.22	
10/06/17	6627	JAMES ROOFING SERVICES	SCK03072	1,631.76	
10/19/17	6627	JAMES ROOFING SERVICES	SCK03076	533.66	
10/19/17	6627	MICHAEL MCCREA	CK03077	925.00	
			TOTAL	4,174.64	30,869.15
10/01/17	6669	CONTINGENCY-BAD DEBT	BAL FWD		6,750.00
10/01/17	6669	ACCRUE BAD DEBT	JE80156	750.00	
			TOTAL	750.00	7,500.00
10/01/17	7771	INTEREST-RESERVES	BAL FWD		4,733.53
10/25/17	7771	INTEREST	JE10992	214.48	
			TOTAL	214.48	4,948.01
10/01/17	8300	PAINTING	BAL FWD		15,174.00

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 10/01/17 TO 10/31/17

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
10/01/17	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	16,860.00
10/01/17	8301	PAVING	BAL FWD		9,000.00
10/01/17	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			TOTAL	1,000.00	10,000.00
10/01/17	8302	ROOF	BAL FWD		69,804.00
10/01/17	8302	RESERVE ALLOCATION	JE00151	7,756.00	
			TOTAL	7,756.00	77,560.00
10/01/17	8330	DEFERRED MAINT	BAL FWD		19,683.00
10/01/17	8330	RESERVE ALLOCATION	JE00151	2,187.00	
			TOTAL	2,187.00	21,870.00
10/01/17	8375	INSURANCE	BAL FWD		67,500.00
10/01/17	8375	RESERVE ALLOCATION	JE00151	7,500.00	
			TOTAL	7,500.00	75,000.00
10/01/17	8378	IRRIGATION & WELL	BAL FWD		2,907.00
10/01/17	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	3,230.00
			TOTAL	0.00	0.00
			GRAND TOTAL	0.00	0.00