

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

February 2018 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

15:48:39 07 MAR 2018

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

PAGE 1

ASSOC. # 49 - PREPAID/DELINQUENT REPORT
MONTH OF FEBRUARY 02/28/2018 AS OF FEBRUARY 28

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESMENTS--	PREPAID	PAST DUE	LATE CHARGES	REMARKS
			80.00-				4100.00		
			410.00-						
			410.00-						
			410.00-						
			410.00-				820.00		
			410.00-				410.00		
			410.00-						
			410.00-						
			550.00-						
							410.00		
			410.00-						
							410.00		
			400.00-						
		TOTALS	4310.00-				6150.00		

** 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

03/07/18
Client 49

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

CASH FLOW

FOR THE 2 MONTHS ENDED 02/28/18

PAGE 1

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	1,332,769.84		1,308,459.94	
		-----	-----	-----	-----
	MAINTENANCE FEES	1,332,769.84		1,308,459.94	
	INTEREST/DIVIDENDS	38,670.00		77,600.00	
		382.84		674.87	
		-----	-----	-----	-----
	TOTAL CASH RECEIPTS	39,052.84		78,274.87	
		-----	-----	-----	-----
	TOTAL CASH AVAILABLE	1,371,822.68		1,386,734.81	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	14,281.77		30,466.90	
	RESERVE ACCOUNTS			<773.00>	
	ACCOUNTS RECEIVABLE	<500.00>		<1,000.00>	
		-----	-----	-----	-----
	TOTAL CASH DISB.	13,781.77		28,693.90	
		-----	-----	-----	-----
	CASH ON HAND CURRENT	1,358,040.91		1,358,040.91	
		=====	=====	=====	=====

03/07/18
 Client 49

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

CASH FLOW
 FOR THE 2 MONTHS ENDED 02/28/18 PAGE 2

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	44,709.98		44,709.98	
1150	OP M/M-STONEGATE BK	50,916.35		50,916.35	
1220	M/M-RESERVES BB&T	313,015.92		313,015.92	
1223	M/M-STONEGATE BANK	201,105.05		201,105.05	
1225	M/M-REPUBLIC BANK	230,142.97		230,142.97	
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	
		-----	-----	-----	-----
		1,358,040.91		1,358,040.91	
		-----	-----	-----	-----
	CASH ON HAND	1,358,040.91		1,358,040.91	
		=====	=====	=====	=====

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

03/07/18
Client 49

OPERATING STATEMENT
FOR THE 2 MONTHS ENDED 02/28/18

PAGE 3

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	40,590.00	40,590	81,180.00	81,180	
4300	INTEREST	33.51		74.12		74.12
4301	RESERVE INTEREST	349.33		600.75		600.75
	TOTAL INCOME FEES	40,972.84	40,590	81,854.87	81,180	674.87
	TOTAL INCOME	40,972.84	40,590	81,854.87	81,180	674.87
OPERATING EXPENSE						
6020	OFFICE EXPENSES	288.32	300	543.91	600	<56.09>
6030	MANAGEMENT FEE	1,220.00	1,220	2,440.00	2,440	
6045	LEGAL & TAX RETURN	268.54	340	1,018.54	680	338.54
6110	ELECTRICITY	526.32	593	1,051.47	1,186	<134.53>
6135	TRASH	1,234.00	1,323	2,468.00	2,646	<178.00>
6144	TERMITE CONTROL		750		1,500	<1,500.00>
6160	CABLE TV	3,016.22	3,104	6,032.44	6,208	<175.56>
6350	DUES, LICENSE, PERMITS		11		22	<22.00>
6475	ELW COMMUNITY FEES	2,868.03	2,911	5,736.06	5,822	<85.94>
6604	PEST/FERTILIZER/WEED	750.00	750	1,500.00	1,500	
6606	LAWN SERVICES	3,515.00	3,656	7,030.00	7,312	<282.00>
6610	R & M GROUNDS		1,000	25.00	2,000	<1,975.00>
6612	R & M TREES		1,026		2,052	<2,052.00>
6615	R & M IRRIGATION		900	1,526.14	1,800	<273.86>
6627	R & M BUILDING	95.34	921	95.34	1,842	<1,746.66>
6669	CONTINGENCY-BAD DEBT	500.00	500	1,000.00	1,000	
	TOTAL OPERATING EXP.	14,281.77	19,305	30,466.90	38,610	<8,143.10>
NON-OPER EXPENSE RESERVES						
7771	INTEREST-RESERVES	349.33		600.75		600.75
8300	PAINTING	1,686.00	1,686	3,372.00	3,372	
8301	PAVING	1,000.00	1,000	2,000.00	2,000	
8302	ROOF	11,993.00	11,993	23,986.00	23,986	
8330	DEFERRED MAINT	1,283.00	1,283	2,566.00	2,566	

03/07/18
Client 49

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

OPERATING STATEMENT

FOR THE 2 MONTHS ENDED 02/28/18

PAGE 4

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	5,000.00	5,000	10,000.00	10,000	
8378	IRRIGATION & WELL	323.00	323	646.00	646	
	TOTAL NON-OPER EXP.	21,634.33	21,285	43,170.75	42,570	600.75
	TOTAL EXPENSES	35,916.10	40,590	73,637.65	81,180	<7,542.35>
	YTD SURPLUS (DEFICIT)	5,056.74	=====	8,217.22	=====	8,217.22

03/07/18
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 02/28/18

PAGE 5

ACCT	ACCOUNT TITLE		
	ASSETS		
	CURRENT ASSETS		
1026	OPERATING-BB&T	44,709.98	
1150	OP M/M-STONEGATE BK	50,916.35	
1220	M/M-RESERVES BB&T	313,015.92	
1223	M/M-STONEGATE BANK	201,105.05	
1225	M/M-REPUBLIC BANK	230,142.97	
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	6,150.00	
1502	ALLOW-DOUBTFUL ACCTS	<13,037.04>	
	TOTAL CURRENT ASSETS	-----	1,351,153.87
	FIXED ASSETS		
	OTHER ASSETS		
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS	-----	611.00
	TOTAL ASSETS	-----	1,351,764.87
			=====

03/07/18
Client 49

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BALANCE SHEET
AS OF 02/28/18

PAGE 6

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,310.00	

	TOTAL CURRENT LIAB		4,310.00
	RESERVES		
2300	PAINTING	158,208.79	
2301	PAVING	106,986.99	
2302	ROOF	639,134.52	
2330	DEFERRED MAINT	174,861.92	
2345	CARPORTS	914.59	
2375	INSURANCE	126,157.77	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	16,150.00	

	TOTAL RESERVES		1,262,414.58
	EQUITY		
3010	RETAINED EARNINGS	76,823.07	
	YTD SURPLUS (DEFICIT)	8,217.22	

	TOTAL EQUITY		85,040.29

	TOTAL LIAB & EQUITY		1,351,764.87
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 2 MONTHS AS OF 02/28/18

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	291,592.33	21,285.00			138.59	313,015.92
1223 M/M-STONEGATE B	200,943.13				161.92	201,105.05
1225 M/M-REPUBLIC BA	230,094.15				48.82	230,142.97
1250 CDARS CD-6/21/1	101,912.87					101,912.87
1251 CADENCE CD-4/14	205,456.23					205,456.23
1254 CDARS CD-6/7/18	210,781.54					210,781.54
TOTALS	1,240,780.25	21,285.00			349.33	1,262,414.58

RESERVE ANALYSIS
 2 MONTHS AS OF 02/28/18

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<156,522.79>	<1,686.00>				<158,208.79>
2301 PAVING	<105,986.99>	<1,000.00>				<106,986.99>
2302 ROOF	<626,792.19>	<11,993.00>			<349.33>	<639,134.52>
2330 DEFERRED MAINT	<173,578.92>	<1,283.00>				<174,861.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<121,157.77>	<5,000.00>				<126,157.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<15,827.00>	<323.00>				<16,150.00>
TOTALS	1,240,780.25>	<21,285.00>			<349.33>	1,262,414.58>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK RESERVES
 2 MONTHS AS OF 02/28/18

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	269,433.27	42,570.00		773.00	239.65	313,015.92
1223 M/M-STONEGATE B	200,841.58				263.47	201,105.05
1225 M/M-REPUBLIC BA	230,045.34				97.63	230,142.97
1250 CDARS CD-6/21/1	101,912.87					101,912.87
1251 CADENCE CD-4/14	205,456.23					205,456.23
1254 CDARS CD-6/7/18	210,781.54					210,781.54
TOTALS	1,218,470.83	42,570.00		773.00	600.75	1,262,414.58

RESERVE ANALYSIS
 2 MONTHS AS OF 02/28/18

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<154,836.79>	<3,372.00>				<158,208.79>
2301 PAVING	<104,986.99>	<2,000.00>				<106,986.99>
2302 ROOF	<614,547.77>	<23,986.00>			<600.75>	<639,134.52>
2330 DEFERRED MAINT	<172,295.92>	<2,566.00>				<174,861.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<115,384.77>	<10,000.00>		<773.00>		<126,157.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<15,504.00>	<646.00>				<16,150.00>
TOTALS	1,218,470.83>	<42,570.00>		<773.00>	<600.75>	1,262,414.58>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 BANK JOURNAL FOR ASSC NO. 49
 PERIOD FROM 02/01/18 TO 02/28/18

PAGE 7
 15:48:43 07 MAR 2018

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026		BEGIN BAL	41,105.46
02/05	CK 03113	FRANK CLARKE	6020	OFFICE EXPENSES		<108.18>
02/13	CK 03114	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
02/13	CK 03115	BECKER & POLIAKOFF, P	6045	LEGAL & TAX RETURN		<38.54>
02/13	CK 03116	SCOTT PAINT, INC - ST	6627	R & M BUILDING		<95.34>
02/13	CK 03117	JEFFREY MCBRIDE	2100	PREPAID MAINT FEES		<410.00>
02/19	CK 03118	TRUGREEN PROCESSING C	6606	LAWN SERVICES	3,515.00	
	CK 03118		6604	PEST/FERTILIZER/WEED	750.00	<4,265.00>
02/20	CK 03119	DAVIDSON, JAMIESON & C	6045	LEGAL & TAX RETURN		<230.00>
02/20	CK 03120	prg VOIDED CK#3120 02	6020	OFFICE EXPENSES		0.00
TOTAL CHECKS POSTED						<6,381.06>
02/05	DP 02051	MAINTENANCE	2100	PREPAID MAINT FEES		28,730.00
02/07	DP 02071	MAINT-24	2100	PREPAID MAINT FEES		<410.00>
02/07	DP 02072	BANK SVC CHG	6020	OFFICE EXPENSES		<12.00>
02/15	DP 02151	MAINTENANCE	2100	PREPAID MAINT FEES		7,890.00
02/20	DP 02201	TAMPA ELECTRIC	6110	ELECTRICITY		<526.32>
02/21	DP 02211	OFFICE REIMB	6020	OFFICE EXPENSES		<168.14>
02/23	DP 02231	SPECTRUM	6160	CABLE TV		<3,016.22>
02/25	DP 02251	MAINTENANCE	2100	PREPAID MAINT FEES		2,870.00
02/25	DP 02252	INTEREST	4300	INTEREST		1.29
TOTAL DEPOSITS/DEBITS POSTED						35,358.61
02/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<21,285.00>
02/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,220.00>
02/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,868.03>
TOTAL J. E. POSTED						<25,373.03>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
BANK JOURNAL FOR ASSC NO. 49
PERIOD FROM 02/01/18 TO 02/28/18

DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
				TOTAL POSTED TO BANK 1026		3,604.52
				ENDING BAL FOR BANK 1026		44,709.98
	OP M/M-STONEGATE BK		1150	BEGIN BAL		50,884.13
02/25	JE 80259	INTEREST	1150	OP M/M-STONEGATE BK		32.22
				TOTAL J. E. POSTED		----- 32.22
				TOTAL POSTED TO BANK 1150		----- 32.22
				ENDING BAL FOR BANK 1150		50,916.35

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/18	1026	OPERATING-BB&T	BAL FWD		41,105.46
02/01/18	1026	RESERVE TRANSFER	JE80152	<21,285.00>	
02/01/18	1026	MANAGEMENT FEE	JE80153	<1,220.00>	
02/01/18	1026	ELW COMMUNITY ALLOC	JE80154	<2,868.03>	
02/05/18	1026	CK03113 thru CK03113	CK02001	<108.18>	
02/05/18	1026	DP02051 THRU DP02051	CR02003	28,730.00	
02/07/18	1026	DP02071 THRU DP02072	CR02004	<422.00>	
02/13/18	1026	CK03114 thru CK03116	CK02002	<1,367.88>	
02/13/18	1026	CK03117 thru CK03117	CK02003	<410.00>	
02/15/18	1026	DP02151 THRU DP02151	CR02005	7,890.00	
02/19/18	1026	CK03118 thru CK03118	CK02004	<4,265.00>	
02/20/18	1026	CK03119 thru CK03119	CK02005	<230.00>	
02/20/18	1026	CK03120 thru CK03120	CK02006	0.00	
02/20/18	1026	DP02201 THRU DP02201	CR02001	<526.32>	
02/21/18	1026	DP02211 THRU DP02211	CR02006	<168.14>	
02/23/18	1026	DP02231 THRU DP02231	CR02002	<3,016.22>	
02/25/18	1026	DP02251 THRU DP02251	CR02007	2,870.00	
02/25/18	1026	DP02252 THRU DP02252	CR02008	1.29	
			TOTAL	3,604.52	44,709.98
02/01/18	1150	OP M/M-STONEGATE BK	BAL FWD		50,884.13
02/25/18	1150	INTEREST	JE80259	32.22	
			TOTAL	32.22	50,916.35
02/01/18	1220	M/M-RESERVES BB&T	BAL FWD		291,592.33
02/01/18	1220	RESERVE TRANSFER	JE80152	21,285.00	
02/25/18	1220	INTEREST	JE82992	138.59	
			TOTAL	21,423.59	313,015.92
02/01/18	1223	M/M-STONEGATE BANK	BAL FWD		200,943.13
02/25/18	1223	INTEREST	JE82992	161.92	
			TOTAL	161.92	201,105.05
02/01/18	1225	M/M-REPUBLIC BANK	BAL FWD		230,094.15
02/25/18	1225	INTEREST	JE82992	48.82	
			TOTAL	48.82	230,142.97

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/18 TO 02/28/18

PAGE 10
 15:48:43 07 MAR 2018

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/18	1250	CDARS CD-6/21/18	BAL FWD		101,912.87
02/01/18	1251	CADENCE CD-4/14/18	BAL FWD		205,456.23
02/01/18	1254	CDARS CD-6/7/18	BAL FWD		210,781.54
02/01/18	1500	A/R MAINT FEES	BAL FWD		4,970.00
02/25/18	1500	ADJUST DUES	JE00255	1,180.00	
			TOTAL	1,180.00	6,150.00
02/01/18	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<12,537.04>
02/01/18	1502	ACCRUE BAD DEBT	JE80156	<500.00>	
			TOTAL	<500.00>	<13,037.04>
02/01/18	1950	DEPOSIT-UTILITY	BAL FWD		611.00
02/01/18	2100	PREPAID MAINT FEES	BAL FWD		<5,050.00>
02/01/18	2100	MAINTENANCE FEES	JE00150	40,590.00	
02/05/18	2100	MAINTENANCE	CR02051	<28,730.00>	
02/07/18	2100	MAINT-24	CR02071	410.00	
02/13/18	2100	JEFFREY MCBRIDE	CK03117	410.00	
02/15/18	2100	MAINTENANCE	CR02151	<7,890.00>	
02/25/18	2100	MAINTENANCE	CR02251	<2,870.00>	
02/25/18	2100	ADJUST DUES	JE00255	<1,180.00>	
			TOTAL	740.00	<4,310.00>
02/01/18	2300	PAINTING	BAL FWD		<156,522.79>
02/01/18	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			TOTAL	<1,686.00>	<158,208.79>
02/01/18	2301	PAVING	BAL FWD		<105,986.99>
02/01/18	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			TOTAL	<1,000.00>	<106,986.99>
02/01/18	2302	ROOF	BAL FWD		<626,792.19>

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/18	2302	RESERVE ALLOCATION	JE00151	<11,993.00>	
02/25/18	2302	INTEREST	JE02992	<349.33>	
			TOTAL	<12,342.33>	<639,134.52>
02/01/18	2330	DEFERRED MAINT	BAL FWD		<173,578.92>
02/01/18	2330	RESERVE ALLOCATION	JE00151	<1,283.00>	
			TOTAL	<1,283.00>	<174,861.92>
02/01/18	2345	CARPORTS	BAL FWD		<914.59>
02/01/18	2375	INSURANCE	BAL FWD		<121,157.77>
02/01/18	2375	RESERVE ALLOCATION	JE00151	<5,000.00>	
			TOTAL	<5,000.00>	<126,157.77>
02/01/18	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
02/01/18	2378	IRRIGATION & WELL	BAL FWD		<15,827.00>
02/01/18	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			TOTAL	<323.00>	<16,150.00>
02/01/18	3010	RETAINED EARNINGS	BAL FWD		<76,823.07>
02/01/18	4010	MAINTENANCE FEES	BAL FWD		<40,590.00>
02/01/18	4010	MAINTENANCE FEES	JE00150	<40,590.00>	
			TOTAL	<40,590.00>	<81,180.00>
02/01/18	4300	INTEREST	BAL FWD		<40.61>
02/25/18	4300	INTEREST	CR02252	<1.29>	
02/25/18	4300	INTEREST	JE80259	<32.22>	
			TOTAL	<33.51>	<74.12>
02/01/18	4301	RESERVE INTEREST	BAL FWD		<251.42>
02/25/18	4301	INTEREST	JE82992	<349.33>	
			TOTAL	<349.33>	<600.75>
02/01/18	6020	OFFICE EXPENSES	BAL FWD		255.59

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/18 TO 02/28/18

PAGE 12
 15:48:43 07 MAR 2018

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/05/18	6020	FRANK CLARKE	CK03113	108.18	
02/07/18	6020	BANK SVC CHG	CR02072	12.00	
02/20/18	6020	prg VOIDED CK#3120 02/	CK03120	0.00	
02/21/18	6020	OFFICE REIMB	CR02211	168.14	
			TOTAL	288.32	543.91
02/01/18	6030	MANAGEMENT FEE	BAL FWD		1,220.00
02/01/18	6030	MANAGEMENT FEE	JE80153	1,220.00	
			TOTAL	1,220.00	2,440.00
02/01/18	6045	LEGAL & TAX RETURN	BAL FWD		750.00
02/13/18	6045	BECKER & POLIAKOFF, P.	CK03115	38.54	
02/20/18	6045	DAVIDSON, JAMIESON &	CRCK03119	230.00	
			TOTAL	268.54	1,018.54
02/01/18	6110	ELECTRICITY	BAL FWD		525.15
02/20/18	6110	TAMPA ELECTRIC	CR02201	526.32	
			TOTAL	526.32	1,051.47
02/01/18	6135	TRASH	BAL FWD		1,234.00
02/13/18	6135	COUNTY SANITATION SERV	CK03114	1,234.00	
			TOTAL	1,234.00	2,468.00
02/01/18	6144	TERMITE CONTROL	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/18	6160	CABLE TV	BAL FWD		3,016.22
02/23/18	6160	SPECTRUM	CR02231	3,016.22	
			TOTAL	3,016.22	6,032.44
02/01/18	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/18	6475	ELW COMMUNITY FEES	BAL FWD		2,868.03
02/01/18	6475	ELW COMMUNITY ALLOC	JE80154	2,868.03	
			TOTAL	2,868.03	5,736.06

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/18 TO 02/28/18

PAGE 13
 15:48:43 07 MAR 2018

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
02/01/18	6604	PEST/FERTILIZER/WEED	BAL FWD		750.00
02/19/18	6604	TRUGREEN PROCESSING	CHECK03118	750.00	
			TOTAL	750.00	1,500.00
02/01/18	6606	LAWN SERVICES	BAL FWD		3,515.00
02/19/18	6606	TRUGREEN PROCESSING	CHECK03118	3,515.00	
			TOTAL	3,515.00	7,030.00
02/01/18	6610	R & M GROUNDS	BAL FWD		25.00
			TOTAL	0.00	25.00
02/01/18	6612	R & M TREES	BAL FWD		0.00
			TOTAL	0.00	0.00
02/01/18	6615	R & M IRRIGATION	BAL FWD		1,526.14
			TOTAL	0.00	1,526.14
02/01/18	6627	R & M BUILDING	BAL FWD		0.00
02/13/18	6627	SCOTT PAINT, INC -	STOCK03116	95.34	
			TOTAL	95.34	95.34
02/01/18	6669	CONTINGENCY-BAD DEBT	BAL FWD		500.00
02/01/18	6669	ACCRUE BAD DEBT	JE80156	500.00	
			TOTAL	500.00	1,000.00
02/01/18	7771	INTEREST-RESERVES	BAL FWD		251.42
02/25/18	7771	INTEREST	JE02992	349.33	
			TOTAL	349.33	600.75
02/01/18	8300	PAINTING	BAL FWD		1,686.00
02/01/18	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			TOTAL	1,686.00	3,372.00
02/01/18	8301	PAVING	BAL FWD		1,000.00
02/01/18	8301	RESERVE ALLOCATION	JE00151	1,000.00	

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.
 GENERAL LEDGER FOR ASSOC NO. 49
 PERIOD FROM 02/01/18 TO 02/28/18

PAGE 14
 15:48:43 07 MAR 2018

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
			TOTAL	1,000.00	2,000.00
02/01/18	8302	ROOF	BAL FWD		11,993.00
02/01/18	8302	RESERVE ALLOCATION	JE00151	11,993.00	
			TOTAL	11,993.00	23,986.00
02/01/18	8330	DEFERRED MAINT	BAL FWD		1,283.00
02/01/18	8330	RESERVE ALLOCATION	JE00151	1,283.00	
			TOTAL	1,283.00	2,566.00
02/01/18	8375	INSURANCE	BAL FWD		5,000.00
02/01/18	8375	RESERVE ALLOCATION	JE00151	5,000.00	
			TOTAL	5,000.00	10,000.00
02/01/18	8378	IRRIGATION & WELL	BAL FWD		323.00
02/01/18	8378	RESERVE ALLOCATION	JE00151	323.00	
			TOTAL	323.00	646.00
			TOTAL	0.00	0.00
		GRAND TOTAL		0.00	0.00