

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

April 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

14:53:37 04 MAY 2018

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

ASSOC. # 49 - PREPAID/DELINQUENT REPORT  
MONTH OF APRIL 04/30/2018 AS OF APRIL

UNIT  
NO NAME

UNIT NO	NAME	---MAINTENANCE---	PREPAID	PAST DUE	--SPEC ASSESSMENTS--	PREPAID	PAST DUE	30 LATE CHARGES	REMARKS
			80.00-						
				4920.00					
			820.00-						
			410.00-						
			410.00-						
			410.00-						
			410.00-						
			410.00-						
				410.00					
			410.00-						
			410.00-						
			550.00-						
				410.00					
				410.00					
			4730.00-	6560.00					

\*\* 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

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

CASH FLOW

FOR THE 4 MONTHS ENDED 04/30/18

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05/04/18  
Client 49

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	1,381,952.54		1,308,459.94	
		<u>1,381,952.54</u>		<u>1,308,459.94</u>	
	MAINTENANCE FEES	41,420.00		158,790.00	
	INTEREST/DIVIDENDS	2,549.39		3,597.13	
		<u>43,969.39</u>		<u>162,387.13</u>	
	TOTAL CASH RECEIPTS	43,969.39		162,387.13	
		<u>1,425,921.93</u>		<u>1,470,847.07</u>	
	TOTAL CASH AVAILABLE	1,425,921.93		1,470,847.07	
CASH DISBURSEMENTS					
	OPERATING EXPENSE	17,733.00		64,931.14	
	RESERVE ACCOUNTS			<773.00>	
	ACCOUNTS RECEIVABLE	<500.00>		<2,000.00>	
		<u>17,233.00</u>		<u>62,158.14</u>	
	TOTAL CASH DISB.	17,233.00		62,158.14	
		<u>1,408,688.93</u>		<u>1,408,688.93</u>	
	CASH ON HAND CURRENT	1,408,688.93		1,408,688.93	
		<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

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

05/04/18

Client 49

CASH FLOW

FOR THE 4 MONTHS ENDED 04/30/18

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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	49,868.22		49,868.22	
1150	OP M/M-CENTENNIAL BK	50,953.19		50,953.19	
1220	M/M-RESERVES BB&T	356,128.47		356,128.47	
1223	M/M-CENTENNIAL BANK	201,290.22		201,290.22	
1225	M/M-REPUBLIC BANK	230,235.91		230,235.91	
1250	CDARS CD-6/21/18	101,912.87		101,912.87	
1251	CADENCE CD-5/14/19	207,518.51		207,518.51	
1254	CDARS CD-6/7/18	210,781.54		210,781.54	
		-----	-----	-----	-----
		1,408,688.93		1,408,688.93	
		-----	-----	-----	-----
	CASH ON HAND	1,408,688.93		1,408,688.93	
		=====	=====	=====	=====

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

OPERATING STATEMENT

FOR THE 4 MONTHS ENDED 04/30/18

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Client 49

ACCT	DESCRIPTION	---CURRENT MONTH---		4 MONTHS TO DATE		VARIANCE
		A C T U A L	BUDGET	A C T U A L	BUDGET	
<b>INCOME</b>						
4010	MAINTENANCE FEES	40,590.00	40,590	162,360.00	162,360	
4300	INTEREST	25.08		113.44		113.44
4301	RESERVE INTEREST	2,524.31		3,483.69		3,483.69
	<b>TOTAL INCOME FEES</b>	<b>43,139.39</b>	<b>40,590</b>	<b>165,957.13</b>	<b>162,360</b>	<b>3,597.13</b>
	<b>TOTAL INCOME</b>	<b>43,139.39</b>	<b>40,590</b>	<b>165,957.13</b>	<b>162,360</b>	<b>3,597.13</b>
<b>OPERATING EXPENSE</b>						
6020	OFFICE EXPENSES	246.87	300	1,008.56	1,200	<191.44>
6030	MANAGEMENT FEE	2,440.00	1,220	6,100.00	4,880	1,220.00
6045	LEGAL & TAX RETURN	<1,197.13>	340	1,018.54	1,360	<341.46>
6110	ELECTRICITY	618.51	593	2,114.32	2,372	<257.68>
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	3,016.22	3,104	12,064.88	12,416	<351.12>
6350	DUES,LICENSE,PERMITS	61.25	11	61.25	44	17.25
6475	ELW COMMUNITY FEES	2,868.03	2,911	11,472.12	11,644	<171.88>
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	2,527.17	1,000	2,682.17	4,000	<1,317.83>
6612	R & M TREES		1,026		4,104	<4,104.00>
6615	R & M IRRIGATION	853.08	900	3,449.72	3,600	<150.28>
6627	R & M BUILDING	300.00	921	963.58	3,684	<2,720.42>
6669	CONTINGENCY-BAD DEBT	500.00	500	2,000.00	2,000	
	<b>TOTAL OPERATING EXP.</b>	<b>17,733.00</b>	<b>19,305</b>	<b>64,931.14</b>	<b>77,220</b>	<b>&lt;12,288.86&gt;</b>
<b>NON-OPER EXPENSE RESERVES</b>						
7771	INTEREST-RESERVES	2,524.31		3,483.69		3,483.69
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	11,993.00	11,993	47,972.00	47,972	
8330	DEFERRED MAINT	1,283.00	1,283	5,132.00	5,132	
8375	INSURANCE	5,000.00	5,000	20,000.00	20,000	
8378	IRRIGATION & WELL	323.00	323	1,292.00	1,292	
	<b>TOTAL NON-OPER EXP.</b>	<b>23,809.31</b>	<b>21,285</b>	<b>88,623.69</b>	<b>85,140</b>	<b>3,483.69</b>
	<b>TOTAL EXPENSES</b>	<b>41,542.31</b>	<b>40,590</b>	<b>153,554.83</b>	<b>162,360</b>	<b>&lt;8,805.17&gt;</b>
	<b>YTD SURPLUS (DEFICIT)</b>	<b>1,597.08</b>		<b>12,402.30</b>		<b>12,402.30</b>

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

OPERATING STATEMENT

FOR THE 4 MONTHS ENDED 04/30/18

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Client 49

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	
		=====	=====	=====	=====	=====

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK JOURNAL FOR ASSC NO. 49  
 PERIOD FROM 04/01/18 TO 04/30/18

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OPERATING-BB&T		1026	BEGIN BAL		46,964.93
04/01	CK 03129	TRUGREEN PROCESSING C	6604	PEST/FERTILIZER/WEED	750.00	
	CK 03129		6606	LAWN SERVICES	3,515.00	<4,265.00>
04/01	CK 03130	IMPACT PEST ELIMINATI	6627	R & M BUILDING		<300.00>
04/05	CK 03131	COUNTY SANITATION SER	6135	TRASH		<1,234.00>
04/06	CK 03132	LANDMARK NURSERY INC	6610	R & M GROUNDS		<513.60>
04/13	CK 03133	OUTDOOR CONCEPTS OF T	6615	R & M IRRIGATION		<853.08>
04/13	CK 03134	prg VOIDED CK#3134 04	6045	LEGAL & TAX RETURN		0.00
04/18	CK 03135	prg VOIDED CK#3135 04	6627	R & M BUILDING		0.00
04/18	CK 03136	JOE RIBIERO	6020	OFFICE EXPENSES		<140.00>
04/18	CK 03137	LAND CARE SOLUTIONS,	6610	R & M GROUNDS		<1,499.97>
04/18	CK 03138	LANDMARK NURSERY INC	6610	R & M GROUNDS		<513.60>
TOTAL CHECKS POSTED						<9,319.25>
04/05	DP 04051	MAINTENANCE	2100	PREPAID MAINT FEES		29,120.00
04/15	DP 04151	MAINTENANCE	2100	PREPAID MAINT FEES		6,970.00
04/19	DP 04191	TAMPA ELECTRIC	6110	ELECTRICITY		<618.51>
04/20	DP 04201	OFFICE REIMB	6020	OFFICE EXPENSES	106.87	
	DP 04201		6350	DUES,LICENSE,PERMITS	61.25	<168.12>
04/23	DP 04231	SPECTRUM	6160	CABLE TV		<3,016.22>
04/25	DP 04251	MAINTENANCE	2100	PREPAID MAINT FEES		5,330.00
04/25	DP 04252	INTEREST	4300	INTEREST		1.29
04/25	DP 04253	VOID MAR CK#3128	6045	LEGAL & TAX RETURN		1,197.13
TOTAL DEPOSITS/DEBITS POSTED						38,815.57
04/01	JE 80152	RESERVE TRANSFER	1026	OPERATING-BB&T		<21,285.00>
04/01	JE 80153	MANAGEMENT FEE	1026	OPERATING-BB&T		<1,220.00>
04/01	JE 80154	ELW COMMUNITY ALLOC	1026	OPERATING-BB&T		<2,868.03>
04/26	JE 80457	MANAGEMENT FEE-MAY	1026	OPERATING-BB&T		<1,220.00>
TOTAL J. E. POSTED						<26,593.03>
TOTAL POSTED TO BANK 1026						2,903.29
ENDING BAL FOR BANK 1026						49,868.22

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

BALANCE SHEET  
AS OF 04/30/18

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Client 49

ACCT	ACCOUNT TITLE		
ASSETS			
CURRENT ASSETS			
1026	OPERATING-BB&T	49,868.22	
1150	OP M/M-CENTENNIAL BK	50,953.19	
1220	M/M-RESERVES BB&T	356,128.47	
1223	M/M-CENTENNIAL BANK	201,290.22	
1225	M/M-REPUBLIC BANK	230,235.91	
1250	CDARS CD-6/21/18	101,912.87	
1251	CADENCE CD-5/14/19	207,518.51	
1254	CDARS CD-6/7/18	210,781.54	
1500	A/R MAINT FEES	6,560.00	
1502	ALLOW-DOUBTFUL ACCTS	<14,037.04>	
	TOTAL CURRENT ASSETS		1,401,211.89
FIXED ASSETS			
OTHER ASSETS			
1950	DEPOSIT-UTILITY	611.00	
	TOTAL OTHER ASSETS		611.00
	TOTAL ASSETS		<u>1,401,822.89</u>



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

BALANCE SHEET

AS OF 04/30/18

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Client 49

ACCT	ACCOUNT TITLE		
	LIABILITIES		
	CURRENT LIABILITIES		
2100	PREPAID MAINT FEES	4,730.00	
		-----	
	TOTAL CURRENT LIAB		4,730.00
	RESERVES		
2300	PAINTING	161,580.79	
2301	PAVING	108,986.99	
2302	ROOF	666,003.46	
2330	DEFERRED MAINT	177,427.92	
2345	CARPORTS	914.59	
2375	INSURANCE	136,157.77	
2376	INSURANCE DEDUCTIBLE	40,000.00	
2378	IRRIGATION & WELL	16,796.00	
		-----	
	TOTAL RESERVES		1,307,867.52
	EQUITY		
3010	RETAINED EARNINGS	76,823.07	
	YTD SURPLUS (DEFICIT)	12,402.30	
		-----	
	TOTAL EQUITY		89,225.37
		-----	
	TOTAL LIAB & EQUITY		1,401,822.89
			=====

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 4 MONTHS AS OF 04/30/18

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	334,549.88	21,285.00			293.59	356,128.47
1223 M/M-CENTENNIAL	201,170.62				119.60	201,290.22
1225 M/M-REPUBLIC BA	230,187.07				48.84	230,235.91
1250 CDARS CD-6/21/1	101,912.87					101,912.87
1251 CADENCE CD-5/14	205,456.23				2,062.28	207,518.51
1254 CDARS CD-6/7/18	210,781.54					210,781.54
TOTALS	1,284,058.21	21,285.00			2,524.31	1,307,867.52

RESERVE ANALYSIS  
 4 MONTHS AS OF 04/30/18

ACCT DESCRIPTION	BEGINNING BAL	CURRENT MONTH		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<159,894.79>	<1,686.00>				<161,580.79>
2301 PAVING	<107,986.99>	<1,000.00>				<108,986.99>
2302 ROOF	<651,486.15>	<11,993.00>			<2,524.31>	<666,003.46>
2330 DEFERRED MAINT	<176,144.92>	<1,283.00>				<177,427.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<131,157.77>	<5,000.00>				<136,157.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<16,473.00>	<323.00>				<16,796.00>
TOTALS	1,284,058.21>	<21,285.00>			<2,524.31>	1,307,867.52>

49 E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 BANK RESERVES  
 4 MONTHS AS OF 04/30/18

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
1220 M/M-RESERVES BB	269,433.27	85,140.00		773.00	782.20	356,128.47
1223 M/M-CENTENNIAL	200,841.58				448.64	201,290.22
1225 M/M-REPUBLIC BA	230,045.34				190.57	230,235.91
1250 CDARS CD-6/21/1	101,912.87					101,912.87
1251 CADENCE CD-5/14	205,456.23				2,062.28	207,518.51
1254 CDARS CD-6/7/18	210,781.54					210,781.54
TOTALS	1,218,470.83	85,140.00		773.00	3,483.69	1,307,867.52

RESERVE ANALYSIS  
 4 MONTHS AS OF 04/30/18

ACCT DESCRIPTION	BEGINNING BAL	YEAR TO DATE		TRANSFERS	INTEREST	ENDING BAL
		ADDITIONS	DELETIONS			
2300 PAINTING	<154,836.79>	<6,744.00>				<161,580.79>
2301 PAVING	<104,986.99>	<4,000.00>				<108,986.99>
2302 ROOF	<614,547.77>	<47,972.00>			<3,483.69>	<666,003.46>
2330 DEFERRED MAINT	<172,295.92>	<5,132.00>				<177,427.92>
2345 CARPORTS	<914.59>					<914.59>
2375 INSURANCE	<115,384.77>	<20,000.00>		<773.00>		<136,157.77>
2376 INSURANCE DEDUC	<40,000.00>					<40,000.00>
2378 IRRIGATION & WE	<15,504.00>	<1,292.00>				<16,796.00>
TOTALS	1,218,470.83>	<85,140.00>		<773.00>	<3,483.69>	1,307,867.52>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
BANK JOURNAL FOR ASSC NO. 49  
PERIOD FROM 04/01/18 TO 04/30/18

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DATE	ITEM NO	PAYEE/PAYOR	ACCT	DESCRIPTION	DETAIL AMT	ITEM AMT
	OP M/M-CENTENNIAL BK		1150		BEGIN BAL	50,929.40
04/25	JE 80458	INTEREST	1150	OP M/M-CENTENNIAL BK		23.79
				TOTAL J. E. POSTED		23.79
				TOTAL POSTED TO BANK 1150		23.79
				ENDING BAL FOR BANK 1150		50,953.19

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/18	1026	OPERATING-BB&T	BAL FWD		46,964.93
04/01/18	1026	CK03129 thru CK03129	CK04001	<4,265.00>	
04/01/18	1026	CK03130 thru CK03130	CK04002	<300.00>	
04/01/18	1026	RESERVE TRANSFER	JE80152	<21,285.00>	
04/01/18	1026	MANAGEMENT FEE	JE80153	<1,220.00>	
04/01/18	1026	ELW COMMUNITY ALLOC	JE80154	<2,868.03>	
04/05/18	1026	CK03131 thru CK03131	CK04003	<1,234.00>	
04/05/18	1026	DP04051 THRU DP04051	CR04002	29,120.00	
04/06/18	1026	CK03132 thru CK03132	CK04004	<513.60>	
04/13/18	1026	CK03133 thru CK03134	CK04005	<853.08>	
04/15/18	1026	DP04151 THRU DP04151	CR04004	6,970.00	
04/18/18	1026	CK03135 thru CK03135	CK04006	0.00	
04/18/18	1026	CK03136 thru CK03138	CK04007	<2,153.57>	
04/19/18	1026	DP04191 THRU DP04191	CR04001	<618.51>	
04/20/18	1026	DP04201 THRU DP04201	CR04005	<168.12>	
04/23/18	1026	DP04231 THRU DP04231	CR04003	<3,016.22>	
04/25/18	1026	DP04251 THRU DP04251	CR04006	5,330.00	
04/25/18	1026	DP04252 THRU DP04252	CR04007	1.29	
04/25/18	1026	DP04253 THRU DP04253	CR04008	1,197.13	
04/26/18	1026	MANAGEMENT FEE-MAY	JE80457	<1,220.00>	
			*TOTAL*	2,903.29	49,868.22
04/01/18	1150	OP M/M-CENTENNIAL BK	BAL FWD		50,929.40
04/25/18	1150	INTEREST	JE80458	23.79	
			*TOTAL*	23.79	50,953.19
04/01/18	1220	M/M-RESERVES BB&T	BAL FWD		334,549.88
04/01/18	1220	RESERVE TRANSFER	JE80152	21,285.00	
04/25/18	1220	INTEREST	JE84992	293.59	
			*TOTAL*	21,578.59	356,128.47
04/01/18	1223	M/M-CENTENNIAL BANK	BAL FWD		201,170.62
04/25/18	1223	INTEREST	JE84992	119.60	
			*TOTAL*	119.60	201,290.22
04/01/18	1225	M/M-REPUBLIC BANK	BAL FWD		230,187.07
04/25/18	1225	INTEREST	JE84992	48.84	
			*TOTAL*	48.84	230,235.91
04/01/18	1250	CDARS CD-6/21/18	BAL FWD		101,912.87
04/01/18	1251	CADENCE CD-5/14/19	BAL FWD		205,456.23
04/25/18	1251	INTEREST	JE84992	2,062.28	
			*TOTAL*	2,062.28	207,518.51

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 04/01/18 TO 04/30/18

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/18	1254	CDARS CD-6/7/18	BAL FWD		210,781.54
04/01/18	1500	A/R MAINT FEES	BAL FWD		6,160.00
04/25/18	1500	ADJUST DUES	JE00455	400.00	
			*TOTAL*	400.00	6,560.00
04/01/18	1502	ALLOW-DOUBTFUL ACCTS	BAL FWD		<13,537.04>
04/01/18	1502	ACCRUE BAD DEBT	JE80156	<500.00>	
			*TOTAL*	<500.00>	<14,037.04>
04/01/18	1950	DEPOSIT-UTILITY	BAL FWD		611.00
04/01/18	2100	PREPAID MAINT FEES	BAL FWD		<3,500.00>
04/01/18	2100	MAINTENANCE FEES	JE00150	40,590.00	
04/05/18	2100	MAINTENANCE	CR04051	<29,120.00>	
04/15/18	2100	MAINTENANCE	CR04151	<6,970.00>	
04/25/18	2100	MAINTENANCE	CR04251	<5,330.00>	
04/25/18	2100	ADJUST DUES	JE00455	<400.00>	
			*TOTAL*	<1,230.00>	<4,730.00>
04/01/18	2300	PAINTING	BAL FWD		<159,894.79>
04/01/18	2300	RESERVE ALLOCATION	JE00151	<1,686.00>	
			*TOTAL*	<1,686.00>	<161,580.79>
04/01/18	2301	PAVING	BAL FWD		<107,986.99>
04/01/18	2301	RESERVE ALLOCATION	JE00151	<1,000.00>	
			*TOTAL*	<1,000.00>	<108,986.99>
04/01/18	2302	ROOF	BAL FWD		<651,486.15>
04/01/18	2302	RESERVE ALLOCATION	JE00151	<11,993.00>	
04/25/18	2302	INTEREST	JE04992	<2,524.31>	
			*TOTAL*	<14,517.31>	<666,003.46>
04/01/18	2330	DEFERRED MAINT	BAL FWD		<176,144.92>
04/01/18	2330	RESERVE ALLOCATION	JE00151	<1,283.00>	
			*TOTAL*	<1,283.00>	<177,427.92>
04/01/18	2345	CARPORTS	BAL FWD		<914.59>
04/01/18	2375	INSURANCE	BAL FWD		<131,157.77>
04/01/18	2375	RESERVE ALLOCATION	JE00151	<5,000.00>	
			*TOTAL*	<5,000.00>	<136,157.77>

E L W CLUSTER HOMES IMPROVEMENT ASSN. UNIT FOUR, INC.  
 GENERAL LEDGER FOR ASSOC NO. 49  
 PERIOD FROM 04/01/18 TO 04/30/18

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DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/18	2376	INSURANCE DEDUCTIBLE	BAL FWD		<40,000.00>
04/01/18	2378	IRRIGATION & WELL	BAL FWD		<16,473.00>
04/01/18	2378	RESERVE ALLOCATION	JE00151	<323.00>	
			*TOTAL*	<323.00>	<16,796.00>
04/01/18	3010	RETAINED EARNINGS	BAL FWD		<76,823.07>
04/01/18	4010	MAINTENANCE FEES	BAL FWD		<121,770.00>
04/01/18	4010	MAINTENANCE FEES	JE00150	<40,590.00>	
			*TOTAL*	<40,590.00>	<162,360.00>
04/01/18	4300	INTEREST	BAL FWD		<88.36>
04/25/18	4300	INTEREST	CR04252	<1.29>	
04/25/18	4300	INTEREST	JE80458	<23.79>	
			*TOTAL*	<25.08>	<113.44>
04/01/18	4301	RESERVE INTEREST	BAL FWD		<959.38>
04/25/18	4301	INTEREST	JE84992	<2,524.31>	
			*TOTAL*	<2,524.31>	<3,483.69>
04/01/18	6020	OFFICE EXPENSES	BAL FWD		761.69
04/18/18	6020	JOE RIBIERO	CK03136	140.00	
04/20/18	6020	OFFICE REIMB	CR04201	106.87	
			*TOTAL*	246.87	1,008.56
04/01/18	6030	MANAGEMENT FEE	BAL FWD		3,660.00
04/01/18	6030	MANAGEMENT FEE	JE80153	1,220.00	
04/26/18	6030	MANAGEMENT FEE-MAY	JE80457	1,220.00	
			*TOTAL*	2,440.00	6,100.00
04/01/18	6045	LEGAL & TAX RETURN	BAL FWD		2,215.67
04/13/18	6045	prg VOIDED CK#3134	04/CK03134	0.00	
04/25/18	6045	VOID MAR CK#3128	CR04253	<1,197.13>	
			*TOTAL*	<1,197.13>	1,018.54
04/01/18	6110	ELECTRICITY	BAL FWD		1,495.81
04/19/18	6110	TAMPA ELECTRIC	CR04191	618.51	
			*TOTAL*	618.51	2,114.32
04/01/18	6135	TRASH	BAL FWD		3,702.00
04/05/18	6135	COUNTY SANITATION SERV	CK03131	1,234.00	
			*TOTAL*	1,234.00	4,936.00

DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/18	6144	TERMITE CONTROL	BAL FWD		0.00
			*TOTAL*	0.00	0.00
04/01/18	6160	CABLE TV	BAL FWD		9,048.66
04/23/18	6160	SPECTRUM	CR04231	3,016.22	
			*TOTAL*	3,016.22	12,064.88
04/01/18	6350	DUES, LICENSE, PERMITS	BAL FWD		0.00
04/20/18	6350	ANNUAL FILING FEE	CR04201	61.25	
			*TOTAL*	61.25	61.25
04/01/18	6475	ELW COMMUNITY FEES	BAL FWD		8,604.09
04/01/18	6475	ELW COMMUNITY ALLOC	JE80154	2,868.03	
			*TOTAL*	2,868.03	11,472.12
04/01/18	6604	PEST/FERTILIZER/WEED	BAL FWD		2,250.00
04/01/18	6604	TRUGREEN PROCESSING	CECK03129	750.00	
			*TOTAL*	750.00	3,000.00
04/01/18	6606	LAWN SERVICES	BAL FWD		10,545.00
04/01/18	6606	TRUGREEN PROCESSING	CECK03129	3,515.00	
			*TOTAL*	3,515.00	14,060.00
04/01/18	6610	R & M GROUNDS	BAL FWD		155.00
04/06/18	6610	LANDMARK NURSERY INC	CK03132	513.60	
04/18/18	6610	LAND CARE SOLUTIONS,	LCK03137	1,499.97	
04/18/18	6610	LANDMARK NURSERY INC	CK03138	513.60	
			*TOTAL*	2,527.17	2,682.17
04/01/18	6612	R & M TREES	BAL FWD		0.00
			*TOTAL*	0.00	0.00
04/01/18	6615	R & M IRRIGATION	BAL FWD		2,596.64
04/13/18	6615	OUTDOOR CONCEPTS OF	TACK03133	853.08	
			*TOTAL*	853.08	3,449.72
04/01/18	6627	R & M BUILDING	BAL FWD		663.58
04/01/18	6627	IMPACT PEST ELIMINATIO	CK03130	300.00	
04/18/18	6627	prg VOIDED CK#3135 04/	CK03135	0.00	
			*TOTAL*	300.00	963.58
04/01/18	6669	CONTINGENCY-BAD DEBT	BAL FWD		1,500.00
04/01/18	6669	ACCRUE BAD DEBT	JE80156	500.00	
			*TOTAL*	500.00	2,000.00



DATE	ACCT	DESCRIPTION	REF	CURRENT PERIOD	YEAR-TO-DATE
04/01/18	7771	INTEREST-RESERVES	BAL FWD		959.38
04/25/18	7771	INTEREST	JE04992	2,524.31	
			*TOTAL*	2,524.31	3,483.69
04/01/18	8300	PAINTING	BAL FWD		5,058.00
04/01/18	8300	RESERVE ALLOCATION	JE00151	1,686.00	
			*TOTAL*	1,686.00	6,744.00
04/01/18	8301	PAVING	BAL FWD		3,000.00
04/01/18	8301	RESERVE ALLOCATION	JE00151	1,000.00	
			*TOTAL*	1,000.00	4,000.00
04/01/18	8302	ROOF	BAL FWD		35,979.00
04/01/18	8302	RESERVE ALLOCATION	JE00151	11,993.00	
			*TOTAL*	11,993.00	47,972.00
04/01/18	8330	DEFERRED MAINT	BAL FWD		3,849.00
04/01/18	8330	RESERVE ALLOCATION	JE00151	1,283.00	
			*TOTAL*	1,283.00	5,132.00
04/01/18	8375	INSURANCE	BAL FWD		15,000.00
04/01/18	8375	RESERVE ALLOCATION	JE00151	5,000.00	
			*TOTAL*	5,000.00	20,000.00
04/01/18	8378	IRRIGATION & WELL	BAL FWD		969.00
04/01/18	8378	RESERVE ALLOCATION	JE00151	323.00	
			*TOTAL*	323.00	1,292.00
			*TOTAL*	0.00	0.00
		*GRAND TOTAL*		0.00	0.00