

**PARKLAND HOMES at ADDISON ESTATES
HOMEOWNERS ASSOCIATION, INC.**

**BALANCE SHEET
FOR THE PERIOD ENDING 12-31-13**

ASSETS:

CAPITAL BANK - CHECKING	7,300.00
CAPITAL BANK - MONEY MARKET	0.00

TOTAL CASH AND CHECKING	7,300.00
DEPOSITS - UTILITY	0.00
PREPAID OPERATING EXPENSES	-144.98
A / R - HOMEOWNER / LEGAL FEES	2,738.12

TOTAL ASSETS	9,893.14
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LIABILITIES AND RESERVES:

A / P - LEGAL FEES	0.00
A / P - ACCRUED EXPENSES	1,172.86
A / P - PREPAID CAM FEES	730.00
A / P - UNAPPLIED PAYMENTS	0.00

TOTAL LIABILITIES	1,902.86
UNCOLLECTED CAM & LATE CHARGES	1,385.28
RETAINED EARNINGS	8,333.15
RESERVE - WALL REPAIRS & PAINTING	2,280.00
RESERVE - HURRICANE EXPENSES	1,000.00
NET INCOME - CURRENT ACTIVITY	-5,008.15

TOTAL RESERVES	6,605.00

TOTAL LIABILITIES AND RESERVES	9,893.14
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PARKLAND HOMES at ADDISON ESTATES
HOMEOWNERS ASSOCIATION, INC.

INCOME (OPERATIONS) STATEMENT
FOR THE PERIOD ENDING 12-31-13

	ACTUAL	BUDGET	VARIANCE
INCOME:			
CAM FEES - CURRENT YEAR	15,577.52	17,640.00	(2,062.48)
CAM FEES - PRIOR YEAR	2,445.73	2,275.00	170.73
LATE CHARGES / INTEREST	1,090.84	2,860.00	(1,769.16)
ESTOPPEL / OTHER FEE INCOME	150.00	250.00	(100.00)
INTEREST INCOME	0.00	0.00	0.00
MISC. INCOME	28.35	0.00	28.35
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TOTAL OPERATING INCOME	19,292.44	23,025.00	(3,732.56)
EXPENSES:			
R & M - GENERAL	600.00	1,200.00	(600.00)
LANDSCAPE MAINT - CONTRACT	9,396.00	9,396.00	0.00
LANDSCAPE MAINT - OTHER	70.00	0.00	70.00
LANDSCAPE MAINT - SPRINKLERS	678.50	680.00	(1.50)
FPL - TIMERS & LIGHTS	530.78	1,000.00	(469.22)
CITY WATER - SPRINKLERS	4,102.25	7,200.00	(3,097.75)
INSURANCE EXPENSE	1,263.21	1,150.00	113.21
FINANCIAL SERVICES	4,320.00	4,320.00	0.00
OFFICE SUPPLIES	101.18	70.00	31.18
POSTAGE EXPENSE	139.42	320.00	(180.58)
PRINTING / COPY EXPENSE	0.00	100.00	(100.00)
BANK CHARGES	0.00	24.00	(24.00)
CORPORATE ANNUAL REPORTS	61.25	63.00	(1.75)
TELEPHONE EXPENSE	0.00	0.00	0.00
ISP / WEB SITE EXPENSES	72.00	72.00	0.00
HURRICANE / STORM DAMAGES	0.00	0.00	0.00
LEGAL EXPENSE	0.00	0.00	0.00
MISC / OTHER EXPENSES	0.00	250.00	(250.00)
LOSS / CHARGE-OFF'S	0.00	0.00	0.00
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TOTAL OPERATING EXPENSES	21,334.59	25,845.00	(4,510.41)
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NET INCOME / LOSS	(2,042.15)	(2,820.00)	777.85

PARKLAND HOMES at ADDISON ESTATES
HOMEOWNERS ASSOCIATION, INC.

INCOME (RESERVES) STATEMENT
FOR THE PERIOD ENDING 12-31-13

	ACTUAL	BUDGET	VARIANCE
INCOME FROM OPERATIONS:	(2,042.15)	(2,820.00)	777.85
PROJECTS / IMPROVEMENTS:			
WELL AND PUMP	0.00	0.00	0.00
SPRINKLER ELECTRICAL TIMERS	0.00	271.00	(271.00)
WALL REPAIR / PAINTING / CLEANING	0.00	0.00	0.00
TREE & HEDGE REPLACEMENT	0.00	1,775.00	(1,775.00)
PLANT & MULCH REPLACEMENT	2,966.00	1,015.00	1,951.00
ADDITIONAL ENTRANCE LIGHTING	0.00	0.00	0.00
LEGAL NAME CHANGE	0.00	0.00	0.00
REVISION OF HOMEOWNER DOCUMENTS	0.00	0.00	0.00
OTHER IMPROVEMENTS	0.00	0.00	0.00
HURRICANE RESERVES	0.00	0.00	0.00
OTHER NON-OPERATING	0.00	0.00	0.00
TOTAL DISBURSEMENTS	----- 2,966.00	----- 3,061.00	----- (95.00)
NET CHANGE TO RESERVES	----- (5,008.15)	----- (5,881.00)	----- 872.85

**PARKLAND HOMES at ADDISON ESTATES
HOMEOWNERS ASSOCIATION, INC.**

COLLECTED LATE CHARGES / INTEREST
FOR THE PERIOD ENDING 12-31-13

YEAR COLLECTED	NBR OF MONTHS	TOTAL AMOUNT	AVERAGE PER LOT	MONTHLY TOTAL	AVERAGE PER LOT
1997	12	471.38	9.62	39.28	0.80
1998	12	530.00	10.82	44.17	0.90
1999	12	710.00	14.49	59.17	1.21
2000	12	810.00	16.53	67.50	1.38
2001	12	580.00	11.84	48.33	0.99
2002	12	1,608.50	32.83	134.04	2.74
2003	12	450.00	9.18	37.50	0.77
2004	12	730.00	14.90	60.83	1.24
2005	12	120.00	2.45	10.00	0.20
2006	12	480.00	9.80	40.00	0.82
2007	12	135.00	2.76	11.25	0.23
2008	12	5,220.00	106.53	435.00	8.88
2009	12	1,260.00	25.71	105.00	2.14
2010	12	2,441.29	49.82	203.44	4.15
2011	12	2,864.21	58.45	238.68	4.87
2012	12	979.58	19.99	81.63	1.67
2013	12	1,090.84	22.26	90.90	1.86
TOTALS		<u>20,480.80</u>	<u>417.98</u>	<u>1,706.72</u>	<u>34.85</u>

AVERAGE PER YEAR 1,205

PARKLAND HOMES AT ADDISON ESTATES HOMEOWNERS ASSOCIATION, INC.

FOR THE PERIOD: 1-01-13 TO 12-31-13

2013 OPERATIONS - ACTUAL

TOTAL LOTS = 49

	2013 JAN	2013 FEB	2013 MAR	2013 APR	2013 MAY	2013 JUNE	2013 JULY	2013 AUG	2013 SEPT	2013 OCT	2013 NOV	2013 DEC	2013 TOTAL	\$ Per Lot
<u>INCOME:</u>														
COMMON AREA MAINT FEES:														
CAM FEES - CURRENT YEAR	3,518	180	90	3,510	0	0	3,600	90	270	3,690	540	90	15,578	318
CAM FEES - PRIOR PERIODS	376	180	70	290	720	90	180	180	180	90	90	0	2,446	50
LATE CHARGES / INTEREST	25	115	25	190	185	40	50	50	25	221	165	0	1,091	22
APPLICATION / ESTOPPEL FEES	0	0	50	50	0	0	0	0	0	0	0	50	150	3
SAVINGS INTEREST INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISC INCOME	30	0	(10)	0	7	0	0	0	0	1	0	0	28	1
TOTAL OPERATING INCOME	3,949	475	225	4,040	912	130	3,830	320	475	4,001	795	140	19,292	394

EXPENSES:

MAINTENANCE & REPAIRS	0	0	0	0	0	0	0	0	0	0	600	0	600	12
LANDSCAPE MAINT - CONTRACT	783	783	783	783	783	783	783	783	783	783	783	783	9,396	192
LANDSCAPE MAINT - OTHER / PLANTS	0	0	0	0	0	0	35	35	0	0	0	0	70	1
LANDSCAPE MAINT - SPRINKLERS	56	50	64	50	71	58	58	50	58	58	58	50	679	14
ROAD - MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FPL - LIGHTING / TIMERS	49	45	46	50	49	45	42	40	40	24	43	56	530	11
WATER & SEWER	353	346	433	372	315	321	272	216	284	367	391	432	4,102	84
INSURANCE EXPENSE	0	0	0	1,263	0	0	0	0	0	0	0	0	1,263	26
FINANCIAL SERVICES	360	360	360	360	360	360	360	360	360	360	360	360	4,320	88
OFFICE SUPPLIES	10	0	32	0	0	0	0	16	9	0	0	34	101	2
POSTAGE	18	18	0	28	0	34	0	0	0	19	0	23	139	3
PRINTING & COPY EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BANK CHARGES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LICENSES, TAXES & ADMIN FEES	0	0	0	61	0	0	0	0	0	0	0	0	61	1
ISP / WEB SITE EXPENSES	6	6	6	6	6	6	6	6	6	6	6	6	72	1
HURRICANE / STORM DAMAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER / LEGAL / MISC EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXP'S	1,635	1,608	1,725	2,974	1,585	1,607	1,555	1,506	1,539	1,616	2,241	1,743	21,334	435

NET OPERATING INC / LOSS

2,313	(1,133)	(1,500)	1,066	(672)	(1,477)	2,275	(1,186)	(1,064)	2,385	(1,446)	(1,603)	(2,042)
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PARKLAND HOMES AT ADDISON ESTATES HOMEOWNERS ASSOCIATION, INC.

FOR THE PERIOD: 1-01-13 TO 12-31-13

2013 RESERVES - CAPITAL IMPROVEMENTS - ACTUAL

	2013 JAN	2013 FEB	2013 MAR	2013 APR	2013 MAY	2013 JUNE	2013 JULY	2013 AUG	2013 SEPT	2013 OCT	2013 NOV	2013 DEC	2013 TOTAL	\$ Per Lot
NET OPERATING INC / LOSS	2,313	(1,133)	(1,500)	1,066	(672)	(1,477)	2,275	(1,186)	(1,064)	2,385	(1,446)	(1,603)	(2,042)	(42)

TOTAL LOTS = 49

PROJECTS / IMPROVEMENTS :

ADDITIONAL LIGHTING	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WALL REPAINTING / REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TREE & HEDGE REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLANTS & MULCH REPLACEMENT	0	1,460	0	0	0	0	1,506	0	0	0	0	0	2,966	61
SPRINKLER ELECTRICAL TIMERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVISION OF HOMEOWNER DOC'S	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVISION OF ASSOCIATION NAME	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HURRICANE RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCREASE TO RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PROJECT DISBURSEMENTS	0	1,460	0	0	0	0	1,506	0	0	0	0	0	2,966	61

ESTIMATED CASH FLOW

ESTIMATED CASH FLOW	2,313	(2,593)	(1,500)	1,066	(672)	(1,477)	769	(1,186)	(1,064)	2,385	(1,446)	(1,603)	(5,008)	0
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