

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

**BALANCE SHEET  
FOR THE PERIOD ENDING 12-31-14**

**ASSETS:**

|                                |                 |
|--------------------------------|-----------------|
| CAPITAL BANK - CHECKING        | 5,458.62        |
| CAPITAL BANK - MONEY MARKET    | 0.00            |
|                                | -----           |
| TOTAL CASH AND CHECKING        | 5,458.62        |
| <br>                           |                 |
| DEPOSITS - UTILITY             | 0.00            |
| PREPAID OPERATING EXPENSES     | 2,244.98        |
| A / R - HOMEOWNER / LEGAL FEES | 545.00          |
|                                | -----           |
| TOTAL ASSETS                   | <u>8,248.60</u> |

**LIABILITIES AND RESERVES:**

|                                   |                 |
|-----------------------------------|-----------------|
| A / P - LEGAL FEES                | 0.00            |
| A / P - ACCRUED EXPENSES          | 2,186.68        |
| A / P - PREPAID CAM FEES          | 1,681.72        |
| A / P - UNAPPLIED PAYMENTS        | 0.00            |
|                                   | -----           |
| TOTAL LIABILITIES                 | 3,868.40        |
| <br>                              |                 |
| UNCOLLECTED CAM & LATE CHARGES    | 545.00          |
| <br>                              |                 |
| RETAINED EARNINGS                 | 3,325.00        |
| <br>                              |                 |
| RESERVE - WALL REPAIRS & PAINTING | 2,280.00        |
| RESERVE - HURRICANE EXPENSES      | 1,000.00        |
| <br>                              |                 |
| NET INCOME - CURRENT ACTIVITY     | -2,769.80       |
|                                   | -----           |
| TOTAL RESERVES                    | 3,835.20        |
|                                   | -----           |
| TOTAL LIABILITIES AND RESERVES    | <u>8,248.60</u> |

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

**INCOME (OPERATIONS) STATEMENT  
FOR THE PERIOD ENDING 12-31-14**

|                                 | ACTUAL            | BUDGET          | VARIANCE          |
|---------------------------------|-------------------|-----------------|-------------------|
| <b>INCOME:</b>                  |                   |                 |                   |
| CAM FEES - CURRENT YEAR         | 17,360.00         | 17,640.00       | (280.00)          |
| CAM FEES - PRIOR YEAR           | 902.48            | 3,050.00        | (2,147.52)        |
| LATE CHARGES / INTEREST         | 1,337.20          | 1,300.00        | 37.20             |
| ESTOPPEL / OTHER FEE INCOME     | 150.00            | 150.00          | 0.00              |
| INTEREST INCOME                 | 0.00              | 0.00            | 0.00              |
| MISC. INCOME                    | 39.07             | 0.00            | 39.07             |
|                                 | 19,788.75         | 22,140.00       | (2,351.25)        |
| <b>TOTAL OPERATING INCOME</b>   |                   |                 |                   |
| <b>EXPENSES:</b>                |                   |                 |                   |
| R & M - GENERAL                 | 450.00            | 1,200.00        | (750.00)          |
| LANDSCAPE MAINT - CONTRACT      | 9,396.00          | 9,396.00        | 0.00              |
| LANDSCAPE MAINT - OTHER         | 75.00             | 0.00            | 75.00             |
| LANDSCAPE MAINT - SPRINKLERS    | 696.00            | 720.00          | (24.00)           |
| FPL - TIMERS & LIGHTS           | 590.68            | 600.00          | (9.32)            |
| CITY WATER - SPRINKLERS         | 5,368.62          | 4,200.00        | 1,168.62          |
| INSURANCE EXPENSE               | 1,274.43          | 1,300.00        | (25.57)           |
| FINANCIAL SERVICES              | 4,320.00          | 4,320.00        | 0.00              |
| OFFICE SUPPLIES                 | 65.18             | 80.00           | (14.82)           |
| POSTAGE EXPENSE                 | 139.80            | 350.00          | (210.20)          |
| 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         | 96.59             | 72.00           | 24.59             |
| HURRICANE / STORM DAMAGES       | 0.00              | 0.00            | 0.00              |
| LEGAL EXPENSE                   | 25.00             | 0.00            | 25.00             |
| MISC / OTHER EXPENSES           | 0.00              | 200.00          | (200.00)          |
| LOSS / CHARGE-OFF'S             | 0.00              | 0.00            | 0.00              |
|                                 | 22,558.55         | 22,625.00       | (66.45)           |
| <b>TOTAL OPERATING EXPENSES</b> |                   |                 |                   |
| <b>NET INCOME / LOSS</b>        | <b>(2,769.80)</b> | <b>(485.00)</b> | <b>(2,284.80)</b> |

PARKLAND HOMES at ADDISON ESTATES  
HOMEOWNERS ASSOCIATION, INC.

INCOME (RESERVES) STATEMENT  
FOR THE PERIOD ENDING 12-31-14

|                                    | ACTUAL     | BUDGET     | VARIANCE   |
|------------------------------------|------------|------------|------------|
| INCOME FROM OPERATIONS:            | (2,769.80) | (485.00)   | (2,284.80) |
| PROJECTS / IMPROVEMENTS:           |            |            |            |
| WELL AND PUMP                      | 0.00       | 0.00       | 0.00       |
| SPRINKLER ELECTRICAL TIMERS        | 0.00       | 0.00       | 0.00       |
| WALL REPAIR / PAINTING / CLEANING  | 0.00       | 0.00       | 0.00       |
| TREE & HEDGE REPLACEMENT           | 0.00       | 1,000.00   | (1,000.00) |
| PLANT & MULCH REPLACEMENT          | 0.00       | 0.00       | 0.00       |
| ADDITIONAL ENTRANCE LIGHTING       | 0.00       | 0.00       | 0.00       |
| LEGAL NAME CHANGE                  | 0.00       | 0.00       | 0.00       |
| REVISION OF HOMEOWNER<br>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                | 0.00       | 1,000.00   | (1,000.00) |
| NET CHANGE TO RESERVES             | (2,769.80) | (1,485.00) | (1,284.80) |

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

**COLLECTED LATE CHARGES / INTEREST  
FOR THE PERIOD ENDING 12-31-14**

| 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            |
| 2014           | 12            | 1,337.20         | 27.29           | 111.43          | 2.27            |
| <b>TOTALS</b>  |               | <u>21,818.00</u> | <u>445.27</u>   | <u>1,818.15</u> | <u>37.12</u>    |

AVERAGE PER YEAR 1,212

PARKLAND HOMES AT ADDISON ESTATES HOMEOWNERS ASSOCIATION, INC.

FOR THE PERIOD: 1-01-15 TO 13-31-15

2015 OPERATIONS - BUDGET

TOTAL LOTS = 49

|                                | 2015<br>JAN  | 2015<br>FEB | 2015<br>MAR | 2015<br>APR  | 2015<br>MAY | 2015<br>JUNE | 2015<br>JULY | 2015<br>AUG | 2015<br>SEPT | 2015<br>OCT  | 2015<br>NOV | 2015<br>DEC | 2015<br>TOTAL | \$ Per<br>Lot |
|--------------------------------|--------------|-------------|-------------|--------------|-------------|--------------|--------------|-------------|--------------|--------------|-------------|-------------|---------------|---------------|
| <b>COMMON AREA MAINT FEES:</b> |              |             |             |              |             |              |              |             |              |              |             |             |               |               |
| CAM FEES - CURRENT YEAR        | 3,510        | 450         | 450         | 3,510        | 450         | 450          | 3,510        | 450         | 450          | 3,510        | 450         | 450         | 17,640        | 360           |
| CAM FEES - PRIOR PERIODS       | 0            | 90          | 90          | 90           | 90          | 90           | 0            | 0           | 0            | 0            | 0           | 0           | 450           | 9             |
| LATE CHARGES / INTEREST        | 75           | 75          | 100         | 75           | 75          | 100          | 75           | 75          | 100          | 75           | 75          | 100         | 1,000         | 20            |
| ESTOPPEL / APPLICATION FEES    | 0            | 0           | 50          | 100          | 0           | 0            | 50           | 100         | 0            | 0            | 50          | 100         | 450           | 9             |
| SAVINGS INTEREST INCOME        | 0            | 0           | 0           | 0            | 0           | 0            | 0            | 0           | 0            | 0            | 0           | 0           | 0             | 0             |
| MISC INCOME                    | 0            | 0           | 0           | 0            | 0           | 0            | 0            | 0           | 0            | 0            | 0           | 0           | 0             | 0             |
| <b>TOTAL OPERATING INCOME</b>  | <b>3,585</b> | <b>615</b>  | <b>690</b>  | <b>3,775</b> | <b>615</b>  | <b>640</b>   | <b>3,635</b> | <b>625</b>  | <b>550</b>   | <b>3,585</b> | <b>575</b>  | <b>650</b>  | <b>19,540</b> | <b>399</b>    |

EXPENSES:

|                                  |              |              |              |              |              |              |              |              |              |              |              |              |               |            |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|------------|
| MAINTENANCE & REPAIRS            | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 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            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0          |
| LANDSCAPE MAINT - SPRINKLERS     | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 55           | 660           | 13         |
| ROAD - MAINTENANCE               | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0          |
| FPL - LIGHTING / TIMERS          | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 600           | 12         |
| WATER & SEWER                    | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 350          | 4,200         | 86         |
| INSURANCE EXPENSE                | 0            | 0            | 0            | 1,400        | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 1,400         | 29         |
| FINANCIAL SERVICES               | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 360          | 4,320         | 88         |
| OFFICE SUPPLIES                  | 0            | 10           | 0            | 10           | 0            | 10           | 0            | 10           | 0            | 10           | 0            | 10           | 60            | 1          |
| POSTAGE                          | 0            | 50           | 0            | 0            | 50           | 0            | 50           | 0            | 0            | 0            | 50           | 0            | 200           | 4          |
| PRINTING & COPY EXPENSES         | 0            | 0            | 50           | 0            | 0            | 0            | 0            | 50           | 0            | 0            | 0            | 0            | 100           | 2          |
| BANK CHARGES                     | 0            | 0            | 6            | 0            | 0            | 6            | 0            | 0            | 6            | 0            | 0            | 6            | 24            | 0          |
| LICENSES, TAXES & ADMIN FEES     | 0            | 0            | 0            | 63           | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 63            | 1          |
| ISP / WEB SITE EXPENSES          | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 13           | 156           | 3          |
| HURRICANE / STORM DAMAGE         | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0          |
| OTHER / MISC EXPENSES            | 0            | 0            | 25           | 0            | 0            | 25           | 0            | 0            | 25           | 0            | 0            | 25           | 100           | 2          |
| <b>TOTAL OPERATING EXPS</b>      | <b>1,661</b> | <b>1,721</b> | <b>1,742</b> | <b>3,134</b> | <b>1,711</b> | <b>1,702</b> | <b>1,711</b> | <b>1,721</b> | <b>1,692</b> | <b>1,671</b> | <b>1,711</b> | <b>1,702</b> | <b>21,879</b> | <b>447</b> |

**NET OPERATING INC / LOSS**

|  |       |         |         |     |         |         |       |         |         |       |         |         |         |      |
|--|-------|---------|---------|-----|---------|---------|-------|---------|---------|-------|---------|---------|---------|------|
|  | 1,924 | (1,106) | (1,052) | 642 | (1,096) | (1,062) | 1,924 | (1,096) | (1,142) | 1,914 | (1,136) | (1,052) | (2,339) | (48) |
|--|-------|---------|---------|-----|---------|---------|-------|---------|---------|-------|---------|---------|---------|------|

