

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

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

**ASSETS:**

CAPITAL BANK - CHECKING	9,363.93
CAPITAL BANK - MONEY MARKET	0.00
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TOTAL CASH AND CHECKING	9,363.93
DEPOSITS - UTILITY	0.00
PREPAID OPERATING EXPENSES	1,727.04
A / R - HOMEOWNER / LEGAL FEES	4,533.19
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TOTAL ASSETS	15,624.16
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**LIABILITIES AND RESERVES:**

A / P - LEGAL FEES	0.00
A / P - ACCRUED EXPENSES	933.00
A / P - PREPAID CAM FEES	1,227.52
A / P - UNAPPLIED PAYMENTS	0.00
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TOTAL LIABILITIES	2,160.52
UNCOLLECTED CAM & LATE CHARGES	1,850.49
RETAINED EARNINGS	15,392.53
RESERVE - WALL REPAIRS & PAINTING	2,280.00
RESERVE - HURRICANE EXPENSES	1,000.00
NET INCOME - CURRENT ACTIVITY	-7,059.38
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TOTAL RESERVES	11,613.15
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TOTAL LIABILITIES AND RESERVES	15,624.16
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**PARKLAND HOMES at ADDISON ESTATES**  
**HOMEOWNERS ASSOCIATION, INC.**

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

	ACTUAL	BUDGET	VARIANCE
<b>INCOME:</b>			
CAM FEES - CURRENT YEAR	16,644.27	17,640.00	(995.73)
CAM FEES - PRIOR YEAR	1,651.07	2,275.00	(623.93)
LATE CHARGES / INTEREST	979.58	2,860.00	(1,880.42)
OTHER FEE INCOME	150.00	250.00	(100.00)
INTEREST INCOME	0.00	0.00	0.00
MISC. INCOME	12.58	0.00	12.58
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TOTAL OPERATING INCOME	19,437.50	23,025.00	(3,587.50)
<b>EXPENSES:</b>			
R & M - GENERAL	2,174.33	1,200.00	974.33
LANDSCAPE MAINT - CONTRACT	9,396.00	9,396.00	0.00
LANDSCAPE MAINT - OTHER	85.00	0.00	85.00
LANDSCAPE MAINT - SPRINKLERS	813.50	680.00	133.50
FPL - TIMERS & LIGHTS	394.51	1,000.00	(605.49)
CITY WATER - SPRINKLERS	4,824.55	7,200.00	(2,375.45)
INSURANCE EXPENSE	958.30	1,150.00	(191.70)
FINANCIAL SERVICES	4,200.00	4,200.00	0.00
OFFICE SUPPLIES	97.34	150.00	(52.66)
POSTAGE EXPENSE	91.35	320.00	(228.65)
PRINTING / COPY EXPENSE	0.00	100.00	(100.00)
BANK CHARGES	0.00	24.00	(24.00)
CORPORATE ANNUAL REPORTS	62.50	63.00	(0.50)
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	268.50	0.00	268.50
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	23,437.88	25,805.00	(2,367.12)
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NET INCOME / LOSS	(4,000.38)	(2,780.00)	(1,220.38)

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

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

	ACTUAL	BUDGET	VARIANCE
INCOME FROM OPERATIONS:	(4,000.38)	(2,780.00)	(1,220.38)
PROJECTS / IMPROVEMENTS:			
WELL AND PUMP	0.00	0.00	0.00
SPRINKLER ELECTRICAL TIMERS	271.00	271.00	0.00
WALL REPAIR / PAINTING / CLEANING	0.00	0.00	0.00
TREE & HEDGE REPLACEMENT	1,774.00	1,775.00	(1.00)
PLANT & MULCH REPLACEMENT	1,014.00	1,015.00	(1.00)
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	3,059.00	3,061.00	(2.00)
NET CHANGE TO RESERVES	(7,059.38)	(5,841.00)	(1,218.38)

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

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

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
<b>TOTALS</b>		<b>19,389.96</b>	<b>395.72</b>	<b>1,615.82</b>	<b>32.99</b>

AVERAGE PER YEAR 1,212

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

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

**2012 OPERATIONS - ACTUAL**

TOTAL LOTS = 49

	2012 JAN	2012 FEB	2012 MAR	2012 APR	2012 MAY	2012 JUNE	2012 JULY	2012 AUG	2012 SEPT	2012 OCT	2012 NOV	2012 DEC	TOTAL	\$ Per Lot
<u>INCOME:</u>														
COMMON AREA MAINT FEES:														
GAM FEES - CURRENT YEAR	3,175	425	555	3,468	592	180	3,895	180	0	3,780	394	0	16,644	340
GAM FEES - PRIOR PERIODS	270	385	305	180	401	90	0	10	0	10	0	0	1,651	34
LATE CHARGES / INTEREST	85	50	205	95	219	75	0	100	0	20	131	0	980	20
APPLICATION / ESTOPPEL FEES	0	0	0	0	50	0	0	100	0	0	0	0	150	3
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	23	0	(10)	0	13	0
<b>TOTAL OPERATING INCOME</b>	<b>3,530</b>	<b>860</b>	<b>1,065</b>	<b>3,743</b>	<b>1,262</b>	<b>345</b>	<b>3,895</b>	<b>390</b>	<b>23</b>	<b>3,810</b>	<b>515</b>	<b>0</b>	<b>19,437</b>	<b>397</b>
<u>EXPENSES:</u>														
MAINTENANCE & REPAIRS	458	0	0	0	0	0	0	1,716	0	0	0	0	2,174	44
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	85	0	0	0	0	0	85	2
LANDSCAPE MAINT - SPRINKLERS	56	62	56	103	56	72	59	96	50	68	76	62	814	17
ROAD - MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FPL - LIGHTING / TIMERS	44	28	29	27	27	26	29	31	29	33	45	49	395	8
WATER & SEWER	620	517	602	433	614	221	385	312	318	234	253	315	4,825	98
INSURANCE EXPENSE	0	0	0	958	0	0	0	0	0	0	0	0	958	20
FINANCIAL SERVICES	350	350	350	350	350	350	350	350	350	350	350	350	4,200	86
OFFICE SUPPLIES	0	56	0	19	0	0	0	22	0	0	0	0	97	2
POSTAGE	0	0	18	0	0	55	0	19	0	0	0	0	91	2
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	63	0	0	0	0	0	0	0	0	63	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	269	0	0	0	0	269	5
<b>TOTAL OPERATING EXP'S</b>	<b>2,317</b>	<b>1,802</b>	<b>1,844</b>	<b>2,741</b>	<b>1,836</b>	<b>1,512</b>	<b>1,696</b>	<b>3,603</b>	<b>1,536</b>	<b>1,474</b>	<b>1,512</b>	<b>1,565</b>	<b>23,438</b>	<b>478</b>
<b>NET OPERATING INC / LOSS</b>	<b>1,213</b>	<b>(942)</b>	<b>(778)</b>	<b>1,001</b>	<b>(574)</b>	<b>(1,167)</b>	<b>2,199</b>	<b>(3,213)</b>	<b>(1,513)</b>	<b>2,336</b>	<b>(997)</b>	<b>(1,565)</b>	<b>(4,000)</b>	<b>(82)</b>

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

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

2012 RESERVES - CAPITAL IMPROVEMENTS - ACTUAL	TOTAL LOTS = 49												\$ Per Lot	
	2012 JAN	2012 FEB	2012 MAR	2012 APR	2012 MAY	2012 JUNE	2012 JULY	2012 AUG	2012 SEPT	2012 OCT	2012 NOV	2012 DEC		2012 TOTAL
NET OPERATING INC / LOSS	1,213	(942)	(778)	1,001	(574)	(1,167)	2,199	(3,213)	(1,513)	2,336	(997)	(1,565)	(4,000)	(82)
<u>PROJECTS / IMPROVEMENTS :</u>														
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	1,774	0	0	0	0	0	0	0	0	0	0	1,774	36
PLANTS & MULCH REPLACEMENT	0	0	1,014	0	0	0	0	0	0	0	0	0	1,014	21
SPRINKLER ELECTRICAL TIMERS	271	0	0	0	0	0	0	0	0	0	0	0	271	6
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	271	1,774	1,014	0	0	0	0	0	0	0	0	0	3,059	62
ESTIMATED CASH FLOW	942	(2,716)	(1,792)	1,001	(574)	(1,167)	2,199	(3,213)	(1,513)	2,336	(997)	(1,565)	(7,059)	0