

Statement of Revenues and Expenses
of February 28, 2023

Reserves - Truist Bank	Beginning Balance	Reserve and Annual Dues	Transfer to Operating	Interest	Ending Balance
Deferred Maintenance	\$ 46,370.51	\$ 1,650.00	\$ -	\$ 1.78	\$ 48,022.29

Operating - Truist Bank

Beginning Balance					\$ 4,145.20
Additions	Member Fees and Late Fees			\$ 4,255.00	
	Late Fees/Fines			\$ -	
	Transfer from Reserves			\$ -	
	Operating Interest			\$ 0.04	
	Total Deposits			\$ 4,255.04	
Deduct	Expenses For Month			\$ 5,202.12	
	Transfer to Reserves			\$ 1,000.00	
	Total Checks			\$ 6,202.12	
	Ending Balance				\$ 2,198.12

Month End Account Balances

Operating Account	\$ 2,198.12
Reserves Account	\$ 48,022.29
Grand Total	\$ 50,220.41

Delinquency as of 2/28/2023

Total Due \$0.00

Prepays as of 2/28/2023

Halpa	\$5.00
Oker	\$125.00
Sourini	\$500.00
Cappleman	\$1,250.00
Wright #31	\$229.00
Wright #39	\$250.00
Huelsman #14	\$125.00
Evans (3 units)	\$375.00
Fimowicz	\$250.00
Mittler	\$125.00
Slavens, R	\$1,250.00
Host	\$1,250.00

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Tahitian Place Home Owners' Association, Inc.
Profit & Loss YTD Comparison
February 2023

	Feb 23	Jan - Feb 23
Ordinary Income/Expense		
Income		
Income		
Annual Dues	650.00	750.00
Maintenance Fees	4,255.00	14,255.00
Operating Interest	0.04	0.08
Reserve Interest	1.78	3.69
Total Income	4,906.82	15,008.77
Total Income	4,906.82	15,008.77
Gross Profit	4,906.82	15,008.77
Expense		
General & Administrative		
Income Tax Preparation/Legal	380.00	985.00
Office Expenses/Postage	19.80	19.80
Property Management Fees	500.00	1,000.00
Total General & Administrative	899.80	2,004.80
Repairs and Maintenance		
Landscaping Maintenance	0.00	750.00
Total Repairs and Maintenance	0.00	750.00
Reserve Transfers		
Deferred Maintenance	1,000.00	2,500.00
Total Reserve Transfers	1,000.00	2,500.00
Utility Expenses		
Common Area Electric	127.60	247.11
Garbage Expense	439.56	879.12
Sewer Expense	1,433.99	1,961.52
Stormwater Expense	484.77	969.54
Unit Charge	816.66	1,633.32
Water Expense	999.74	1,490.56
Total Utility Expenses	4,302.32	7,181.17
Total Expense	6,202.12	12,435.97
Net Ordinary Income	(1,295.30)	2,572.80
Net Income	<u>(1,295.30)</u>	<u>2,572.80</u>

11:02 AM
03/03/23
Cash Basis

Tahitian Place Home Owners' Association, Inc.
Profit & Loss YTD Comparison
January through February 2023

	<u>Jan - Feb 23</u>	<u>Jan - Feb 23</u>
Ordinary Income/Expense		
Income		
Income		
Annual Dues	750.00	750.00
Maintenance Fees	14,255.00	14,255.00
Operating Interest	0.08	0.08
Reserve Interest	3.69	3.69
Total Income	<u>15,008.77</u>	<u>15,008.77</u>
Total Income	<u>15,008.77</u>	<u>15,008.77</u>
Gross Profit	15,008.77	15,008.77
Expense		
General & Administrative		
Income Tax Preparation/Legal	985.00	985.00
Office Expenses/Postage	19.80	19.80
Property Management Fees	1,000.00	1,000.00
Total General & Administrative	<u>2,004.80</u>	<u>2,004.80</u>
Repairs and Maintenance		
Landscaping Maintenance	750.00	750.00
Total Repairs and Maintenance	<u>750.00</u>	<u>750.00</u>
Reserve Transfers		
Deferred Maintenance	2,500.00	2,500.00
Total Reserve Transfers	<u>2,500.00</u>	<u>2,500.00</u>
Utility Expenses		
Common Area Electric	247.11	247.11
Garbage Expense	879.12	879.12
Sewer Expense	1,961.52	1,961.52
Stormwater Expense	969.54	969.54
Unit Charge	1,633.32	1,633.32
Water Expense	1,490.56	1,490.56
Total Utility Expenses	<u>7,181.17</u>	<u>7,181.17</u>
Total Expense	<u>12,435.97</u>	<u>12,435.97</u>
Net Ordinary Income	<u>2,572.80</u>	<u>2,572.80</u>
Net Income	<u><u>2,572.80</u></u>	<u><u>2,572.80</u></u>

Tahitian Place Home Owners' Association, Inc.

3/3/2023 10:59 AM

Register: Reserves Account Check Register

From 01/01/2023 through 02/28/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/03/2023			-split-	Deposit			100.00	44,868.60
01/31/2023		Transfer	Transfer	Deposit			1,500.00	46,368.60
01/31/2023		Truist Bank	Income:Reserve Interest	Deposit			1.91	46,370.51
02/10/2023			Income:Annual Dues	Deposit			50.00	46,420.51
02/14/2023			Income:Annual Dues	Deposit			50.00	46,470.51
02/16/2023			-split-	Deposit			100.00	46,570.51
02/17/2023			-split-	Deposit			100.00	46,670.51
02/24/2023			-split-	Deposit			350.00	47,020.51
02/28/2023		Transfer	Transfer	Deposit			1,000.00	48,020.51
02/28/2023		Truist Bank	Income:Reserve Interest	Deposit			1.78	48,022.29



999-99-99-99 55465 0 C 001 30 S 66 002
 TAHITIAN PLACE HOME OWNERS ASSOCIATION
 INC / RESERVE ACCT
 C/O PREMIER PROPERTIES OF PINELLAS INC
 PO BOX 1004
 DUNEDIN FL 34697-1004

Your account statement

For 02/28/2023

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS MONEY MKT SAVINGS 0000147434227

Account summary

Your previous balance as of 01/31/2023	\$46,370.51
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,651.78
Your new balance as of 02/28/2023	= \$48,022.29

Interest summary

Interest paid this statement period	\$1.78
2023 interest paid year-to-date	\$3.69
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/10	COUNTER DEPOSIT	50.00
02/14	COUNTER DEPOSIT	50.00
02/17	COUNTER DEPOSIT	100.00
02/17	COUNTER DEPOSIT	100.00
02/28	COUNTER DEPOSIT	350.00
02/28	TRUIST ONLINE TRANSFER ONLINE FROM ****4219 -	1,000.00
02/28	INTEREST PAYMENT	1.78
Total deposits, credits and interest		= \$1,651.78

Tahitian Place Home Owners' Association, Inc.

3/3/2023 11:00 AM

Register: Operating Account Check Register

From 02/01/2023 through 02/28/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/01/2023			-split-	Deposit			1,125.00	5,270.20
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
02/01/2023			Income:Maintenance Fees	Deposit			125.00	5,395.20
02/01/2023		Duke Energy Inc.	Utility Expenses:Common...		127.60			5,267.60
02/01/2023	1477	Premier Properties of Pi...	General & Administrative:...		19.80			5,247.80
02/02/2023			-split-	Deposit			625.00	5,872.80
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	February			125.00	
02/04/2023		Premier Properties of Pi...	General & Administrative:...		500.00			5,372.80
02/08/2023			-split-	Deposit			750.00	6,122.80
			Maintenance Fees	February			250.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
02/10/2023			-split-	Deposit			500.00	6,622.80
			Maintenance Fees	February			125.00	
			Maintenance Fees	March			375.00	
02/13/2023		Law of Cianfrone	General & Administrative:...		180.00			6,442.80
02/14/2023			-split-	Deposit			505.00	6,947.80
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	March			5.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	

Tahitian Place Home Owners' Association, Inc.

3/3/2023 11:00 AM

Register: Operating Account Check Register

From 02/01/2023 through 02/28/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/16/2023			-split-	Deposit			375.00	7,322.80
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
			Maintenance Fees	February			125.00	
02/17/2023			-split-	Deposit			250.00	7,572.80
			Maintenance Fees	April			125.00	
			Maintenance Fees	April			125.00	
02/21/2023		City of Dunedin	-split-		4,174.72			3,398.08
			Water Expense		-999.74			
			Sewer Expense		-1,433.99			
			Garbage Expense		-439.56			
			Stormwater Expense		-484.77			
			Unit Charge		-816.66			
02/22/2023		Page, Woolley, PA	General & Administrative:...		200.00			3,198.08
02/28/2023		Truist Bank	Income:Operating Interest	Deposit			0.04	3,198.12
02/28/2023		Tahitian Place Reserve	Reserve Transfers:Deferre...		1,000.00			2,198.12



999-99-99 55465 4 C 001 26 S 66 002
 TAHITIAN PLACE HOME OWNERS ASSOCIATION
 INC / OPERATING ACCT
 C/O PREMIER PROPERTIES OF PINELLAS INC
 PO BOX 1004
 DUNEDIN FL 34697-1004

Your account statement

For 02/28/2023

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 0000147434219

Account summary

Your previous balance as of 01/31/2023	\$4,145.20
Checks	- 899.80
Other withdrawals, debits and service charges	- 5,302.32
Deposits, credits and interest	+ 4,255.04
Your new balance as of 02/28/2023	= \$2,198.12

Interest summary

Interest paid this statement period	\$0.04
2023 interest paid year-to-date	\$0.08
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/03	1477	19.80	02/17	*975336	180.00	02/24	975337	200.00
02/07	*975334	500.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$899.80

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/01	BUS ONLINE BILL PAYMENT ONLINE PMT DUKE POWER TAHITIAN PLACE HOME OW	127.60
02/21	BUS ONLINE BILL PAYMENT ONLINE PMT DUNEDIN UTILITIE TAHITIAN PLACE HOME OW	4,174.72
02/28	TRUIST ONLINE TRANSFER ONLINE TO ****4227 -	1,000.00
Total other withdrawals, debits and service charges		= \$5,302.32

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/01	COUNTER DEPOSIT	125.00
02/01	COUNTER DEPOSIT	1,125.00
02/02	COUNTER DEPOSIT	625.00
02/08	COUNTER DEPOSIT	750.00
02/10	COUNTER DEPOSIT	500.00
02/14	COUNTER DEPOSIT	505.00
02/16	COUNTER DEPOSIT	375.00
02/17	COUNTER DEPOSIT	250.00
02/28	INTEREST PAYMENT	0.04
Total deposits, credits and interest		= \$4,255.04