

Statement of Revenues and Expenses  
of March 31, 2023

Reserves - Truist Bank	Beginning Balance	Reserve and Annual Dues	Transfer to Operating	Interest	Ending Balance
Deferred Maintenance	\$48,022.29	\$750.00	\$1,000.00	\$2.05	\$47,774.34
<b>Operating - Truist Bank</b>					
Beginning Balance					\$2,198.12
Additions	Member Fees			\$3,895.00	
	Late Fees/Fines			\$0.00	
	Transfer from Reserves			\$1,000.00	
	Operating Interest			\$0.02	
	Total Deposits			\$4,895.02	
Deduct	Expenses For Month			\$6,626.67	
	Transfer to Reserves			\$0.00	
	Total Checks			\$6,626.67	
	Ending Balance				\$466.47
<b>Month End Account Balances</b>					
Operating Account		\$466.47			
Reserves Account		\$47,774.34			
	Grand Total	\$48,240.81			
<b>Delinquency as of 3/31/2023</b>			<b>Prepays as of 3/31/2023</b>		
Total Due	\$0.00		Swirk	\$25.00	
			Oker	\$125.00	
			Sourini	\$375.00	
			Cappleman	\$1,125.00	
			Wright #31	\$104.00	
			Wright #39	\$125.00	
			Huelsman #14	\$125.00	
			Evans (3 units)	\$375.00	
			Fimowicz	\$125.00	
			Slavens, R	\$1,125.00	
			Host	\$1,125.00	
			Total	\$4,754.00	

Tahitian Place Home Owners' Association, Inc.  
**Profit & Loss Budget vs. Actual**  
 March 2023

*Revised*

	Mar 23	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	750.00	400.00	350.00
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	3,895.00	5,833.33	-1,938.33
Operating Interest	0.02	0.00	0.02
Reserve Interest	2.05	2.08	-0.03
<b>Total Income</b>	<u>4,647.07</u>	<u>6,235.41</u>	<u>-1,588.34</u>
<b>Total Income</b>	4,647.07	6,235.41	-1,588.34
<b>Gross Profit</b>	4,647.07	6,235.41	-1,588.34
<b>Expense</b>			
<b>General &amp; Administrative</b>			
Corporate Annual Report	0.00	0.00	0.00
Income Tax Preparation/Legal	810.00	250.00	560.00
Liability Insurance	0.00	0.00	0.00
Office Expenses/Postage	435.36	33.33	402.03
Property Management Fees	500.00	500.00	0.00
<b>Total General &amp; Administrative</b>	<u>1,745.36</u>	<u>783.33</u>	<u>962.03</u>
<b>Repairs and Maintenance</b>			
Carport Maintenance & Repairs	700.00	166.66	533.34
Exterior Painting	0.00	0.00	0.00
Fence/Wall Maintenance	262.26	41.66	220.60
Landscaping Maintenance	0.00	833.33	-833.33
Tree Trimming	0.00	0.00	0.00
<b>Total Repairs and Maintenance</b>	<u>962.26</u>	<u>1,041.65</u>	<u>-79.39</u>
<b>Reserve Transfers</b>			
Deferred Maintenance	0.00	535.00	-535.00
<b>Total Reserve Transfers</b>	<u>0.00</u>	<u>535.00</u>	<u>-535.00</u>
<b>Utility Expenses</b>			
Common Area Electric	127.60	125.00	2.60
Garbage Expense	459.81	308.33	151.48
Sewer Expense	1,196.23	638.75	557.48
Stormwater Expense	484.77	508.33	-23.56
Unit Charge	816.66	816.66	0.00
Water Expense	833.98	445.83	388.15
<b>Total Utility Expenses</b>	<u>3,919.05</u>	<u>2,842.90</u>	<u>1,076.15</u>
<b>Total Expense</b>	<u>6,626.67</u>	<u>5,202.88</u>	<u>1,423.79</u>
<b>Net Ordinary Income</b>	-1,979.60	1,032.53	-3,012.13
<b>Net Income</b>	<u><u>-1,979.60</u></u>	<u><u>1,032.53</u></u>	<u><u>-3,012.13</u></u>

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**Tahitian Place Home Owners' Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through March 2023

*Revised*

	Jan - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
Annual Dues	1,500.00	1,900.00	-400.00
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	18,150.00	15,583.33	2,566.67
Operating Interest	0.10	0.00	0.10
Reserve Interest	5.74	6.24	-0.50
Total Income	19,655.84	17,489.57	2,166.27
Total Income	19,655.84	17,489.57	2,166.27
Gross Profit	19,655.84	17,489.57	2,166.27
Expense			
General & Administrative			
Corporate Annual Report	0.00	0.00	0.00
Income Tax Preparation/Legal	1,795.00	750.00	1,045.00
Liability Insurance	0.00	0.00	0.00
Office Expenses/Postage	455.16	99.99	355.17
Property Management Fees	1,500.00	1,500.00	0.00
Total General & Administrative	3,750.16	2,349.99	1,400.17
Repairs and Maintenance			
Carport Maintenance & Repairs	700.00	499.98	200.02
Exterior Painting	0.00	0.00	0.00
Fence/Wall Maintenance	262.26	124.98	137.28
Landscaping Maintenance	750.00	2,499.99	-1,749.99
Tree Trimming	0.00	0.00	0.00
Total Repairs and Maintenance	1,712.26	3,124.95	-1,412.69
Reserve Transfers			
Deferred Maintenance	2,500.00	1,605.00	895.00
Total Reserve Transfers	2,500.00	1,605.00	895.00
Utility Expenses			
Common Area Electric	374.71	375.00	-0.29
Garbage Expense	1,338.93	924.99	413.94
Sewer Expense	3,157.75	1,916.25	1,241.50
Stormwater Expense	1,454.31	1,524.99	-70.68
Unit Charge	2,449.98	2,449.98	0.00
Water Expense	2,324.54	1,337.49	987.05
Total Utility Expenses	11,100.22	8,528.70	2,571.52
Total Expense	19,062.64	15,608.64	3,454.00
Net Ordinary Income	593.20	1,880.93	-1,287.73
Net Income	593.20	1,880.93	-1,287.73



Tahitian Place Home Owners' Association, Inc.  
Profit & Loss Budget vs. Actual

March 2023

	Mar 23	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Income</b>			
Annual Dues	750.00	400.00	350.00
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	3,895.00	5,833.33	(1,938.33)
Operating Interest	0.02	0.00	0.02
Reserve Interest	2.05	2.08	(0.03)
<b>Total Income</b>	<u>4,647.07</u>	<u>6,235.41</u>	<u>(1,588.34)</u>
<b>Total Income</b>	<u>4,647.07</u>	<u>6,235.41</u>	<u>(1,588.34)</u>
<b>Gross Profit</b>	<u>4,647.07</u>	<u>6,235.41</u>	<u>(1,588.34)</u>
<b>Expense</b>			
<b>General &amp; Administrative</b>			
Corporate Annual Report	0.00	0.00	0.00
Income Tax Preparation/Legal	810.00	250.00	560.00
Liability Insurance	0.00	0.00	0.00
Office Expenses/Postage	435.36	33.33	402.03
Property Management Fees	500.00	500.00	0.00
<b>Total General &amp; Administrative</b>	<u>1,745.36</u>	<u>783.33</u>	<u>962.03</u>
<b>Repairs and Maintenance</b>			
Carport Maintenance & Repa...	0.00	166.66	(166.66)
Exterior Painting	700.00	0.00	700.00
Fence/Wall Maintenance	262.26	41.66	220.60
Landscaping Maintenance	0.00	833.33	(833.33)
Tree Trimming	0.00	0.00	0.00
<b>Total Repairs and Maintenance</b>	<u>962.26</u>	<u>1,041.65</u>	<u>(79.39)</u>
<b>Reserve Transfers</b>			
Deferred Maintenance	0.00	535.00	(535.00)
<b>Total Reserve Transfers</b>	<u>0.00</u>	<u>535.00</u>	<u>(535.00)</u>
<b>Utility Expenses</b>			
Common Area Electric	127.60	125.00	2.60
Garbage Expense	459.81	308.33	151.48
Sewer Expense	1,196.23	638.75	557.48
Stormwater Expense	484.77	508.33	(23.56)
Unit Charge	816.66	816.66	0.00
Water Expense	833.98	445.83	388.15
<b>Total Utility Expenses</b>	<u>3,919.05</u>	<u>2,842.90</u>	<u>1,076.15</u>
<b>Total Expense</b>	<u>6,626.67</u>	<u>5,202.88</u>	<u>1,423.79</u>
<b>Net Ordinary Income</b>	<u>(1,979.60)</u>	<u>1,032.53</u>	<u>(3,012.13)</u>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
2022 Tree Trimming	0.00	0.00	0.00
Deferred Maintenance	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u>(1,979.60)</u>	<u>1,032.53</u>	<u>(3,012.13)</u>

Tahitian Place Home Owners' Association, Inc.  
Profit & Loss Budget vs. Actual  
January through March 2023

	Jan - Mar 23	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Income</b>			
Annual Dues	1,500.00	1,900.00	(400.00)
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	18,150.00	17,499.99	650.01
Operating Interest	0.10	0.00	0.10
Reserve Interest	5.74	6.24	(0.50)
<b>Total Income</b>	<u>19,655.84</u>	<u>19,406.23</u>	<u>249.61</u>
<b>Total Income</b>	<u>19,655.84</u>	<u>19,406.23</u>	<u>249.61</u>
<b>Gross Profit</b>	<u>19,655.84</u>	<u>19,406.23</u>	<u>249.61</u>
<b>Expense</b>			
<b>General &amp; Administrative</b>			
Corporate Annual Report	0.00	0.00	0.00
Income Tax Preparation/Legal	1,795.00	750.00	1,045.00
Liability Insurance	0.00	0.00	0.00
Office Expenses/Postage	455.16	99.99	355.17
Property Management Fees	1,500.00	1,500.00	0.00
<b>Total General &amp; Administrative</b>	<u>3,750.16</u>	<u>2,349.99</u>	<u>1,400.17</u>
<b>Repairs and Maintenance</b>			
Carport Maintenance & Repa...	0.00	499.98	(499.98)
Exterior Painting	700.00	0.00	700.00
Fence/Wall Maintenance	262.26	124.98	137.28
Landscaping Maintenance	750.00	2,499.99	(1,749.99)
Tree Trimming	0.00	0.00	0.00
<b>Total Repairs and Maintenance</b>	<u>1,712.26</u>	<u>3,124.95</u>	<u>(1,412.69)</u>
<b>Reserve Transfers</b>			
Deferred Maintenance	2,500.00	1,605.00	895.00
<b>Total Reserve Transfers</b>	<u>2,500.00</u>	<u>1,605.00</u>	<u>895.00</u>
<b>Utility Expenses</b>			
Common Area Electric	374.71	375.00	(0.29)
Garbage Expense	1,338.93	924.99	413.94
Sewer Expense	3,157.75	1,916.25	1,241.50
Stormwater Expense	1,454.31	1,524.99	(70.68)
Unit Charge	2,449.98	2,449.98	0.00
Water Expense	2,324.54	1,337.49	987.05
<b>Total Utility Expenses</b>	<u>11,100.22</u>	<u>8,528.70</u>	<u>2,571.52</u>
<b>Total Expense</b>	<u>19,062.64</u>	<u>15,608.64</u>	<u>3,454.00</u>
<b>Net Ordinary Income</b>	<u>593.20</u>	<u>3,797.59</u>	<u>(3,204.39)</u>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
2022 Tree Trimming	0.00	0.00	0.00
Deferred Maintenance	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>593.20</u></u>	<u><u>3,797.59</u></u>	<u><u>(3,204.39)</u></u>

Tahitian Place Home Owners' Association, Inc.

4/6/2023 12:03 PM

Register: Reserves Account Check Register

From 01/01/2023 through 03/31/2023

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
03/01/2023			-split-	Deposit			250.00	48,272.29
03/03/2023			Income:Annual Dues	Deposit			50.00	48,322.29
03/06/2023			-split-	Deposit			200.00	48,522.29
03/14/2023			-split-	Deposit			200.00	48,722.29
03/17/2023			Income:Annual Dues	Deposit			50.00	48,772.29
03/24/2023		Transfer	Transfer		1,000.00			47,772.29
03/31/2023		Truist Bank	Income:Reserve Interest	Deposit			2.05	47,774.34





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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 03/31/2023

## Contact us



Truist.com



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

### ■ ASSOC SVCS MONEY MKT SAVINGS 0000147434227

#### Account summary

Your previous balance as of 02/28/2023	\$48,022.29
Checks	- 0.00
Other withdrawals, debits and service charges	- 1,000.00
Deposits, credits and interest	+ 752.05
Your new balance as of 03/31/2023	= \$47,774.34

#### Interest summary

Interest paid this statement period	\$2.05
2023 interest paid year-to-date	\$5.74
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/24	TRUIST ONLINE TRANSFER ONLINE TO ****4219 -	1,000.00
Total other withdrawals, debits and service charges		= \$1,000.00

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/01	COUNTER DEPOSIT	250.00
03/03	COUNTER DEPOSIT	50.00
03/06	COUNTER DEPOSIT	200.00
03/17	COUNTER DEPOSIT	50.00
03/17	COUNTER DEPOSIT	200.00
03/31	INTEREST PAYMENT	2.05
Total deposits, credits and interest		= \$752.05

Tahitian Place Home Owners' Association, Inc.

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Register: Operating Account Check Register

From 03/01/2023 through 03/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2023			-split-	Deposit			1,375.00	3,573.12
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			250.00	
			Maintenance Fees	April			375.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
03/01/2023	1478	Premier Properties of Pi...	-split-		243.12			3,330.00
			Fence/Wall Maintenance		-104.84			
			Fence/Wall Maintenance		-38.28			
			Fence/Wall Maintenance		-100.00			
03/03/2023			-split-	Deposit			500.00	3,830.00
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
03/03/2023		Premier Properties of Pi...	General & Administrative:...		500.00			3,330.00
03/03/2023		Duke Energy Inc.	Utility Expenses:Common...		127.60			3,202.40
03/03/2023	1479	Premier Properties of Pi...	-split-		418.50			2,783.90
			Office Expenses/Postage		-251.94			
			Office Expenses/Postage		-147.42			
			Fence/Wall Maintenance		-19.14			
03/06/2023			-split-	Deposit			1,125.00	3,908.90
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
03/10/2023			-split-	Deposit			795.00	4,703.90
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	

Tahitian Place Home Owners' Association, Inc.

4/6/2023 12:04 PM

Register: Operating Account Check Register

From 03/01/2023 through 03/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Maintenance Fees	March			125.00	
			Maintenance Fees	March			125.00	
			Transfer				50.00	
			Maintenance Fees	March			120.00	
03/13/2023	1480	JR Painting	Repairs and Maintenance:...		700.00			4,003.90
03/14/2023	1481	Transfer	Transfer		50.00			3,953.90
03/15/2023		Law of Cianfrone	-split-		810.00			3,143.90
			Income Tax Preparation/L...		-360.00			
			Income Tax Preparation/L...		-450.00			
03/17/2023			-split-	Deposit			150.00	3,293.90
			Maintenance Fees	March			125.00	
			Maintenance Fees	April			25.00	
03/23/2023		City of Dunedin	-split-		3,791.45			-497.55
			Water Expense		-833.98			
			Sewer Expense		-1,196.23			
			Garbage Expense		-439.56			
			Stormwater Expense		-484.77			
			Unit Charge		-816.66			
			Garbage Expense		-20.25			
03/24/2023		Transfer	Transfer	Deposit			1,000.00	502.45
03/24/2023		Truist Bank	General & Administrative:...		36.00			466.45
03/31/2023		Truist Bank	Income:Operating Interest	Deposit			0.02	466.47

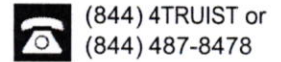


999-99-99 55465 6 C 001 26 S 66 002  
 TAHITIAN PLACE HOME OWNERS ASSOCIATION  
 INC / OPERATING ACCT  
 C/O PREMIER PROPERTIES OF PINELLAS INC  
 PO BOX 1004  
 DUNEDIN FL 34697-1004

# Your account statement

For 03/31/2023

## Contact us



### ■ ASSOC SVCS INTEREST CHECKING 0000147434219

#### Account summary

Your previous balance as of 02/28/2023	\$2,198.12
Checks	- 2,721.62
Other withdrawals, debits and service charges	- 3,991.05
Deposits, credits and interest	+ 4,981.02
Your new balance as of 03/31/2023	= \$466.47

#### Interest summary

Interest paid this statement period	\$0.02
2023 interest paid year-to-date	\$0.10
Interest rate	0.00%
On 03/23/2023 the interest rate changed from 0.01% to 0.00%	

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
03/13	1478	243.12	03/14	1480	700.00	03/10	*975339	500.00	
03/06	1479	418.50	03/17	1481	50.00	03/23	*975341	810.00	
								Total checks	= \$2,721.62

\* indicates a skip in sequential check numbers above this item

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/03	BUS ONLINE BILL PAYMENT ONLINE PMT DUKE POWER TAHITIAN PLACE HOME OW	127.60
03/22	RETURNED ITEM FEE	36.00
03/23	PRIOR DAY OD FEE-\$36/ITM 975341	36.00
03/23	BUS ONLINE BILL PAYMENT ONLINE PMT DUNEDIN UTILITIE TAHITIAN PLACE HOME OW	3,791.45
Total other withdrawals, debits and service charges		= \$3,991.05

#### Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	36.00	36.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/01	COUNTER DEPOSIT	1,375.00
03/03	COUNTER DEPOSIT	500.00
3/06	COUNTER DEPOSIT	1,125.00
03/14	COUNTER DEPOSIT	795.00
03/17	COUNTER DEPOSIT	150.00
03/23	RETURNED ITEM FEE REVERSAL 975341	36.00

continued

■ ASSOC SVCS INTEREST CHECKING 0000147434219 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/24	TRUIST ONLINE TRANSFER ONLINE FROM ****4227 -	1,000.00
03/31	INTEREST PAYMENT	0.02
Total deposits, credits and interest		= \$4,981.02