

Statement of Revenues and Expenses

of April 30, 2023

Reserves - Truist Bank	Beginning Balance	Reserves	Transfer to Operating	Interest	Ending Balance
Deferred Maintenance	\$47,774.34	\$0.00	\$16,122.42	\$1.56	\$31,653.48
Operating - Truist Bank					
Beginning Balance					\$466.47
Additions	Member Fees			\$9,900.00	
	Annual Dues			\$400.00	
	Late Fees/Fines			\$0.00	
	Transfer from Reserves			\$16,122.42	
	Operating Interest			\$0.05	
	Total Deposits			\$26,422.47	
Deduct	Expenses For Month			\$22,674.68	
	Transfer to Reserves			\$0.00	
	Total Checks			\$22,674.68	
	Ending Balance				\$4,214.26
Month End Account Balances					
Operating Account		\$4,214.26			
Reserves Account		\$31,653.48			
	Grand Total	\$35,867.74			

Delinquency as of 4/30/2023

Biba Annual Dues	\$50.00
(check cleared-bank error awaiting copy)	
Total Due	\$50.00

Prepays as of 4/30/2023

Mickels	\$125.00
Murty	\$50.00
Mittler	\$300.00
Oker	\$125.00
Sourini	\$300.00
Cappleman	\$1,200.00
Wright #31	\$1,779.00
Wright #39	\$1,800.00
Huelsman #14	\$125.00
Evans (3 units)	\$375.00
Fimowicz	\$600.00
Slavens, R	\$1,200.00
Host	\$975.00
Total	\$8,479.00

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

April 2023

	Apr 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
Annual Dues	400.00	0.00	400.00
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	9,900.00	5,833.33	4,066.67
Operating Interest	0.05	0.00	0.05
Reserve Interest	1.56	2.08	(0.52)
Total Income	<u>10,301.61</u>	<u>5,835.41</u>	<u>4,466.20</u>
Total Income	<u>10,301.61</u>	<u>5,835.41</u>	<u>4,466.20</u>
Gross Profit	<u>10,301.61</u>	<u>5,835.41</u>	<u>4,466.20</u>
Expense			
General & Administrative			
Corporate Annual Report	0.00	62.00	(62.00)
Liability Insurance	2,513.50	2,514.00	(0.50)
Office Expenses/Postage	358.75	33.33	325.42
Property Management Fees	500.00	500.00	0.00
Tax Prep - Legal Fees	1,386.00	250.00	1,136.00
Total General & Administrative	<u>4,758.25</u>	<u>3,359.33</u>	<u>1,398.92</u>
Repairs and Maintenance			
Carport Maintenance & Repairs	0.00	166.66	(166.66)
Exterior Painting	0.00	0.00	0.00
Fence/Wall Maintenance	0.00	41.66	(41.66)
Landscaping Maintenance	3,120.00	833.33	2,286.67
Tree Trim & Removal	300.00	0.00	300.00
Total Repairs and Maintenance	<u>3,420.00</u>	<u>1,041.65</u>	<u>2,378.35</u>
Reserve Transfers			
Deferred Maintenance	0.00	535.00	(535.00)
Total Reserve Transfers	<u>0.00</u>	<u>535.00</u>	<u>(535.00)</u>
Utility Expenses			
Common Area Electric	127.51	125.00	2.51
Garbage Expense	439.56	308.33	131.23
Sewer Expense	1,604.88	638.75	966.13
Stormwater Expense	484.77	508.33	(23.56)
Unit Charge	816.66	816.66	0.00
Water Expense	1,363.05	445.83	917.22
Total Utility Expenses	<u>4,836.43</u>	<u>2,842.90</u>	<u>1,993.53</u>
Total Expense	<u>13,014.68</u>	<u>7,778.88</u>	<u>5,235.80</u>
Net Ordinary Income	<u>(2,713.07)</u>	<u>(1,943.47)</u>	<u>(769.60)</u>
Other Income/Expense			
Other Expense			
2023 Sidewalk Repairs	2,260.00		
2023 Tree Removal Trim	7,400.00		
Total Other Expense	<u>9,660.00</u>		
Net Other Income	<u>(9,660.00)</u>	<u>0.00</u>	<u>(9,660.00)</u>
Net Income	<u><u>(12,373.07)</u></u>	<u><u>(1,943.47)</u></u>	<u><u>(10,429.60)</u></u>

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

	Jan - Apr 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	1,900.00	1,950.00	(50.00)
Late Fees/Fines	0.00	0.00	0.00
Maintenance Fees	28,050.00	21,416.66	6,633.34
Operating Interest	0.15	0.00	0.15
Reserve Interest	7.30	8.32	(1.02)
Total Income	<u>29,957.45</u>	<u>23,374.98</u>	<u>6,582.47</u>
Total Income	29,957.45	23,374.98	6,582.47
Gross Profit	29,957.45	23,374.98	6,582.47
Expense			
General & Administrative			
Corporate Annual Report	0.00	62.00	(62.00)
Liability Insurance	2,513.50	2,514.00	(0.50)
Office Expenses/Postage	813.91	133.32	680.59
Property Management Fees	2,000.00	2,000.00	0.00
Tax Prep - Legal Fees	3,181.00	1,000.00	2,181.00
Total General & Administrative	<u>8,508.41</u>	<u>5,709.32</u>	<u>2,799.09</u>
Repairs and Maintenance			
Carport Maintenance & Repairs	700.00	666.64	33.36
Exterior Painting	0.00	0.00	0.00
Fence/Wall Maintenance	262.26	166.64	95.62
Landscaping Maintenance	3,870.00	3,333.32	536.68
Tree Trim & Removal	300.00	0.00	300.00
Total Repairs and Maintenance	<u>5,132.26</u>	<u>4,166.60</u>	<u>965.66</u>
Reserve Transfers			
Deferred Maintenance	2,500.00	2,140.00	360.00
Total Reserve Transfers	<u>2,500.00</u>	<u>2,140.00</u>	<u>360.00</u>
Utility Expenses			
Common Area Electric	502.22	500.00	2.22
Garbage Expense	1,778.49	1,233.32	545.17
Sewer Expense	4,762.63	2,555.00	2,207.63
Stormwater Expense	1,939.08	2,033.32	(94.24)
Unit Charge	3,266.64	3,266.64	0.00
Water Expense	3,687.59	1,783.32	1,904.27
Total Utility Expenses	<u>15,936.65</u>	<u>11,371.60</u>	<u>4,565.05</u>
Total Expense	<u>32,077.32</u>	<u>23,387.52</u>	<u>8,689.80</u>
Net Ordinary Income	(2,119.87)	(12.54)	(2,107.33)
Other Income/Expense			
Other Expense			
2023 Sidewalk Repairs	2,260.00		
2023 Tree Removal Trim	7,400.00		
Total Other Expense	<u>9,660.00</u>		
Net Other Income	(9,660.00)	0.00	(9,660.00)
Net Income	<u>(11,779.87)</u>	<u>(12.54)</u>	<u>(11,767.33)</u>

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