

Statement of Revenues and Expenses  
of February 28, 2023

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

**Operating - Truist Bank**

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

**Month End Account Balances**

<b>Operating Account</b>	<b>\$ 2,198.12</b>
<b>Reserves Account</b>	<b>\$ 48,022.29</b>
<b>Grand Total</b>	<b>\$ 50,220.41</b>

**Delinquency as of 2/28/2023**

**Total Due** \$0.00

**Prepays as of 2/28/2023**

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

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

	Feb 23	Jan - Feb 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Income</b>		
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
<b>Total Income</b>	4,906.82	15,008.77
<b>Total Income</b>	4,906.82	15,008.77
<b>Gross Profit</b>	4,906.82	15,008.77
<b>Expense</b>		
<b>General &amp; Administrative</b>		
Income Tax Preparation/Legal	380.00	985.00
Office Expenses/Postage	19.80	19.80
Property Management Fees	500.00	1,000.00
<b>Total General &amp; Administrative</b>	899.80	2,004.80
<b>Repairs and Maintenance</b>		
Landscaping Maintenance	0.00	750.00
<b>Total Repairs and Maintenance</b>	0.00	750.00
<b>Reserve Transfers</b>		
Deferred Maintenance	1,000.00	2,500.00
<b>Total Reserve Transfers</b>	1,000.00	2,500.00
<b>Utility Expenses</b>		
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
<b>Total Utility Expenses</b>	4,302.32	7,181.17
<b>Total Expense</b>	6,202.12	12,435.97
<b>Net Ordinary Income</b>	(1,295.30)	2,572.80
<b>Net Income</b>	<b>(1,295.30)</b>	<b>2,572.80</b>

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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>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Income</b>		
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
<b>Total Income</b>	<u>15,008.77</u>	<u>15,008.77</u>
<b>Total Income</b>	<u>15,008.77</u>	<u>15,008.77</u>
<b>Gross Profit</b>	15,008.77	15,008.77
<b>Expense</b>		
<b>General &amp; Administrative</b>		
Income Tax Preparation/Legal	985.00	985.00
Office Expenses/Postage	19.80	19.80
Property Management Fees	1,000.00	1,000.00
<b>Total General &amp; Administrative</b>	<u>2,004.80</u>	<u>2,004.80</u>
<b>Repairs and Maintenance</b>		
Landscaping Maintenance	750.00	750.00
<b>Total Repairs and Maintenance</b>	<u>750.00</u>	<u>750.00</u>
<b>Reserve Transfers</b>		
Deferred Maintenance	2,500.00	2,500.00
<b>Total Reserve Transfers</b>	<u>2,500.00</u>	<u>2,500.00</u>
<b>Utility Expenses</b>		
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
<b>Total Utility Expenses</b>	<u>7,181.17</u>	<u>7,181.17</u>
<b>Total Expense</b>	<u>12,435.97</u>	<u>12,435.97</u>
<b>Net Ordinary Income</b>	<u>2,572.80</u>	<u>2,572.80</u>
<b>Net Income</b>	<u><u>2,572.80</u></u>	<u><u>2,572.80</u></u>

Tahitian Place Home Owners' Association, Inc.

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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