

Winds of Paradise Owners Association, Inc.  
**Balance Sheet**  
As of December 31, 2018

	<u>Dec 31, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Reserve Account	
Sunrise Reserve	2,577.07
Savings - Chase - 564	2,001.40
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Total Reserve Account	4,578.47
Operating Account	
Sunrise Operating	116,437.04
Chase Operating Account - 772	6,631.91
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Total Operating Account	123,068.95
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Total Checking/Savings	127,647.42
Accounts Receivable	
Accounts Receivable	123,018.56
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Total Accounts Receivable	123,018.56
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Total Current Assets	250,665.98
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<b>TOTAL ASSETS</b>	<b>250,665.98</b>
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<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserves	
Reserve Interest	122.52
Reserve Funds	4,455.95
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Total Reserves	4,578.47
Opening Balance Equity	202,656.12
Net Income	43,431.39
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Total Equity	250,665.98
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>250,665.98</b>
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Winds of Paradise Owners Association, Inc.  
**Profit & Loss Budget Performance**  
December 2018

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Interest Income	5.39	0.00	5.39	34.62	0.00	34.62	0.00
Collection Fees	0.00	0.00	0.00	2,662.68	0.00	2,662.68	0.00
Finance Charge	1,146.13	0.00	1,146.13	19,514.21	0.00	19,514.21	0.00
HOA Dues	11,581.00	11,063.00	518.00	135,864.00	132,756.00	3,108.00	132,756.00
<b>Total Income</b>	<b>12,732.52</b>	<b>11,063.00</b>	<b>1,669.52</b>	<b>158,075.51</b>	<b>132,756.00</b>	<b>25,319.51</b>	<b>132,756.00</b>
<b>Gross Profit</b>	<b>12,732.52</b>	<b>11,063.00</b>	<b>1,669.52</b>	<b>158,075.51</b>	<b>132,756.00</b>	<b>25,319.51</b>	<b>132,756.00</b>
<b>Expense</b>							
Reserve Study	0.00	0.00	0.00	2,895.00	0.00	2,895.00	0.00
Space Coast Assoc Dues	0.00	0.00	0.00	40.00	0.00	40.00	0.00
Annual Report to State	0.00	0.00	0.00	61.25	0.00	61.25	0.00
Insurance & Licenses Expense	4,916.46	4,592.50	323.96	55,953.84	55,110.00	843.84	55,110.00
Landscaping and Groundskeeping	5,650.00	1,875.00	3,775.00	25,475.18	22,500.00	2,975.18	22,500.00
Office Supplies	58.10	30.00	28.10	3,388.32	340.00	3,048.32	340.00
Other Projects	0.00	266.55	(266.55)	0.00	3,199.00	(3,199.00)	3,199.00
Pool/Clubhouse	386.20	486.50	(100.30)	7,079.60	5,836.00	1,243.60	5,836.00
Professional Fees-Legal	535.50	208.35	327.15	12,669.52	2,500.00	10,169.52	2,500.00
Property Management Fees	525.00	0.00	525.00	4,770.00	0.00	4,770.00	0.00
Repairs and Maintenance	517.70	1,507.15	(989.45)	2,802.34	18,086.00	(15,283.66)	18,086.00
Utilities	299.99	394.00	(94.01)	4,309.07	4,728.00	(418.93)	4,728.00
<b>Total Expense</b>	<b>12,888.95</b>	<b>9,360.05</b>	<b>3,528.90</b>	<b>119,444.12</b>	<b>112,299.00</b>	<b>7,145.12</b>	<b>112,299.00</b>
<b>Net Ordinary Income</b>	<b>(156.43)</b>	<b>1,702.95</b>	<b>(1,859.38)</b>	<b>38,631.39</b>	<b>20,457.00</b>	<b>18,174.39</b>	<b>20,457.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
Spec Assess - Irma	0.00	0.00	0.00	111,000.00	0.00	111,000.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>111,000.00</b>	<b>0.00</b>	<b>111,000.00</b>	<b>0.00</b>
<b>Other Expense</b>							
Hurricane Irma	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Reserve Contribution-Irma	0.00	0.00	0.00	106,000.00	0.00	106,000.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>106,200.00</b>	<b>0.00</b>	<b>106,200.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,800.00</b>	<b>0.00</b>	<b>4,800.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>(156.43)</b>	<b>1,702.95</b>	<b>(1,859.38)</b>	<b>43,431.39</b>	<b>20,457.00</b>	<b>22,974.39</b>	<b>20,457.00</b>