

7:03 PM

01/16/20

Accrual Basis

Winds of Paradise Owners Association, Inc.

Profit & Loss

December 2019

	<u>Dec 19</u>
Ordinary Income/Expense	
Income	
Interest / Late Fee	3.55
HOA Dues	11,581.00
Total Income	<u>11,584.55</u>
Gross Profit	11,584.55
Expense	
Insurance	
Building Insurance	5,723.45
Total Insurance	5,723.45
Reserve Contributions	
Reserve	1,270.00
Total Reserve Contributions	1,270.00
Grounds Maintenance	
Irrigation Repairs	49.00
Lawn Contract	1,500.00
Total Grounds Maintenance	1,549.00
Pool, Clubhouse & Amenities	
Pool Repairs & Maint	0.00
Pool	300.00
Total Pool, Clubhouse & Amenities	300.00
Building Maintenance	
Pest Control - Exterior	76.00
Repairs and Maintenance	365.98
Total Building Maintenance	441.98
Administrative	
Licenses, Dues & Sub	0.00
Office Supplies	43.75
Property Management Fees	515.00
Total Administrative	558.75
Total Expense	<u>9,843.18</u>
Net Ordinary Income	1,741.37
Net Income	<u><u>1,741.37</u></u>

7:03 PM

01/16/20

Accrual Basis

## Winds of Paradise Owners Association, Inc.

## Balance Sheet

As of December 31, 2019

	Dec 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Reserve Account	
Sunrise Reserve	89,014.28
Total Reserve Account	89,014.28
Operating Account	
Sunrise Operating	40,383.59
Total Operating Account	40,383.59
Total Checking/Savings	129,397.87
Accounts Receivable	
Accounts Receivable	116,456.64
Total Accounts Receivable	116,456.64
Total Current Assets	245,854.51
<b>TOTAL ASSETS</b>	<b>245,854.51</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-131.66
Total Accounts Payable	-131.66
Total Current Liabilities	-131.66
Total Liabilities	-131.66
Equity	
Insurance Proceeds	4,243.00
Reserves	
Reserve Interest	235.00
Reserve Funds	
Roofs	74,259.42
Pool - Resurfacing & Tile	584.00
Pool - Fencing & Gates	409.00
Pool - Pool Deck	458.00
Pavement - Sealcoat	162.00
Pavement - Asphalt Overlay	1,243.00
Painting	5,146.00
Mechanical - HVAC	297.00
Common Area - Bathrooms	666.00
Common Area - Kitchen	142.00
Common Area - Interior Reno	326.00
Reserve Funds - Other	2,540.00
Total Reserve Funds	86,232.42
Total Reserves	86,467.42
Opening Balance Equity	202,656.12
Unrestricted Net Assets	42,707.53
Net Income	-90,087.90
Total Equity	245,986.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>245,854.51</b>