



# Winds of Paradise Financial Reports

**April 2022**

Submitted by Precision Property Management Solutions

Approved by the Board of Directors:

Peggy Penridge, Lou Murren, Taryn Riley, Maggie Dokic & Jonathon Pitt

## Winds of Paradise Owners Association, Inc.

## Profit &amp; Loss

April 2022

05/15/22

Accrual Basis

	<u>Apr 22</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Interest Income	2.52
HOA Dues	12,600.00
<b>Total Income</b>	<u>12,602.52</u>
<b>Gross Profit</b>	12,602.52
<b>Expense</b>	
<b>Professional Fees</b>	
Legal	20.00
<b>Total Professional Fees</b>	20.00
<b>Insurance</b>	
Building Insurance	5,629.51
<b>Total Insurance</b>	5,629.51
<b>Reserve Contributions</b>	
Reserve	1,010.09
<b>Total Reserve Contributions</b>	1,010.09
<b>Grounds Maintenance</b>	
Irrigation Repairs	25.00
Lawn Contract	1,638.25
<b>Total Grounds Maintenance</b>	1,663.25
<b>Pool, Clubhouse &amp; Amenities</b>	
Pool	335.00
<b>Total Pool, Clubhouse &amp; Amenities</b>	335.00
<b>Building Maintenance</b>	
Pest Control - Termite	1,918.00
<b>Total Building Maintenance</b>	1,918.00
<b>Administrative</b>	
Janitorial and Office Supplies	127.00
Property Management Fees	575.00
<b>Total Administrative</b>	<u>702.00</u>

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05/15/22

Accrual Basis

Winds of Paradise Owners Association, Inc.

Profit & Loss

April 2022

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	<u>Apr 22</u>
Utilities	
Water & Sewer	3.63
Electric	495.68
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Total Utilities	499.31
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Total Expense	11,777.16
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Net Ordinary Income	825.36
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Other Income/Expense	
Other Income	
SA Paint/Soffitt/Paving - 2020	249.00
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Total Other Income	249.00
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Net Other Income	249.00
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Net Income	<u><u>1,074.36</u></u>

**Winds of Paradise Owners Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Uncategorized Income	0.02			
Interest Income	9.79			
Interest / Late Fee	15.75			
HOA Dues	63,700.00	155,400.00	-91,700.00	41.0%
<b>Total Income</b>	63,725.56	155,400.00	-91,674.44	41.0%
<b>Gross Profit</b>	63,725.56	155,400.00	-91,674.44	41.0%
<b>Expense</b>				
<b>Professional Fees</b>				
Accounting Fees	0.00	100.00	-100.00	0.0%
Legal	312.50	5,000.00	-4,687.50	6.3%
<b>Total Professional Fees</b>	312.50	5,100.00	-4,787.50	6.1%
<b>Utilities</b>				
Water & Sewer	227.73	900.00	-672.27	25.3%
Electric	1,675.36	3,300.00	-1,624.64	50.8%
<b>Total Utilities</b>	1,903.09	4,200.00	-2,296.91	45.3%
<b>Reserve Contributions</b>				
Reserve	2,020.18			
<b>Total Reserve Contributions</b>	2,020.18			
<b>Pool, Clubhouse &amp; Amenities</b>				
Pool, Clubhouse & Amenities - Other	0.00	0.00	0.00	0.0%
Pool Repairs & Maint	226.60	1,200.00	-973.40	18.9%
Pool	2,235.00	4,020.00	-1,785.00	55.6%
<b>Total Pool, Clubhouse &amp; Amenities</b>	2,461.60	5,220.00	-2,758.40	47.2%
<b>Administrative</b>				
Taxes	0.00	50.00	-50.00	0.0%
Annual Corporate Filing	0.00	61.25	-61.25	0.0%
Bad Debt	0.00	4,200.00	-4,200.00	0.0%
Bank Fees	0.00	100.00	-100.00	0.0%
Postage and Delivery	0.00	100.00	-100.00	0.0%
Computer and Internet Expenses	29.00	100.00	-71.00	29.0%
Licenses, Dues & Sub	40.00	238.52	-198.52	16.8%
Office Supplies	43.35			
Janitorial and Office Supplies	474.00	240.11	233.89	197.4%
Property Management Fees	2,875.00	6,900.00	-4,025.00	41.7%
<b>Total Administrative</b>	3,461.35	11,989.88	-8,528.53	28.9%

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Accrual Basis

**Winds of Paradise Owners Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Building Maintenance</b>				
Cleaning Service	0.00	1,320.00	-1,320.00	0.0%
Pest Control - Exterior	81.00	500.00	-419.00	16.2%
Pest Control - Termite	1,918.00	1,999.00	-81.00	95.9%
Repairs and Maintenance	2,889.16	12,000.00	-9,110.84	24.1%
<b>Total Building Maintenance</b>	4,888.16	15,819.00	-10,930.84	30.9%
<b>Grounds Maintenance</b>				
Landscaping, Shrubs & Mulch	0.00	5,000.00	-5,000.00	0.0%
Irrigation Repairs	103.00	2,500.00	-2,397.00	4.1%
Lawn Contract	6,589.75	20,700.00	-14,110.25	31.8%
<b>Total Grounds Maintenance</b>	6,692.75	28,200.00	-21,507.25	23.7%
<b>Insurance</b>				
Building Appraisal	0.00	750.00	-750.00	0.0%
Building Insurance	22,518.04	72,000.00	-49,481.96	31.3%
<b>Total Insurance</b>	22,518.04	72,750.00	-50,231.96	31.0%
<b>Total Expense</b>	44,257.67	143,278.88	-99,021.21	30.9%
<b>Net Ordinary Income</b>	19,467.89	12,121.12	7,346.77	160.6%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
SA Paint/Soffitt/Paving - 2020	0.00			
<b>Total Other Income</b>	0.00			
<b>Other Expense</b>				
Roofs	-24,963.51	4,800.00	-29,763.51	-520.1%
Pavement - Sealcoat	0.03	0.12	-0.09	25.0%
Pavement - Asphalt Overlay	174.99	700.00	-525.01	25.0%
Clubhouse Reserve	380.25	1,521.00	-1,140.75	25.0%
Painting Reserve	549.99	2,200.00	-1,650.01	25.0%
Pool - Fencing & Gates	725.01	2,900.00	-2,174.99	25.0%
<b>Total Other Expense</b>	-23,133.24	12,121.12	-35,254.36	-190.9%
<b>Net Other Income</b>	23,133.24	-12,121.12	35,254.36	-190.9%
<b>Net Income</b>	<b>42,601.13</b>	<b>0.00</b>	<b>42,601.13</b>	<b>100.0%</b>