



Winds of Paradise Financial Reports

June 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 & Loss

June 2022

07/17/22

Accrual Basis

	<u>Jun 22</u>
Ordinary Income/Expense	
Income	
Interest / Late Fee	23.31
HOA Dues	12,610.00
Total Income	<u>12,633.31</u>
Gross Profit	12,633.31
Expense	
Insurance	
Building Insurance	5,629.51
Total Insurance	5,629.51
Reserve Contributions	
Reserve	1,010.09
Total Reserve Contributions	1,010.09
Grounds Maintenance	
Irrigation Repairs	960.50
Lawn Contract	1,638.25
Total Grounds Maintenance	2,598.75
Pool, Clubhouse & Amenities	
Pool Repairs & Maint	20.32
Pool	335.00
Total Pool, Clubhouse & Amenities	355.32
Building Maintenance	
Pest Control - Rodent	3,395.00
Pest Control - Exterior	81.00
Repairs and Maintenance	1,457.43
Total Building Maintenance	4,933.43
Administrative	
Janitorial and Office Supplies	127.00
Total Administrative	<u>127.00</u>

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07/17/22

Accrual Basis

Winds of Paradise Owners Association, Inc.

Profit & Loss

June 2022

	<u>Jun 22</u>
Utilities	
Water & Sewer	<u>73.25</u>
Total Utilities	<u>73.25</u>
Total Expense	<u>14,727.35</u>
Net Ordinary Income	<u>-2,094.04</u>
Net Income	<u><u>-2,094.04</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
Ordinary Income/Expense				
Income				
Uncategorized Income	0.02			
Interest Income	12.33			
Interest / Late Fee	69.03			
HOA Dues	89,260.00	155,400.00	-66,140.00	57.4%
Total Income	89,341.38	155,400.00	-66,058.62	57.5%
Gross Profit	89,341.38	155,400.00	-66,058.62	57.5%
Expense				
Professional Fees				
Accounting Fees	0.00	100.00	-100.00	0.0%
Legal	312.50	5,000.00	-4,687.50	6.3%
Total Professional Fees	312.50	5,100.00	-4,787.50	6.1%
Utilities				
Water & Sewer	415.95	900.00	-484.05	46.2%
Electric	2,104.00	3,300.00	-1,196.00	63.8%
Total Utilities	2,519.95	4,200.00	-1,680.05	60.0%
Administrative				
Taxes	0.00	50.00	-50.00	0.0%
Annual Corporate Filing	0.00	61.25	-61.25	0.0%
Janitorial and Office Supplies	0.00	240.11	-240.11	0.0%
Bad Debt	0.00	4,200.00	-4,200.00	0.0%
Postage and Delivery	0.00	100.00	-100.00	0.0%
Bank Fees	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			
Property Management Fees	2,875.00	6,900.00	-4,025.00	41.7%
Total Administrative	2,987.35	11,989.88	-9,002.53	24.9%
Pool, Clubhouse & Amenities				
Pool, Clubhouse & Amenities - Other	0.00	0.00	0.00	0.0%
Pool Repairs & Maint	246.92	1,200.00	-953.08	20.6%
Pool	2,905.00	4,020.00	-1,115.00	72.3%
Total Pool, Clubhouse & Amenities	3,151.92	5,220.00	-2,068.08	60.4%
Reserve Contributions				
Reserve	4,040.36			
Total Reserve Contributions	4,040.36			

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

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Grounds Maintenance				
Landscaping, Shrubs & Mulch	1,375.00	5,000.00	-3,625.00	27.5%
Irrigation Repairs	1,655.50	2,500.00	-844.50	66.2%
Lawn Contract	9,866.25	20,700.00	-10,833.75	47.7%
Total Grounds Maintenance	12,896.75	28,200.00	-15,303.25	45.7%
Building Maintenance				
Pest Control - Exterior	162.00	500.00	-338.00	32.4%
Cleaning Service	728.00	1,320.00	-592.00	55.2%
Pest Control - Termite	1,918.00	1,999.00	-81.00	95.9%
Repairs and Maintenance	4,640.17	12,000.00	-7,359.83	38.7%
Pest Control - Rodent	6,792.00			
Total Building Maintenance	14,240.17	15,819.00	-1,578.83	90.0%
Insurance				
Building Appraisal	0.00	750.00	-750.00	0.0%
Building Insurance	33,777.06	72,000.00	-38,222.94	46.9%
Total Insurance	33,777.06	72,750.00	-38,972.94	46.4%
Total Expense	73,926.06	143,278.88	-69,352.82	51.6%
Net Ordinary Income	15,415.32	12,121.12	3,294.20	127.2%
Other Income/Expense				
Other Income				
SA Paint/Soffitt/Paving - 2020	0.00			
Total Other Income	0.00			
Other Expense				
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%
Total Other Expense	-23,133.24	12,121.12	-35,254.36	-190.9%
Net Other Income	23,133.24	-12,121.12	35,254.36	-190.9%
Net Income	38,548.56	0.00	38,548.56	100.0%