



# Winds of Paradise Financial Reports

November

2022

Submitted by Prestige Property Management

Approved by the Board of Directors: Peggy Penridge, Maggie Dokic, Lou Murren, Taryn Riley & Jonathan Pitt

**Winds of Paradise Owners Association, Inc.**  
**Profit & Loss**  
**November 2022**

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	Nov 22
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Uncategorized Income	0.02
HOA Dues	12,950.00
<b>Total Income</b>	12,950.02
<b>Gross Profit</b>	12,950.02
<b>Expense</b>	
Uncategorized Expenses	0.00
<b>Insurance</b>	
Building Insurance	6,224.49
<b>Total Insurance</b>	6,224.49
<b>Reserve Contributions</b>	
Reserve	1,010.09
<b>Total Reserve Contributions</b>	1,010.09
<b>Grounds Maintenance</b>	
Lawn Contract	2,138.25
<b>Total Grounds Maintenance</b>	2,138.25
<b>Pool, Clubhouse &amp; Amenities</b>	
Pool Repairs & Maint	128.35
Pool	335.00
<b>Total Pool, Clubhouse &amp; Amenit...</b>	463.35
<b>Building Maintenance</b>	
Cleaning Service	127.00
Repairs and Maintenance	2,450.00
<b>Total Building Maintenance</b>	2,577.00
<b>Administrative</b>	
Janitorial and Office Supplies	28.30
Postage and Delivery	0.00
Licenses, Dues & Sub	0.00
Property Management Fees	750.00
<b>Total Administrative</b>	778.30
<b>Utilities</b>	
Water & Sewer	51.12
Electric	312.93
<b>Total Utilities</b>	364.05
<b>Total Expense</b>	13,555.53
<b>Net Ordinary Income</b>	-605.51
<b>Net Income</b>	-605.51

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

	Jan - Nov 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
Uncategorized Income	0.04			
Interest Income	44.45			
Interest / Late Fee	218.98			
HOA Dues	142,110.00	142,450.00	-340.00	99.8%
<b>Total Income</b>	<b>142,373.47</b>	<b>142,450.00</b>	<b>-76.53</b>	<b>99.9%</b>
<b>Gross Profit</b>	<b>142,373.47</b>	<b>142,450.00</b>	<b>-76.53</b>	<b>99.9%</b>
<b>Expense</b>				
Professional Fees				
Accounting Fees	125.00	91.63	33.37	136.4%
Legal	312.50	4,583.38	-4,270.88	6.8%
<b>Total Professional Fees</b>	<b>437.50</b>	<b>4,675.01</b>	<b>-4,237.51</b>	<b>9.4%</b>
Uncategorized Expenses	0.00			
Insurance				
Building Appraisal	0.00	687.50	-687.50	0.0%
Building Insurance	67,014.67	66,000.00	1,014.67	101.5%
<b>Total Insurance</b>	<b>67,014.67</b>	<b>66,687.50</b>	<b>327.17</b>	<b>100.5%</b>
Reserve Contributions				
Reserve	11,110.99	11,110.99	0.00	100.0%
Reserve Contributions - Other	0.00	0.00	0.00	0.0%
<b>Total Reserve Contributions</b>	<b>11,110.99</b>	<b>11,110.99</b>	<b>0.00</b>	<b>100.0%</b>
Grounds Maintenance				
Irrigation Repairs	1,784.50	2,291.66	-507.16	77.9%
Landscaping, Shrubs & Mulch	3,910.00	4,583.37	-673.37	85.3%
Lawn Contract	16,919.25	18,975.00	-2,055.75	89.2%
<b>Total Grounds Maintenance</b>	<b>22,613.75</b>	<b>25,850.03</b>	<b>-3,236.28</b>	<b>87.5%</b>
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	1,103.12	1,100.00	3.12	100.3%
Pool	3,685.00	3,685.00	0.00	100.0%
Pool, Clubhouse & Amenities - O...	0.00	0.00	0.00	0.0%
<b>Total Pool, Clubhouse &amp; Amenities</b>	<b>4,788.12</b>	<b>4,785.00</b>	<b>3.12</b>	<b>100.1%</b>

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

	Jan - Nov 22	Budget	\$ Over Budget	% of Budget
<b>Building Maintenance</b>				
Pest Control - Rodent	20,739.00			
Cleaning Service	1,363.00	1,210.00	153.00	112.6%
Pest Control - Termites	2,297.00	1,832.38	464.62	125.4%
Pest Control - Exterior	243.00	458.37	-215.37	53.0%
Repairs and Maintenance	8,187.42	11,000.00	-2,812.58	74.4%
<b>Total Building Maintenance</b>	<b>32,829.42</b>	<b>14,500.75</b>	<b>18,328.67</b>	<b>226.4%</b>
<b>Administrative</b>				
Taxes	59.00	45.87	13.13	128.6%
Annual Corporate Filing	0.00	56.10	-56.10	0.0%
Janitorial and Office Supplies	71.65	220.16	-148.51	32.5%
Computer and Internet Expenses	29.00	91.63	-62.63	31.6%
Postage and Delivery	43.30	91.63	-48.33	47.3%
Bank Fees	0.00	91.63	-91.63	0.0%
Licenses, Dues & Sub	40.00	218.70	-178.70	18.3%
Bad Debt	0.00	3,850.00	-3,850.00	0.0%
Office Supplies	0.00			
Property Management Fees	6,850.00	6,325.00	525.00	108.3%
<b>Total Administrative</b>	<b>7,092.95</b>	<b>10,990.72</b>	<b>-3,897.77</b>	<b>64.5%</b>
<b>Utilities</b>				
Water & Sewer	637.75	825.00	-187.25	77.3%
Electric	4,316.63	3,025.00	1,291.63	142.7%
<b>Total Utilities</b>	<b>4,954.38</b>	<b>3,850.00</b>	<b>1,104.38</b>	<b>128.7%</b>
<b>Total Expense</b>	<b>150,841.78</b>	<b>142,450.00</b>	<b>8,391.78</b>	<b>105.9%</b>
<b>Net Ordinary Income</b>	<b>-8,468.31</b>	<b>0.00</b>	<b>-8,468.31</b>	<b>100.0%</b>