



# Winds of Paradise Financial Reports

October

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**  
**October 2022**

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	Oct 22
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Uncategorized Income	0.02
Interest Income	10.27
Interest / Late Fee	47.63
HOA Dues	12,950.00
	13,007.92
<b>Total Income</b>	<b>13,007.92</b>
<b>Gross Profit</b>	<b>13,007.92</b>
<b>Expense</b>	
Uncategorized Expenses	0.00
<b>Insurance</b>	
Building Insurance	6,224.49
	6,224.49
<b>Total Insurance</b>	<b>6,224.49</b>
<b>Reserve Contributions</b>	
Reserve	1,010.09
	1,010.09
<b>Total Reserve Contributions</b>	<b>1,010.09</b>
<b>Grounds Maintenance</b>	
Irrigation Repairs	88.00
Landscaping, Shrubs & Mulch	2,535.00
Lawn Contract	1,638.25
	4,261.25
<b>Total Grounds Maintenance</b>	<b>4,261.25</b>
<b>Pool, Clubhouse &amp; Amenities</b>	
Pool Repairs & Maint	401.25
Pool	670.00
	1,071.25
<b>Total Pool, Clubhouse &amp; Amenit...</b>	<b>1,071.25</b>
<b>Building Maintenance</b>	
Pest Control - Rodent	5,221.00
Cleaning Service	127.00
Pest Control - Exterior	81.00
Repairs and Maintenance	424.81
	5,853.81
<b>Total Building Maintenance</b>	<b>5,853.81</b>
<b>Administrative</b>	
Postage and Delivery	43.30
Licenses, Dues & Sub	0.00
Office Supplies	0.00
Property Management Fees	750.00
	793.30
<b>Total Administrative</b>	<b>793.30</b>
<b>Utilities</b>	
Water & Sewer	59.78
Electric	381.97
	441.75
<b>Total Utilities</b>	<b>441.75</b>
<b>Total Expense</b>	<b>19,655.94</b>
<b>Net Ordinary Income</b>	<b>-6,648.02</b>
<b>Net Income</b>	<b><u><u>-6,648.02</u></u></b>

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

	Jan - Oct 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
Uncategorized Income	0.02			
Interest Income	44.45			
Interest / Late Fee	218.98			
HOA Dues	129,160.00	129,500.00	-340.00	99.7%
<b>Total Income</b>	129,423.45	129,500.00	-76.55	99.9%
<b>Gross Profit</b>	129,423.45	129,500.00	-76.55	99.9%
Expense				
Professional Fees				
Accounting Fees	83.30	41.70	41.70	150.1%
Legal	312.50	4,166.71	-3,854.21	7.5%
Total Professional Fees	437.50	4,250.01	-3,812.51	10.3%
Uncategorized Expenses	0.00			
Insurance				
Building Appraisal	0.00	625.00	-625.00	0.0%
Building Insurance	60,790.18	60,000.00	790.18	101.3%
Total Insurance	60,790.18	60,625.00	165.18	100.3%
Reserve Contributions				
Reserve	10,100.90	10,100.90	0.00	100.0%
Reserve Contributions - Other	0.00	0.00	0.00	0.0%
Total Reserve Contributions	10,100.90	10,100.90	0.00	100.0%
Grounds Maintenance				
Irrigation Repairs	1,784.50	2,083.33	-298.83	85.7%
Landscaping, Shrubs & Mulch	3,910.00	4,166.70	-256.70	93.8%
Lawn Contract	14,781.00	17,250.00	-2,469.00	85.7%
Total Grounds Maintenance	20,475.50	23,500.03	-3,024.53	87.1%
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	974.77	1,000.00	-25.23	97.5%
Pool	3,350.00	3,350.00	0.00	100.0%
Pool, Clubhouse & Amenities - O...	0.00	0.00	0.00	0.0%
Total Pool, Clubhouse & Amenities	4,324.77	4,350.00	-25.23	99.4%

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

	Jan - Oct 22	Budget	\$ Over Budget	% of Budget
<b>Building Maintenance</b>				
Pest Control - Rodent	20,739.00			
Cleaning Service	1,236.00	1,100.00	136.00	112.4%
Pest Control - Termite	2,297.00	1,665.80	631.20	137.9%
Pest Control - Exterior	243.00	416.70	-173.70	58.3%
Repairs and Maintenance	5,737.42	10,000.00	-4,262.58	57.4%
<b>Total Building Maintenance</b>	<b>30,252.42</b>	<b>13,182.50</b>	<b>17,069.92</b>	<b>229.5%</b>
<b>Administrative</b>				
Taxes	59.00	41.70	17.30	141.5%
Annual Corporate Filing	0.00	51.00	-51.00	0.0%
Janitorial and Office Supplies	43.35	200.16	-156.81	21.7%
Computer and Internet Expenses	29.00	83.30	-54.30	34.8%
Postage and Delivery	43.30	83.30	-40.00	52.0%
Bank Fees	0.00	83.30	-83.30	0.0%
Licenses, Dues & Sub	40.00	198.81	-158.81	20.1%
Bad Debt	0.00	3,500.00	-3,500.00	0.0%
Office Supplies	0.00			
Property Management Fees	6,100.00	5,750.00	350.00	106.1%
<b>Total Administrative</b>	<b>6,314.65</b>	<b>9,991.57</b>	<b>-3,676.92</b>	<b>63.2%</b>
<b>Utilities</b>				
Water & Sewer	586.63	750.00	-163.37	78.2%
Electric	4,003.70	2,750.00	1,253.70	145.6%
<b>Total Utilities</b>	<b>4,590.33</b>	<b>3,500.00</b>	<b>1,090.33</b>	<b>131.2%</b>
<b>Total Expense</b>	<b>137,286.25</b>	<b>129,500.01</b>	<b>7,786.24</b>	<b>106.0%</b>
<b>Net Ordinary Income</b>	<b>-7,862.80</b>	<b>-0.01</b>	<b>-7,862.79</b>	<b>78,628,000.0%</b>