



Winds of Paradise Financial Reports September 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
September 2022

	Sep 22
Ordinary Income/Expense	
Income	
Uncategorized Income	0.00
Interest Income	13.81
Interest / Late Fee	32.89
HOA Dues	12,950.00
Total Income	12,996.70
Gross Profit	12,996.70
Expense	
Uncategorized Expenses	0.00
Insurance	
Building Insurance	6,224.49
Total Insurance	6,224.49
Reserve Contributions	
Reserve	1,010.09
Total Reserve Contributions	1,010.09
Grounds Maintenance	
Irrigation Repairs	18.00
Total Grounds Maintenance	18.00
Building Maintenance	
Pest Control - Rodent	2,250.00
Cleaning Service	127.00
Pest Control - Termite	379.00
Repairs and Maintenance	0.00
Total Building Maintenance	2,756.00
Administrative	
Licenses, Dues & Sub	0.00
Office Supplies	0.00
Property Management Fees	750.00
Total Administrative	750.00
Utilities	
Water & Sewer	57.86
Electric	400.52
Total Utilities	458.38
Total Expense	11,216.96
Net Ordinary Income	1,779.74
Net Income	1,779.74

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

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Uncategorized Income	0.00			
Interest Income	34.18			
Interest / Late Fee	171.35			
HOA Dues	116,210.00	116,550.00	-340.00	99.7%
Total Income	116,415.53	116,550.00	-134.47	99.9%
Gross Profit	116,415.53	116,550.00	-134.47	99.9%
Expense				
Professional Fees				
Accounting Fees	125.00	74.97	50.03	166.7%
Legal	312.50	3,750.04	-3,437.54	8.3%
Total Professional Fees	437.50	3,825.01	-3,387.51	11.4%
Uncategorized Expenses	0.00			
Insurance				
Building Appraisal	0.00	562.50	-562.50	0.0%
Building Insurance	54,565.69	54,000.00	565.69	101.0%
Total Insurance	54,565.69	54,562.50	3.19	100.0%
Reserve Contributions				
Reserve	9,090.81	9,090.81	0.00	100.0%
Reserve Contributions - Other	0.00	0.00	0.00	0.0%
Total Reserve Contributions	9,090.81	9,090.81	0.00	100.0%
Grounds Maintenance				
Irrigation Repairs	1,696.50	1,875.00	-178.50	90.5%
Landscaping, Shrubs & Mulch	1,375.00	3,750.03	-2,375.03	36.7%
Lawn Contract	13,142.75	15,525.00	-2,382.25	84.7%
Total Grounds Maintenance	16,214.25	21,150.03	-4,935.78	76.7%
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	573.52	900.00	-326.48	63.7%
Pool	2,680.00	3,015.00	-335.00	88.9%
Pool, Clubhouse & Amenities - O...	0.00	0.00	0.00	0.0%
Total Pool, Clubhouse & Amenities	3,253.52	3,915.00	-661.48	83.1%

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

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Building Maintenance				
Pest Control - Rodent	15,518.00			
Cleaning Service	1,109.00	990.00	119.00	112.0%
Pest Control - Termitte	2,297.00	1,499.22	797.78	153.2%
Pest Control - Exterior	162.00	375.03	-213.03	43.2%
Repairs and Maintenance	5,312.61	9,000.00	-3,687.39	59.0%
Total Building Maintenance	24,398.61	11,864.25	12,534.36	205.6%
Administrative				
Taxes	59.00	37.53	21.47	157.2%
Annual Corporate Filing	0.00	45.90	-45.90	0.0%
Janitorial and Office Supplies	43.35	180.16	-136.81	24.1%
Computer and Internet Expenses	29.00	74.97	-45.97	38.7%
Postage and Delivery	0.00	74.97	-74.97	0.0%
Bank Fees	0.00	74.97	-74.97	0.0%
Licenses, Dues & Sub	40.00	178.92	-138.92	22.4%
Bad Debt	0.00	3,150.00	-3,150.00	0.0%
Office Supplies	0.00			
Property Management Fees	5,350.00	5,175.00	175.00	103.4%
Total Administrative	5,521.35	8,992.42	-3,471.07	61.4%
Utilities				
Water & Sewer	526.85	675.00	-148.15	78.1%
Electric	3,621.73	2,475.00	1,146.73	146.3%
Total Utilities	4,148.58	3,150.00	998.58	131.7%
Total Expense	117,630.31	116,550.02	1,080.29	100.9%
Net Ordinary Income	-1,214.78	-0.02	-1,214.76	6,073,900.0%