



Winds of Paradise Financial Reports

January

2023

Submitted by Prestige Property Management

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

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02/22/23

Accrual Basis

Winds of Paradise Owners Association, Inc.
Balance Sheet
As of January 31, 2023

	<u>Jan 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Reserve Account	
Sunrise Reserve	93,582.81
Total Reserve Account	93,582.81
Operating Account	
Sunrise Operating	39,956.00
Total Operating Account	39,956.00
Total Checking/Savings	133,538.81
Accounts Receivable	
Accounts Receivable	113,112.48
Total Accounts Receivable	113,112.48
Total Current Assets	246,651.29
TOTAL ASSETS	<u>246,651.29</u>
LIABILITIES & EQUITY	
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	606.07
R-Roofs	35,278.82
R-Pool-Resurfacing/Tile/D...	28,641.70
R-Pool - Fencing & Gates	5,504.08
R-Pavement - Sealcoat	2,705.35
R-Pavement - Asphalt Over...	2,197.21
R-Painting Reserve	14,310.88
R-Clubhouse Reserve	4,338.70
Total Reserve Funds	93,582.81
Total Reserves	93,582.81
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-78,184.34
Net Income	2,433.19
Total Equity	246,651.29
TOTAL LIABILITIES & EQUITY	<u>246,651.29</u>

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Winds of Paradise Owners Association, Inc.

Profit & Loss

January 2023

02/22/23

Accrual Basis

	<u>Jan 23</u>
Ordinary Income/Expense	
Income	
Interest Income	9.07
HOA Dues	13,320.00
Total Income	<u>13,329.07</u>
Gross Profit	13,329.07
Expense	
Uncategorized Expenses	0.00
Insurance	
Building Insurance	6,224.49
Total Insurance	6,224.49
Reserve Contributions	
Reserve	1,217.00
Total Reserve Contributions	1,217.00
Grounds Maintenance	
Lawn Contract	1,638.25
Total Grounds Maintenance	1,638.25
Pool, Clubhouse & Amenities	
Pool Repairs & Maint	0.00
Pool	360.00
Total Pool, Clubhouse & Amenit...	360.00
Building Maintenance	
Cleaning Service	127.00
Pest Control - Exterior	81.00
Repairs and Maintenance	100.00
Total Building Maintenance	308.00
Administrative	
Janitorial and Office Supplies	0.00
Postage and Delivery	0.00
Licenses, Dues & Sub	0.00
Property Management Fees	750.00
Total Administrative	750.00
Utilities	
Water & Sewer	52.09
Electric	346.05
Total Utilities	<u>398.14</u>
Total Expense	<u>10,895.88</u>
Net Ordinary Income	<u>2,433.19</u>
Net Income	<u><u>2,433.19</u></u>