



Winds of Paradise Financial Reports

April
2023

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.

Balance Sheet

As of April 30, 2023

05/09/23

Accrual Basis

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Reserve Account	
Sunrise Reserve	97,603.69
Total Reserve Account	97,603.69
Operating Account	
Sunrise Operating	43,051.29
Total Operating Account	43,051.29
Total Checking/Savings	140,654.98
Accounts Receivable	
Accounts Receivable	115,359.27
Total Accounts Receivable	115,359.27
Total Current Assets	256,014.25
TOTAL ASSETS	256,014.25
LIABILITIES & EQUITY	
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	975.95
R-Roofs	35,402.81
R-Pool-Resurfacing/Tile/D...	30,530.71
R-Pool - Fencing & Gates	5,648.08
R-Pavement - Sealcoat	2,789.35
R-Pavement - Asphalt Over...	2,266.21
R-Painting Reserve	15,531.88
R-Clubhouse Reserve	4,458.70
Total Reserve Funds	97,603.69
Total Reserves	97,603.69
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-78,178.99
Net Income	7,769.92
Total Equity	256,014.25
TOTAL LIABILITIES & EQUITY	256,014.25

Winds of Paradise Owners Association, Inc.

Profit & Loss

05/09/23

April 2023

Accrual Basis

	<u>Apr 23</u>
Ordinary Income/Expense	
Income	
Interest Income	9.73
HOA Dues	<u>13,320.00</u>
Total Income	<u>13,329.73</u>
Gross Profit	13,329.73
Expense	
Uncategorized Expenses	0.00
Insurance	
Building Insurance	<u>6,224.49</u>
Total Insurance	6,224.49
Reserve Contributions	
Reserve	<u>1,217.00</u>
Total Reserve Contributions	1,217.00
Grounds Maintenance	
Irrigation Repairs	<u>18.00</u>
Total Grounds Maintenance	18.00
Pool, Clubhouse & Amenities	
Pool Repairs & Maint	0.00
Pool	<u>360.00</u>
Total Pool, Clubhouse & Amenit...	360.00
Building Maintenance	
Cleaning Service	127.00
Pest Control - Exterior	81.00
Repairs and Maintenance	<u>172.42</u>
Total Building Maintenance	380.42
Administrative	
Janitorial and Office Supplies	25.05
Postage and Delivery	17.78
Licenses, Dues & Sub	0.00
Property Management Fees	<u>750.00</u>
Total Administrative	792.83
Utilities	
Water & Sewer	49.99
Electric	<u>349.86</u>
Total Utilities	<u>399.85</u>
Total Expense	<u>9,392.59</u>
Net Ordinary Income	<u>3,937.14</u>
Net Income	<u><u>3,937.14</u></u>