



Winds of Paradise Financial Reports February 2025

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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03/29/25

Accrual Basis

Winds of Paradise Owners Association, Inc.

Profit & Loss

February 2025

SCANNER

	Feb 25
Ordinary Income/Expense	
Income	
Interest Income	82.57
HOA Dues	19,570.00
Total Income	19,652.57
Gross Profit	19,652.57
Expense	
Insurance	
Building Insurance	11,021.25
Total Insurance	11,021.25
Reserve Contributions	
Reserve	1,000.00
Total Reserve Contributions	1,000.00
Grounds Maintenance	
Landscaping, Shrubs & Mulch	740.00
Lawn Contract	1,808.00
Total Grounds Maintenance	2,548.00
Pool, Clubhouse & Amenities	
Pool	390.00
Total Pool, Clubhouse & Amenities	390.00
Building Maintenance	
Pest Control - Rodent	417.50
Cleaning Service	127.00
Pest Control - Exterior	88.00
Repairs and Maintenance	314.26
Total Building Maintenance	946.76
Administrative	
Postage and Delivery	20.18
Licenses, Dues & Sub	65.00
Office Supplies	39.60
Property Management Fees	750.00
Total Administrative	874.78
Utilities	
Water & Sewer	81.42
Electric	327.52
Total Utilities	408.94
Total Expense	17,189.73
Net Ordinary Income	2,462.84
Net Income	2,462.84

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Accrual Basis

Winds of Paradise Owners Association, Inc.

Balance Sheet

As of February 28, 2025

	Feb 28, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating Account #0515	66,122.72
Reserve Account	
Sunrise Reserve	118,545.88
Total Reserve Account	118,545.88
Total Checking/Savings	184,668.60
Accounts Receivable	
Accounts Receivable	121,148.16
Total Accounts Receivable	121,148.16
Total Current Assets	305,816.76
TOTAL ASSETS	305,816.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-1,870.00
Total Accounts Payable	-1,870.00
Total Current Liabilities	-1,870.00
Total Liabilities	-1,870.00
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	4,382.18
R-Roofs	37,740.33
R-Pool-Resurfacing/Tile/Deck	36,308.07
R-Pool - Fencing & Gates	6,251.96
R-Pavement - Sealcoat	3,013.35
R-Pavement - Asphalt Overlay	3,290.89
R-Painting Reserve	22,235.80
R-Clubhouse Reserve	5,323.30
Total Reserve Funds	118,545.88
Total Reserves	118,545.88
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-45,203.74
Net Income	5,524.99
Total Equity	307,686.76
TOTAL LIABILITIES & EQUITY	305,816.76