



Winds of Paradise Financial Reports

January

2025

Submitted by Prestige Property Management

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

1:05 PM

02/25/25

Accrual Basis

Winds of Paradise Owners Association, Inc.
Balance Sheet
As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	67,073.65
Operating Account #0515	
Reserve Account	
Sunrise Reserve	117,323.37
Total Reserve Account	
	117,323.37
Total Checking/Savings	184,397.02
Accounts Receivable	
Accounts Receivable	119,286.45
Total Accounts Receivable	119,286.45
Total Current Assets	303,683.47
TOTAL ASSETS	303,683.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	80.77
Accounts Payable	
Total Accounts Payable	80.77
Total Current Liabilities	80.77
Total Liabilities	80.77
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	4,159.67
R-Roofs	37,740.33
R-Pool-Resurfacing/Tile/Deck	35,938.07
R-Pool - Fencing & Gates	6,201.96
R-Pavement - Sealcoat	3,013.35
R-Pavement - Asphalt Overlay	3,040.89
R-Painting Reserve	21,955.80
R-Clubhouse Reserve	5,273.30
Total Reserve Funds	117,323.37
Total Reserves	117,323.37
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-45,203.74

Winds of Paradise Owners Association, Inc.

Balance Sheet

As of January 31, 2025

	Jan 31, 25
Net Income	2,663.44
Total Equity	303,602.70
TOTAL LIABILITIES & EQUITY	303,683.47

Winds of Paradise Owners Association, Inc.

Profit & Loss

January 2025

	Jan 25
Ordinary Income/Expense	
Income	
Interest Income	56.96
Interest / Late Fee	7.87
HOA Dues	18,656.29
Total Income	18,721.12
Gross Profit	18,721.12
Expense	
Insurance	11,021.25
Building Insurance	11,021.25
Total Insurance	11,021.25
Reserve Contributions	1,000.00
Reserve	1,000.00
Total Reserve Contributions	1,000.00
Grounds Maintenance	
Landscaping, Shrubs & Mulch	425.00
Lawn Contract	1,513.25
Total Grounds Maintenance	1,938.25
Pool, Clubhouse & Amenities	
Pool	390.00
Total Pool, Clubhouse & Amenities	390.00
Building Maintenance	
Pest Control - Rodent	417.50
Cleaning Service	127.00
Repairs and Maintenance	21.38
Total Building Maintenance	565.88
Administrative	
Janitorial and Office Supplies	0.00
Computer and Internet Expenses	0.00
Property Management Fees	750.00
Total Administrative	750.00
Utilities	
Water & Sewer	80.77
Electric	311.53

Winds of Paradise Owners Association, Inc.
Profit & Loss
January 2025

	Jan 25
Total Utilities	392.30
Total Expense	16,057.68
Net Ordinary Income	2,663.44
Net Income	2,663.44