



Winds of Paradise Financial Reports

April
2025

Submitted by Prestige Property Management

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

1:00 PM
05/13/25
Accrual Basis

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

	<u>Apr 25</u>
Ordinary Income/Expense	
Income	
Interest Income	94.67
HOA Dues	19,055.00
	<u>19,149.67</u>
Total Income	19,149.67
Gross Profit	19,149.67
Expense	
Insurance	
Building Insurance	11,021.25
	<u>11,021.25</u>
Total Insurance	11,021.25
Reserve Contributions	
Reserve	1,000.00
	<u>1,000.00</u>
Total Reserve Contributions	1,000.00
Grounds Maintenance	
Irrigation Repairs	494.75
Landscaping, Shrubs & Mulch	26.54
Lawn Contract	1,808.00
	<u>2,329.29</u>
Total Grounds Maintenance	2,329.29
Pool, Clubhouse & Amenities	
Pool	390.00
	<u>390.00</u>
Total Pool, Clubhouse & Amenities	390.00
Building Maintenance	
Pest Control - Rodent	417.50
Cleaning Service	127.00
Repairs and Maintenance	257.77
	<u>802.27</u>
Total Building Maintenance	802.27
Administrative	
Postage and Delivery	0.00
Bank Fees	-10.00
Licenses, Dues & Sub	0.00
Office Supplies	41.70
Property Management Fees	1,500.00
Administrative - Other	0.00
	<u>1,531.70</u>
Total Administrative	1,531.70
Bank Service Charges	10.00
Utilities	
Water & Sewer	97.13
Electric	300.50
	<u>397.63</u>
Total Utilities	397.63
Total Expense	17,482.14
Net Ordinary Income	1,667.53
Net Income	<u>1,667.53</u>

1:00 PM
05/13/25
Accrual Basis

Winds of Paradise Owners Association, Inc.
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating Account #0515	72,081.34
Reserve Account	
Sunrise Reserve	121,038.47
Total Reserve Account	121,038.47
Total Checking/Savings	193,119.81
Accounts Receivable	
Accounts Receivable	122,710.78
Total Accounts Receivable	122,710.78
Total Current Assets	315,830.59
TOTAL ASSETS	315,830.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,638.83
Total Accounts Payable	1,638.83
Total Current Liabilities	1,638.83
Total Liabilities	1,638.83
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	4,874.77
R-Roofs	37,740.33
R-Pool-Resurfacing/Tile/Deck	37,048.07
R-Pool - Fencing & Gates	6,351.96
R-Pavement - Sealcoat	3,013.35
R-Pavement - Asphalt Overlay	3,790.89
R-Painting Reserve	22,795.80
R-Clubhouse Reserve	5,423.30
Total Reserve Funds	121,038.47
Total Reserves	121,038.47
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-45,203.74
Net Income	9,537.40
Total Equity	314,191.76
TOTAL LIABILITIES & EQUITY	315,830.59

1:01 PM

05/13/25

Accrual Basis

Winds of Paradise Owners Association, Inc.

Profit & Loss Budget vs. Actual

January through April 2025

Ordinary Income/Expense	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	330.08			
Interest / Late Fee	15.49			
HOA Dues	76,735.00	76,220.00	515.00	100.7%
Total Income	77,080.57	76,220.00	860.57	101.1%
Gross Profit	77,080.57	76,220.00	860.57	101.1%
Expense				
Professional Fees				
Accounting Fees	0.00	166.72	-166.72	0.0%
Legal	0.00	333.36	-333.36	0.0%
Total Professional Fees	0.00	500.08	-500.08	0.0%
Insurance				
Building Insurance	44,085.00	47,333.36	-47,333.36	0.0%
Insurance - Other	0.00			
Total Insurance	44,085.00	47,333.36	-3,248.36	93.1%
Reserve Contributions				
Reserve	4,000.00	4,000.00	0.00	100.0%
Total Reserve Contributions	4,000.00	4,000.00	0.00	100.0%
Grounds Maintenance				
Irrigation Repairs	568.75	800.00	-231.25	71.1%
Landscaping, Shrubs & Mulch	1,191.54	1,733.36	-541.82	68.7%
Lawn Contract	6,999.25	7,233.36	-234.11	96.8%
Total Grounds Maintenance	8,759.54	9,766.72	-1,007.18	89.7%
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	160.50	367.00	-206.50	43.7%
Pool	1,560.00	1,500.00	60.00	104.0%
Total Pool, Clubhouse & Amenities	1,720.50	1,867.00	-146.50	92.2%
Building Maintenance				
Pest Control - Rodent	1,670.00	1,506.72	163.28	110.8%
Cleaning Service	508.00	508.00	0.00	100.0%
Pest Control - Termite	0.00	866.72	-866.72	0.0%
Pest Control - Exterior	88.00	133.36	-45.36	66.0%
Repairs and Maintenance	1,061.03	4,666.72	-3,605.69	22.7%
Total Building Maintenance	3,327.03	7,681.52	-4,354.49	43.3%

1:01 PM

05/13/25

Accrual Basis

Winds of Paradise Owners Association, Inc. Profit & Loss Budget vs. Actual January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Administrative				
Janitorial and Office Supplies	0.00	66.72	-66.72	0.0%
Computer and Internet Expenses	0.00	50.00	-50.00	0.0%
Postage and Delivery	25.76	25.00	0.76	103.0%
Bank Fees	-10.00			
Licenses, Dues & Sub	126.25	110.00	16.25	114.8%
Office Supplies	111.75			
Property Management Fees	3,750.00	3,000.00	750.00	125.0%
Administrative - Other	50.00			
Total Administrative	4,053.76	3,251.72	802.04	124.7%
Bank Service Charges	10.00			
Utilities				
Water & Sewer	345.57	333.36	12.21	103.7%
Electric	1,241.77	1,486.72	-244.95	83.5%
Total Utilities	1,587.34	1,820.08	-232.74	87.2%
Total Expense	67,543.17	76,220.48	-8,677.31	88.6%
Net Ordinary Income	9,537.40	-0.48	9,537.88	-1,986,958.3%
Net Income	9,537.40	-0.48	9,537.88	-1,986,958.3%