



Winds of Paradise Financial Reports

March

2025

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.

06/02/25

Profit & Loss

Accrual Basis

March 2025

	Mar 25
Ordinary Income/Expense	
Income	
Interest Income	95.88
Interest / Late Fee	7.62
HOA Dues	19,055.00
Total Income	19,158.50
Gross Profit	19,158.50
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	
Irrigation Repairs	74.00
Lawn Contract	1,870.00
Total Grounds Maintenance	1,944.00
Pool, Clubhouse & Amenities	
Pool Repairs & Maint	160.50
Pool	390.00
Total Pool, Clubhouse & Amenities	550.50
Building Maintenance	
Pest Control - Rodent	417.50
Cleaning Service	127.00
Repairs and Maintenance	467.62
Total Building Maintenance	1,012.12
Administrative	
Janitorial and Office Supplies	0.00
Computer and Internet Expenses	0.00
Postage and Delivery	5.58
Licenses, Dues & Sub	61.25
Office Supplies	30.45
Property Management Fees	750.00
Administrative - Other	50.00
Total Administrative	897.28
Utilities	
Water & Sewer	86.25
Electric	302.22
Total Utilities	388.47
Total Expense	16,813.62
Net Ordinary Income	2,344.88
Net Income	2,344.88

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Winds of Paradise Owners Association, Inc.

Balance Sheet

06/02/25

As of March 31, 2025

Accrual Basis

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating Account #0515	68,093.23
Reserve Account	
Sunrise Reserve	119,795.02
Total Reserve Account	119,795.02
Total Checking/Savings	187,888.25
Accounts Receivable	
Accounts Receivable	121,670.78
Total Accounts Receivable	121,670.78
Total Current Assets	309,559.03
TOTAL ASSETS	309,559.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-1,721.75
Total Accounts Payable	-1,721.75
Total Current Liabilities	-1,721.75
Total Liabilities	-1,721.75
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	4,631.32
R-Roofs	37,740.33
R-Pool-Resurfacing/Tile/Deck	36,678.07
R-Pool - Fencing & Gates	6,301.96
R-Pavement - Sealcoat	3,013.35
R-Pavement - Asphalt Overlay	3,540.89
R-Painting Reserve	22,515.80
R-Clubhouse Reserve	5,373.30
Total Reserve Funds	119,795.02
Total Reserves	119,795.02
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-45,203.74
Net Income	7,869.87
Total Equity	311,280.78
TOTAL LIABILITIES & EQUITY	309,559.03

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

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Interest Income	235.41			
Interest / Late Fee	15.49			
HOA Dues	57,680.00	57,165.00	515.00	100.9%
Total Income	57,930.90	57,165.00	765.90	101.3%
Gross Profit	57,930.90	57,165.00	765.90	101.3%
Expense				
Professional Fees				
Accounting Fees	0.00	125.06	-125.06	0.0%
Legal	0.00	250.03	-250.03	0.0%
Total Professional Fees	0.00	375.09	-375.09	0.0%
Insurance				
Building Insurance	33,063.75	35,500.03	-35,500.03	0.0%
Insurance - Other	0.00			
Total Insurance	33,063.75	35,500.03	-2,436.28	93.1%
Reserve Contributions				
Reserve	3,000.00	3,000.00	0.00	100.0%
Total Reserve Contributions	3,000.00	3,000.00	0.00	100.0%
Grounds Maintenance				
Irrigation Repairs	74.00	600.00	-526.00	12.3%
Landscaping, Shrubs & Mulch	1,165.00	1,300.03	-135.03	89.6%
Lawn Contract	5,191.25	5,425.03	-233.78	95.7%
Total Grounds Maintenance	6,430.25	7,325.06	-894.81	87.8%
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	160.50	275.25	-114.75	58.3%
Pool	1,170.00	1,125.00	45.00	104.0%
Total Pool, Clubhouse & Amenities	1,330.50	1,400.25	-69.75	95.0%
Building Maintenance				
Pest Control - Rodent	1,252.50	1,130.06	122.44	110.8%
Cleaning Service	381.00	381.00	0.00	100.0%
Pest Control - Termite	0.00	650.06	-650.06	0.0%
Pest Control - Exterior	88.00	100.03	-12.03	88.0%
Repairs and Maintenance	803.26	3,500.06	-2,696.80	22.9%
Total Building Maintenance	2,524.76	5,761.21	-3,236.45	43.8%

5:31 PM

06/02/25

Accrual Basis

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

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Administrative				
Janitorial and Office Supplies	0.00	50.06	-50.06	0.0%
Computer and Internet Expenses	0.00	37.50	-37.50	0.0%
Postage and Delivery	25.76	18.75	7.01	137.4%
Licenses, Dues & Sub	126.25	82.50	43.75	153.0%
Office Supplies	70.05			
Property Management Fees	2,250.00	2,250.00	0.00	100.0%
Administrative - Other	50.00			
Total Administrative	2,522.06	2,438.81	83.25	103.4%
Utilities				
Water & Sewer	248.44	250.03	-1.59	99.4%
Electric	941.27	1,115.06	-173.79	84.4%
Total Utilities	1,189.71	1,365.09	-175.38	87.2%
Total Expense	50,061.03	57,165.54	-7,104.51	87.6%
Net Ordinary Income	7,869.87	-0.54	7,870.41	-1,457,383.3%
Net Income	7,869.87	-0.54	7,870.41	-1,457,383.3%