



Winds of Paradise Financial Reports

December

2025

Submitted by Prestige Property Management

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

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

Accrual Basis

	Dec 25
Ordinary Income/Expense	
Income	
Interest Income	65.26
Interest / Late Fee	53.47
HOA Dues	19,055.00
Total Income	19,173.73
Gross Profit	19,173.73
Expense	
Professional Fees	
Legal	817.50
Total Professional Fees	817.50
Uncategorized Expenses	0.00
Insurance	
Building Insurance	9,604.84
Total Insurance	9,604.84
Reserve Contributions	
Reserve	1,000.00
Total Reserve Contributions	1,000.00
Grounds Maintenance	
Lawn Contract	1,808.00
Total Grounds Maintenance	1,808.00
Building Maintenance	
Pest Control - Rodent	417.50
Cleaning Service	127.00
Pest Control - Exterior	93.00
Repairs and Maintenance	1,413.58
Total Building Maintenance	2,051.08
Administrative	
Janitorial and Office Supplies	0.00
Postage and Delivery	43.80
Property Management Fees	750.00
Total Administrative	793.80
Utilities	
Water & Sewer	109.80
Electric	345.63
Total Utilities	455.43
Total Expense	16,530.65
Net Ordinary Income	2,643.08
Net Income	2,643.08

Winds of Paradise Owners Association, Inc.
Balance Sheet

Accrual Basis

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating Account #0515	61,971.76
Reserve Account	
Sunrise Reserve	152,911.75
Total Reserve Account	152,911.75
Total Checking/Savings	214,883.51
Accounts Receivable	
Accounts Receivable	-988.97
Total Accounts Receivable	-988.97
Total Current Assets	213,894.54
TOTAL ASSETS	213,894.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	123.78
Total Accounts Payable	123.78
Total Current Liabilities	123.78
Total Liabilities	123.78
Equity	
Reserves	
Reserve Funds	
R-Reserve Interest	2,948.50
R-Roofs	27,890.59
R-Pool-Resurfacing/Tile/Deck	43,923.91
R-Pool - Fencing & Gates	6,751.96
R-Pavement - Sealcoat	3,013.35
R-Pavement - Asphalt Overlay	5,790.89
R-Painting Reserve	56,769.25
R-Clubhouse Reserve	5,823.30
Total Reserve Funds	152,911.75
Total Reserves	152,911.75
Opening Balance Equity	228,819.63
Unrestricted Net Assets	-45,203.74
Net Income	-122,756.88
Total Equity	213,770.76
TOTAL LIABILITIES & EQUITY	213,894.54

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

	<u>Jan - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Special Assessment Income	13.74			
Interest Income	1,480.88			
Interest / Late Fee	159.92			
HOA Dues	228,660.00	228,660.00	0.00	100.0%
Total Income	<u>230,314.54</u>	<u>228,660.00</u>	<u>1,654.54</u>	<u>100.72%</u>
Gross Profit	230,314.54	228,660.00	1,654.54	100.72%
Expense				
Professional Fees				
Accounting Fees	250.00	500.00	-250.00	50.0%
Legal	817.50	1,000.00	-182.50	81.75%
Total Professional Fees	<u>1,067.50</u>	<u>1,500.00</u>	<u>-432.50</u>	<u>71.17%</u>
Bad Debt	0.00			
Uncategorized Expenses	0.00			
Insurance				
Building Insurance	143,074.80	142,000.00	1,074.80	100.76%
Insurance - Other	0.00	0.00	0.00	0.0%
Total Insurance	<u>143,074.80</u>	<u>142,000.00</u>	<u>1,074.80</u>	<u>100.76%</u>
Reserve Contributions				
Reserve	12,000.00	12,000.00	0.00	100.0%
Total Reserve Contributions	<u>12,000.00</u>	<u>12,000.00</u>	<u>0.00</u>	<u>100.0%</u>
Grounds Maintenance				
Irrigation Repairs	1,507.50	2,400.00	-892.50	62.81%
Landscaping, Shrubs & Mulch	4,111.54	5,200.00	-1,088.46	79.07%
Lawn Contract	21,401.25	21,700.00	-298.75	98.62%
Total Grounds Maintenance	<u>27,020.29</u>	<u>29,300.00</u>	<u>-2,279.71</u>	<u>92.22%</u>
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	900.61	1,101.00	-200.39	81.8%
Pool	4,290.00	4,500.00	-210.00	95.33%
Total Pool, Clubhouse & Amenities	<u>5,190.61</u>	<u>5,601.00</u>	<u>-410.39</u>	<u>92.67%</u>
Building Maintenance				
Pest Control - Rodent	5,427.50	4,520.00	907.50	120.08%
Cleaning Service	1,524.00	1,524.00	0.00	100.0%
Pest Control - Termite	2,298.00	2,600.00	-302.00	88.39%
Pest Control - Exterior	445.00	400.00	45.00	111.25%
Repairs and Maintenance	15,185.78	14,000.00	1,185.78	108.47%
Total Building Maintenance	<u>24,880.28</u>	<u>23,044.00</u>	<u>1,836.28</u>	<u>107.97%</u>
Administrative				
Janitorial and Office Supplies	215.58	200.00	15.58	107.79%
Computer and Internet Expenses	149.05	150.00	-0.95	99.37%
Postage and Delivery	112.99	75.00	37.99	150.65%
Bank Fees	2.00			
Licenses, Dues & Sub	381.24	330.00	51.24	115.53%

Accrual Basis

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

	<u>Jan - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Office Supplies	0.00			
Property Management Fees	9,000.00	9,000.00	0.00	100.0%
Administrative - Other	0.00			
Total Administrative	<u>9,860.86</u>	<u>9,755.00</u>	<u>105.86</u>	<u>101.09%</u>
Utilities				
Water & Sewer	1,253.04	1,000.00	253.04	125.3%
Electric	4,558.88	4,460.00	98.88	102.22%
Total Utilities	<u>5,811.92</u>	<u>5,460.00</u>	<u>351.92</u>	<u>106.45%</u>
Total Expense	<u>228,906.26</u>	<u>228,660.00</u>	<u>246.26</u>	<u>100.11%</u>
Net Ordinary Income	<u>1,408.28</u>	<u>0.00</u>	<u>1,408.28</u>	<u>100.0%</u>
Net Income	<u>1,408.28</u>	<u>0.00</u>	<u>1,408.28</u>	<u>100.0%</u>