Home Association Solutions

December 17, 2024

Board of Directors
Woodland Park Homes Association
Shawnee, KS 66226

Re: Financial Report –November 2024

Dear Board of Directors:

Financial reports for the Woodland Homes Association are attached. Here are a few highlights:

- The association ended the month with $26,476.11 in the **Bank of America Checking Account**
- The association ended the month with $92,656.53 in the **Crossfirst Money Markey Account**
- The association ended the month with $6,450 in **Accounts Receivable**
- The association ended the month with $5,122.64 **in 2024-2025 Prepayments/Credits**

Sincerely,

Kevin Cahill
Association Manager
Woodland Park Homes Association, Inc.

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Woodland Park Home Owners Association, Inc.
Balance Sheet
As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Checking	26,476.11
Crossfirst MM	92,656.53
Total Checking/Savings	119,132.64
Accounts Receivable	
Accounts Receivable	1,447.36
Total Accounts Receivable	1,447.36
Total Current Assets	120,580.00
TOTAL ASSETS	**120,580.00**
LIABILITIES & EQUITY	
Equity	
Retained Earnings	43,607.34
Net Income	76,972.66
Total Equity	120,580.00
TOTAL LIABILITIES & EQUITY	**120,580.00**

Woodland Park Home Owners Association, Inc.
A/R Aging Summary
As of November 30, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
6449 Roundtree / HP Borrower	0.00	0.00	0.00	0.00	50.00	50.00
6449 Aminda / Nash & Fontana	0.00	0.00	0.00	0.00	150.00	150.00
6471 Payne / McGirr - Boyle	0.00	0.00	0.00	30.00	400.00	430.00
22428 W 64th St / Bravo	0.00	0.00	0.00	30.00	400.00	430.00
22311 W 64th Ter / Wright2	0.00	0.00	0.00	30.00	400.00	430.00
6332 McCoy / Lerner	0.00	0.00	0.00	30.00	400.00	430.00
6325 Anderson / Mudge	0.00	0.00	0.00	30.00	400.00	430.00
22408 W 64th St / Kaur	0.00	0.00	0.00	30.00	400.00	430.00
21908 W 64th Ter / McNeff	0.00	0.00	0.00	30.00	400.00	430.00
6413 Anderson / Lewis	0.00	0.00	0.00	30.00	410.00	440.00
6427 Roundtree / Weis	0.00	0.00	0.00	30.00	550.00	580.00
6367 Chouteau / Brillantes	0.00	0.00	0.00	30.00	700.00	730.00
22424 W 64th St / Sudac	0.00	0.00	0.00	30.00	1,460.00	1,490.00
TOTAL	**0.00**	**0.00**	**0.00**	**330.00**	**6,120.00**	**6,450.00**

Woodland Park Home Owners Association, Inc.
A/R Aging Summary - Prepayments
As of November 30, 2024

	Curr...	1 - 30	31 - 60	61 - 90	> 90	TOTAL
22217 W 64th Ter / BAF3, LLC	0.00	-400.00	0.00	0.00	-380.00	-780.00
6411 Aminda / BAF 3 LLC	0.00	-400.00	0.00	0.00	-300.00	-700.00
6305 Anderson St / ARVM 5 LLC	0.00	-400.00	0.00	0.00	-30.00	-430.00
6435 Roundtree / ALTO Asset Company 1 LLC	0.00	-400.00	0.00	0.00	0.00	-400.00
22535 W 64th Ter / EPH 2 ASSETS	0.00	-400.00	0.00	0.00	0.00	-400.00
6426 Chouteau / RH Partners OwnerCO	0.00	-400.00	0.00	0.00	0.00	-400.00
22116 W 64th Ter / Parsons Trust	0.00	0.00	0.00	0.00	-400.00	-400.00
6441 McCoy / Bondurant	0.00	0.00	0.00	0.00	-330.00	-330.00
6413 Hilltop St / Forsyth	0.00	-50.00	-50.00	-50.00	-153.95	-303.95
6321 Aminda / Hertog	0.00	-30.00	-30.00	-30.00	-30.00	-120.00
6410 Anderson / Baska	0.00	0.00	0.00	-96.78	0.00	-96.78
6366 Payne / Hall	0.00	-42.44	-45.42	-0.10	0.00	-87.96
22010 W 64th Ter / Cook	0.00	0.00	0.00	0.00	-30.00	-30.00
22011 W 64th Ter / FKH SFR Propco D	0.00	0.00	0.00	-30.00	0.00	-30.00
22209 W 64th Ter / Thomson	0.00	0.00	0.00	0.00	-30.00	-30.00
6449 Chouteau / Knight	0.00	0.00	0.00	0.00	-30.00	-30.00
22500 W 64th St / MCH SFR Property Owner	0.00	0.00	0.00	-30.00	0.00	-30.00
6446 McCoy / Butterfield	0.00	0.00	0.00	0.00	-30.00	-30.00
22526 W 64th Ter / McCann	0.00	0.00	0.00	0.00	-30.00	-30.00
22602 W 64th Ter / Woodson	0.00	0.00	0.00	0.00	-30.00	-30.00
22112 W 64th Ter / Thorne	0.00	0.00	0.00	-30.00	0.00	-30.00
22605 W 64th Ter / McFarlin	0.00	0.00	0.00	0.00	-30.00	-30.00
6358 Payne / Stockwell	0.00	0.00	0.00	0.00	-30.00	-30.00
6361 Brockway / Bruggeman	0.00	0.00	0.00	0.00	-30.00	-30.00
6421 Chouteau / Matthews	0.00	0.00	0.00	0.00	-30.00	-30.00
6362 Chouteau / Schram	0.00	0.00	0.00	-30.00	0.00	-30.00
6405 Anderson / Wiedner	0.00	0.00	0.00	0.00	-30.00	-30.00
6405 Payne / Cowan	0.00	0.00	0.00	-30.00	0.00	-30.00
6410 McCoy / Allen	0.00	0.00	0.00	0.00	-30.00	-30.00
6413 Chouteau / Valdez	0.00	0.00	0.00	0.00	-30.00	-30.00
6426 McCoy / Hancock	0.00	0.00	0.00	0.00	-30.00	-30.00
6442 Roundtree / Henley	0.00	0.00	0.00	0.00	-30.00	-30.00
6364 Brockway St / Turvery	0.00	0.00	0.00	-30.00	0.00	-30.00
6460 Brockway St / Ventrone	0.00	-20.00	0.00	0.00	0.00	-20.00
22404 W 64th St / Grimes	0.00	-20.00	0.00	0.00	0.00	-20.00
22519 W 64th Ter / Bartlow	0.00	0.00	0.00	0.00	-3.95	-3.95
TOTAL	0.00	-2,562.44	-125.42	-356.88	-2,077.90	-5,122.64

Woodland Park Home Owners Association, Inc.
Profit & Loss Budget vs. Actual
July through November 2024

	Jul - Nov ...	Budget	$ Over B...
Ordinary Income/Expense			
Income			
Fee Income			
Dues Income	117,200.00	117,200.00	0.00
Interest Income	948.16	0.00	948.16
Late charges	810.00	0.00	810.00
Total Fee Income	118,958.16	117,200.00	1,758.16
Total Income	118,958.16	117,200.00	1,758.16
Expense			
Administrative			
Insurance	0.00	2,600.00	-2,600.00
Legal Expenses	0.00	3,000.00	-3,000.00
Filing Fees	50.00	600.00	-550.00
Management Fees	3,750.00	9,000.00	-5,250.00
Miscellaneous	-0.10	300.00	-300.10
Printing, Postage and Supplies	1,083.50	1,500.00	-416.50
Social Activities	0.00	400.00	-400.00
Website	26.67	100.00	-73.33
Total Administrative	4,910.07	17,500.00	-12,589.93
Land Services			
Mowing Common	2,550.00	4,620.00	-2,070.00
Mowing Non-Irrigated	3,195.00	1,890.00	1,305.00
Turf Application	110.00	630.00	-520.00
Landscaping Mulch	0.00	2,880.00	-2,880.00
Landscaping Trimming	580.00	1,560.00	-980.00
Bed Weeding	300.00	1,575.00	-1,275.00
Fall Clean Up	0.00	960.00	-960.00
Bush Hog Berm	0.00	945.00	-945.00
Irrigation Start Up	0.00	265.00	-265.00
Irrigation Shut Down	0.00	459.00	-459.00
Other Ground Maintenance	193.39	1,500.00	-1,306.61
Community Improvements	0.00	5,000.00	-5,000.00
Total Land Services	6,928.39	22,284.00	-15,355.61
Utilities			
Constable Trash	28,926.45	69,937.86	-41,011.41
Electricity	145.65	400.00	-254.35
Water	1,194.94	1,750.00	-555.06
Total Utilities	30,267.04	72,087.86	-41,820.82
Total Expense	42,105.50	111,871.86	-69,766.36
Net Ordinary Income	76,852.66	5,328.14	71,524.52
Net Income	**76,852.66**	**5,328.14**	**71,524.52**

Woodland Park Home Owners Association, Inc.
Transaction Detail by Account - HAS
July through November 2024

Type	Date	Num	Name	Memo	Amount	Balance
Administrative						
Filing Fees						
Check	08/01/2024	1538	Home Association Solutions	Filing Fee	25.00	25.00
Check	10/03/2024	1545	Home Association Solutions	Filing Fee	25.00	50.00
Total Filing Fees					50.00	50.00
Management Fees						
Check	07/02/2024	1534	Home Association Solutions	July	750.00	750.00
Check	08/01/2024	1538	Home Association Solutions	August	750.00	1,500.00
Check	09/04/2024	1543	Home Association Solutions	September	750.00	2,250.00
Check	10/03/2024	1545	Home Association Solutions	October	750.00	3,000.00
Check	11/07/2024	1551	Home Association Solutions	November	750.00	3,750.00
Total Management Fees					3,750.00	3,750.00
Miscellaneous						
Depo...	07/19/2024			Deposit	-0.10	-0.10
Depo...	08/16/2024			Deposit made in error b...	-110,000.00	-110,000.10
Check	09/09/2024		Home Association Solutions	Reversal of Deposits M...	110,000.00	-0.10
Total Miscellaneous					-0.10	-0.10
Printing, Postage and Supplies						
Check	07/02/2024	1534	Home Association Solutions	Printing, Postage & Sup...	60.76	60.76
Check	07/23/2024	1537	Print Time	Dues Mailing	441.45	502.21
Check	08/01/2024	1538	Home Association Solutions	Printing, Postage & Sup...	17.34	519.55
Check	09/04/2024	1543	Home Association Solutions	Printing, Postage & Sup...	116.34	635.89
Check	10/03/2024	1545	Home Association Solutions	Printing, Postage & Sup...	12.84	648.73
Check	11/07/2024	1551	Home Association Solutions	Printing, Postage & Sup...	11.77	660.50
Check	11/27/2024	1552	Print Time	Annual Meeting Letter	423.00	1,083.50
Total Printing, Postage and Supplies					1,083.50	1,083.50
Website						
Check	07/02/2024	1534	Home Association Solutions	Wordpress	3.50	3.50
Check	09/04/2024	1543	Home Association Solutions		3.50	7.00
Check	10/03/2024	1545	Home Association Solutions		3.50	10.50
Check	10/03/2024	1548	Thomas Seberger		16.17	26.67
Total Website					26.67	26.67
Total Administrative					4,910.07	4,910.07
Land Services						
Mowing Common						
Check	07/02/2024	1533	Whispering Hills Lawn Ser...	7/1/2024	600.00	600.00
Check	08/07/2024	1541	Whispering Hills Lawn Ser...	Mowing	750.00	1,350.00
Check	09/06/2024	1544	Whispering Hills Lawn Ser...	Mowing	600.00	1,950.00
Check	10/03/2024	1546	Whispering Hills Lawn Ser...		600.00	2,550.00
Total Mowing Common					2,550.00	2,550.00
Mowing Non-Irrigated						
Check	07/02/2024	1533	Whispering Hills Lawn Ser...	7/1/2024	710.00	710.00
Check	08/07/2024	1541	Whispering Hills Lawn Ser...		1,065.00	1,775.00
Check	09/06/2024	1544	Whispering Hills Lawn Ser...		710.00	2,485.00
Check	10/03/2024	1546	Whispering Hills Lawn Ser...		710.00	3,195.00
Total Mowing Non-Irrigated					3,195.00	3,195.00
Turf Application						
Check	11/07/2024	1550	Whispering Hills Lawn Ser...	Fall Fertilizer	110.00	110.00
Total Turf Application					110.00	110.00
Landscaping Trimming						
Check	10/03/2024	1546	Whispering Hills Lawn Ser...	Bush Trimming	580.00	580.00
Total Landscaping Trimming					580.00	580.00

Woodland Park Home Owners Association, Inc.
Transaction Detail by Account - HAS
July through November 2024

Type	Date	Num	Name	Memo	Amount	Balance
Bed Weeding						
Check	07/02/2024	1533	Whispering Hills Lawn Ser...	Bed Weeding	100.00	100.00
Check	08/07/2024	1541	Whispering Hills Lawn Ser...		100.00	200.00
Check	09/06/2024	1544	Whispering Hills Lawn Ser...		100.00	300.00
Total Bed Weeding					300.00	300.00
Other Ground Maintenance						
Check	07/11/2024	1536	Thomas Seberger	Tree Limb to Landfill	58.39	58.39
Check	11/07/2024	1550	Whispering Hills Lawn Ser...	Brush Pile Removal	135.00	193.39
Total Other Ground Maintenance					193.39	193.39
Total Land Services					6,928.39	6,928.39
Utilities						
Constable Trash						
Check	07/02/2024	1535	Constable Sanitation	July	5,785.29	5,785.29
Check	08/01/2024	1539	Constable Sanitation	August	5,785.29	11,570.58
Check	09/04/2024	1542	Constable Sanitation	September	5,785.29	17,355.87
Check	10/03/2024	1547	Constable Sanitation	October	5,785.29	23,141.16
Check	10/29/2024	1549	Constable Sanitation	November	5,785.29	28,926.45
Total Constable Trash					28,926.45	28,926.45
Electricity						
Check	07/15/2024		Evergy		29.10	29.10
Check	08/14/2024		Evergy	6500 Monticello Rd - 55...	29.14	58.24
Check	09/12/2024		Evergy		29.14	87.38
Check	10/14/2024		Evergy		29.15	116.53
Check	11/13/2024		Evergy	5540050196	29.12	145.65
Total Electricity					145.65	145.65
Water						
Check	07/03/2024		Water District One	6500 Monticello	22.01	22.01
Check	07/03/2024		Water District One	22280 W 64th St	22.47	44.48
Check	07/31/2024		Water District One	6500 Monticello	97.59	142.07
Check	07/31/2024		Water District One	22280 W 64th St	18.19	160.26
Check	09/03/2024		Water District One	6500 Monticello	360.83	521.09
Check	09/03/2024		Water District One	22280 W 64th St	16.01	537.10
Check	10/03/2024		Water District One		328.44	865.54
Check	10/03/2024		Water District One		16.07	881.61
Check	10/31/2024		Water District One	6500 Monticello	294.26	1,175.87
Check	10/31/2024		Water District One	22280 W 64th St	19.07	1,194.94
Total Water					1,194.94	1,194.94
Total Utilities					30,267.04	30,267.04
TOTAL					**42,105.50**	**42,105.50**