



Whispering Pines HOA 2017 | Whispering Pines | FY2017

As of 1/3/2017

Prepared By: APD Management
 PO Box 30476
 Kansas City, MO 64112
 816.285.3870

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2017
Income													
Association Fee Income													
Association Fee Income - Other	16000.00	14500.00	17350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$47,850.00
Initiation Fee / New Resident	0.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	\$900.00
Subtotal for Association Fee Income	16000.00	14500.00	17350.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	\$48,750.00
Total for Income	16000.00	14500.00	17350.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	\$48,750.00
Expenses													
Fees and Permits													
Fees and Permits	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$250.00
Insurance													
Insurance	0.00	4450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,450.00
Professional Fees													
Professional Fees	0.00	250.00	0.00	200.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	\$600.00
Landscaping													
Fertilizer / Grub Control	0.00	425.00	0.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	425.00	0.00	\$1,275.00
Ground Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Mowing	0.00	0.00	0.00	1150.00	1150.00	1150.00	1150.00	1150.00	1150.00	1150.00	0.00	0.00	\$8,050.00
Mulch / Bed Maint	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$700.00
Sprinkler R&M	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Subtotal for Landscaping	150.00	575.00	850.00	1300.00	1725.00	1300.00	1300.00	1300.00	1300.00	1300.00	575.00	150.00	\$11,825.00
Maintenance / Repairs													
Contract Labor R&M	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Subtotal for Maintenance / Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Management Fees													
Management Fees - Other	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,600.00
Misc Administrative	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Subtotal for Management Fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	\$4,800.00



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Pools / Clubhouses (HOAs only)													
Clubhouse R&M (HOAs only)	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	\$400.00
Pool R&M (HOAs only)	0.00	0.00	0.00	200.00	300.00	200.00	0.00	200.00	0.00	0.00	0.00	0.00	\$900.00
Pool Service (HOAs only)	0.00	0.00	0.00	1800.00	1400.00	1200.00	1400.00	1200.00	1200.00	0.00	0.00	0.00	\$8,200.00
Subtotal for Pools / Clubhouses (HOAs only)	33.33	33.33	33.33	2033.33	1733.33	1433.33	1433.33	1433.33	1233.33	33.33	33.33	33.33	\$9,500.00
Utilities													
Utilities - Other	500.00	500.00	500.00	800.00	1200.00	1200.00	1200.00	1200.00	1000.00	800.00	600.00	500.00	\$10,000.00
Subtotal for Utilities	500.00	500.00	500.00	800.00	1200.00	1200.00	1200.00	1200.00	1000.00	800.00	600.00	500.00	\$10,000.00
Total for Expenses	1133.33	6258.33	2083.33	4783.33	5108.33	4533.33	4383.33	4383.33	3983.33	2583.33	1658.33	1133.33	\$42,025.00
Net Operating Income	14866.67	8241.67	15266.67	-4483.33	-5108.33	-4533.33	-4083.33	-4383.33	-3983.33	-2283.33	-1658.33	-1133.33	\$6,725.00