



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: NOVEMBER 7, 2011
RE: OCTOBER 31, 2011 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total income year-to-date was \$220 more than anticipated.

Expenses

Administrative

Expenses were \$449 over budget as we paid \$527 to The Tiehen Group for third quarter copies and postage which included the rules & regulations and the picnic flyer.

Service Contracts

Expenses were \$69 over budget as we paid \$946 to DS Lawn Care for 4 mows, 1 tree spray and 1 early fall fertilizer application.

Utilities

Expenses were \$262 under budget.

In summary, Total Expenses year-to-date were \$3,513 less than anticipated and Net Income year-to-date was \$3,733 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2011

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
INCOME								
DUES INCOME								
Dues Income	\$ 0	\$ 950	\$ 950	***	\$ 32,000	\$ 32,670	\$ 670	2
Old Outstanding Beg Bal I	0	0	0	***	0	700	700	***
TOTAL DUES INCOME	\$ 0	\$ 950	\$ 950	***	\$ 32,000	\$ 33,370	\$ 1,370	4
REIMBURSEMENTS								
FEES COLLECTED								
Late Fees	0	0	0	***	1,400	100	(1,300)	(93)
NSF Fees	0	0	0	***	0	25	25	***
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 1,400	\$ 125	\$ (1,275)	(91)
MISCELLANEOUS INCOME								
Bank Interest	5	0	(5)	(100)	60	0	(60)	(100)
Miscellaneous Income	0	0	0	***	0	185	185	***
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 60	\$ 185	\$ 125	208
TOTAL INCOME	\$ 5	\$ 950	\$ 945	999	\$ 33,460	\$ 33,680	\$ 220	1
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
Accounting	0	0	0	***	0	185	(185)	***
Legal	0	79	(79)	***	64	633	(569)	(889)
Pstg/Copies/Ck Run	125	0	125	100	535	138	397	74
Meetings	50	0	50	100	255	0	255	100
Management Fees	750	750	0	0	7,875	7,875	0	0
Web Site Expense	0	0	0	***	0	995	(995)	***
Social Exp	0	0	0	***	3,750	3,492	258	7
Miscellaneous Admin	0	545	(545)	***	110	1,090	(980)	(891)

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2011

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
TOTAL ADMINISTRATIVE EXP	\$ 925	\$ 1,374	\$ (449)	(49)	\$ 12,589	\$ 14,408	\$ (1,819)	(14)
SERVICE CONTRACTS								
Grounds Maintenance	877	946	(69)	(8)	7,970	6,213	1,757	22
TOTAL SERVICE CONTRACTS	\$ 877	\$ 946	\$ (69)	(8)	\$ 7,970	\$ 6,213	\$ 1,757	22
REPAIRS AND MAINTENANCE								
UTILITIES								
Electric	80	37	43	54	640	764	(124)	(19)
Water & Sewer	550	331	219	40	3,325	1,515	1,810	54
TOTAL UTILITIES	\$ 630	\$ 368	\$ 262	42	\$ 3,965	\$ 2,279	\$ 1,686	43
TAXES AND INSURANCE								
R.E. Taxes County	0	0	0	***	10	0	10	100
Income Taxes	40	0	40	100	1,860	0	1,860	100
Insurance	0	0	0	***	1,425	1,406	19	1
TOTAL TAXES & INSURANCE	\$ 40	\$ 0	\$ 40	100	\$ 3,295	\$ 1,406	\$ 1,889	57
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 2,472	\$ 2,688	\$ (216)	(9)	\$ 27,819	\$ 24,306	\$ 3,513	13
NON-OPERATING EXPENSES								
TOTAL EXPENSES	\$ 2,472	\$ 2,688	\$ (216)	(9)	\$ 27,819	\$ 24,306	\$ 3,513	13
NET INCOME	\$ (2,467)	\$ (1,738)	\$ 729	30	\$ 5,641	\$ 9,374	\$ 3,733	66

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2011

OPERATING ACCOUNTS

Operating Account	\$	9,273.95
Oper Acct-Due from Old Mg		25,510.47

TOTAL CASH ACCOUNTS

\$ 34,784.42

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 34,784.42
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2011

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments 300.00

TOTAL CURRENT LIABILITIES \$ 300.00

LONG TERM LIABILITIES

****TOTAL LIABILITIES**** \$ 300.00

****EQUITY****

Current Earnings 9,373.95
Retained Earnings 25,110.47

****TOTAL EQUITY**** \$ 34,484.42

****TOTAL LIAB & EQUITY**** \$ 34,784.42

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 10/31/2011**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5015-0000 Legal						
00087	SLABE - SLAGLE, BERNARD & GORMAN	LEGAL AUT RDG	93338	002065	71.25	
00090	REGOF - REGISTER OF DEEDS	LIEN FEE 1855 FREDRICKSON JO 396-1855F		002066	8.00	79.25
5230-0000 Management Fees						
00081	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002060	750.00	750.00
5270-0000 Miscellaneous Admin						
00084	TIEGR - TIEHEN GROUP	CK RUN BILLING 3RD QTR AUT I CK RUN BI		002063	17.55	
00085	TIEGR - TIEHEN GROUP	COPY/POST 7/1-9/30 AUTUMN RII COPY/POS		002063	526.95	544.50
5370-0000 Grounds Maintenance						
00086	DSLAW - DS LAWN CARE INC	GROUND S MAINT AUT RDG	11598	002062	946.03	946.03
5820-0000 Electric						
00082	WESEN - WESTAR ENERGY	ELEC 1887 CEDAR 8/25-9/26 AUT 1887 CEDA		002061	18.45	
00083	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN 8/25-9/26 AUT 226 S INDL		002061	18.26	36.71
5830-0000 Water & Sewer						
00088	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 9/5-10/4 A 1887 W CEI		002064	239.81	
00089	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 9/5- 226 S INDL		002064	91.17	330.98
Distribution Total						2,687.47

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	79.25	
5230-0000	Management Fees	750.00	
5270-0000	Miscellaneous Admin	544.50	
5370-0000	Grounds Maintenance	946.03	
5820-0000	Electric	36.71	
5830-0000	Water & Sewer	330.98	
1010-0000	OPERATING ACCT		2,687.47
		2,687.47	2,687.47

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 10/31/2011

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	1809FC	HOCHANADEL, DON	0.00	275.00		75.00		200.00
CURR	1824C	BRYAN, ANDREA	0.00	275.00		75.00		200.00
CURR	1825FD	REILING, WILLIAM	0.00	275.00		75.00		200.00
CURR	1830	WILSON, ANDREW	0.00	475.00		75.00		400.00
CURR	1855FC	JOSE, YOSHIRO	0.00	675.00		75.00		600.00
CURR	1857	KURTH, DAVID	0.00	50.00		50.00		
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,600.00				1,600.00
CURR	1872FC	PINA, RODOLFO	0.00	700.00				700.00
CURR	1897E	PHAR, JUSTIN D.	0.00	75.00		75.00		
CURR	1915E	GUNTER, JUSTIN	0.00	275.00		75.00		200.00
CURR	1980E	SAMUELS, SHARON	0.00	100.00				100.00
CURR	1985E	BLANCAS, CRISTOBAL	0.00	75.00		75.00		
CURR	1995E	HULL, EMMETT	0.00	400.00				400.00
PROPERTY TOTALS			0.00	5,250.00	0.00	650.00	0.00	4,600.00