

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: NOVEMBER 5, 2013
RE: OCTOBER 31, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,777 more than anticipated.

Expenses

Administrative

Expenses were \$2,825 under budget.

Service Contracts

Expenses were \$145 under budget.

Repairs & Maintenance

Expenses were \$1,260 over budget as we paid \$1,260 to Gordon Barnhouse to repair the monument wall.

Utilities

Expenses were \$203 over budget due to water.

In summary, Total Expenses year-to-date were \$5,419 less than anticipated and Net Income year-to-date was \$7,196 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2013

SERVICE CONTRACTS

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
Irrigation	0	0	0	***	585	845	(260)	(44)
Grounds Maintenance	670	525	145	22	7,145	4,800	2,345	33
Tree Work	0	0	0	***	300	475	(175)	(58)
TOTAL SERVICE CONTRACTS	\$ 670	\$ 525	\$ 145	22	\$ 8,030	\$ 6,120	\$ 1,910	24
REPAIRS AND MAINTENANCE								
Contract Labor R&M	0	1,260	(1,260)	***	100	1,260	(1,160)	(999)
Plumbing R&M	0	0	0	***	200	0	200	100
TOTAL REPAIRS & MAINT	\$ 0	\$ 1,260	\$ (1,260)	***	\$ 300	\$ 1,260	\$ (960)	(320)
UTILITIES								
Electric	60	45	15	25	550	391	159	29
Water & Sewer	300	518	(218)	(73)	2,164	2,033	131	6
TOTAL UTILITIES	\$ 360	\$ 563	\$ (203)	(56)	\$ 2,714	\$ 2,424	\$ 290	11
TAXES AND INSURANCE								
R.E. Taxes County	0	0	0	***	190	175	15	8
Insurance	0	0	0	***	980	942	38	4
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	***	\$ 1,170	\$ 1,117	\$ 53	5
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 4,605	\$ 3,098	\$ 1,507	33	\$ 26,064	\$ 20,645	\$ 5,419	21
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	2,000	2,000	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 2,000	\$ 2,000	\$ 0	0
TOTAL EXPENSES	\$ 4,805	\$ 3,298	\$ 1,507	31	\$ 28,064	\$ 22,645	\$ 5,419	19
NET INCOME	\$ (4,800)	\$ (3,278)	\$ 1,522	32	\$ 4,111	\$ 11,307	\$ 7,196	175

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2013

OPERATING ACCOUNTS

Operating Account	\$	15,580.92
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		4,401.86

TOTAL CASH ACCOUNTS

\$ 45,493.25

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 45,493.25
=====

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	2,000.00

TOTAL CURRENT LIABILITIES	\$	2,300.00
---------------------------	----	----------

LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	2,300.00
-----------------------	--	-------	----	----------

****EQUITY****

Current Earnings	11,306.14
Retained Earnings	31,887.11

TOTAL EQUITY		-----	\$	43,193.25
------------------	--	-------	----	-----------

TOTAL LIAB & EQUITY			\$	45,493.25
				=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

For Cash Account : All
From Earliest To 10/31/2013

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5030-0000 Pstg/Copies/Ck Run							
00319	TIEGR	TIEHEN GROUP	3RD QTR COPY/POST AUT RID	3RD QTR C	002241	36.96	
00320	TIEGR	TIEHEN GROUP	3RD QTR CK RUN AUT RID	3RD QTR C	002241	17.55	54.51
5230-0000 Management Fees							
00315	TIEGR	TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002239		750.00	750.00
5370-0000 Grounds Maintenance							
00318	DSLAW	DS LAWN CARE INC	SEPT GROUNDS MAINT AUT RDC	19702	002238	525.00	525.00
5505-0000 Contract Labor R&M							
00323	GORBA	GORDON BARNHOUSE	CONT LABOR AUT RDG	10/22/13	002243	1,260.00	1,260.00
5820-0000 Electric							
00316	WESEN	WESTAR ENERGY	ELEC 1887 W CEDAR 8/27-9/26 AU	1887 W CEI	002240	22.88	
00317	WESEN	WESTAR ENERGY	ELEC 226 S INDIAN WELLS 8/27-9	226 S INDI	002240	21.64	44.52
5830-0000 Water & Sewer							
00321	CITOF	CITY OF OLATHE	WATER 1887 W CEDAR 9/3-10/4 A	1887 W CEI	002242	413.78	
00322	CITOF	CITY OF OLATHE	WATER 226 S INDIAN WELLS 9/3-	226 S INDI	002242	104.01	517.79
Distribution Total							3,151.82

Account Summary

Account	Account Description	Debit	Credit
5030-0000	Pstg/Copies/Ck Run	54.51	
5230-0000	Management Fees	750.00	
5370-0000	Grounds Maintenance	525.00	
5505-0000	Contract Labor R&M	1,260.00	
5820-0000	Electric	44.52	
5830-0000	Water & Sewer	517.79	
1010-0000	OPERATING ACCT		3,151.82
		3,151.82	3,151.82

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE as of 10/31/2013

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	412.61		50.00	75.00	287.61
CURR	1825FD	REILING, WILLIAM	0.00	732.22				732.22
CURR	1831E	HORNE, WESLEY	0.00	276.20			75.00	201.20
CURR	1855FC	STEWART LENDER SERVICES	0.00	172.70		172.70		
CURR	1872FC	PINA, RODOLFO	0.00	529.21				529.21
CURR	1877	ROSA, ROBINSON	0.00	276.20			75.00	201.20
CURR	1995E	HULL, EMMETT	0.00	934.17				934.17
CURR	435I	GLOVER, JAMES	0.00	276.20			75.00	201.20
PROPERTY TOTALS			0.00	3,609.51	0.00	222.70	300.00	3,086.81