

TO: MEADOWS AT AUTUMN CREEK BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: DECEMBER 5, 2013
RE: NOVEMBER 30, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,964 more than anticipated.

Expenses

Administrative

Expenses were \$75 under budget.

Service Contracts

Expenses were \$371 under budget.

Repairs & Maintenance

Expenses were \$117 over budget as we paid \$140 to Gordon Barnhouse for completing his work on the monument.

Utilities

Expenses were \$55 under budget.

Non-Operating

We paid \$1,502 to HomeTown Lawn for landscape work at the monument.

In summary, Total Expenses year-to-date were \$4,300 less than anticipated and Net Income year-to-date was \$6,264 more than anticipated.



MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
INCOME								
DUES INCOME								
Dues Income	\$ 0	\$ 193	\$ 193	***	\$ 32,000	\$ 34,081	\$ 2,081	7
TOTAL DUES INCOME	\$ 0	\$ 193	\$ 193	***	\$ 32,000	\$ 34,081	\$ 2,081	7
REIMBURSEMENTS								
FEEES COLLECTED								
Late Fees	0	0	0	***	125	60	(65)	(52)
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 125	\$ 60	\$ (65)	(52)
MISCELLANEOUS INCOME								
Bank Interest	5	0	(5)	(100)	55	2	(53)	(96)
Miscellaneous Income	0	0	0	***	0	1	1	***
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 55	\$ 3	\$ (52)	(95)
TOTAL INCOME	\$ 5	\$ 193	\$ 188	999	\$ 32,180	\$ 34,144	\$ 1,964	6
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
Legal	75	0	75	100	825	(348)	1,173	142
Pstg/Copies/Ck Run	0	0	0	***	250	230	20	8
Meetings	0	0	0	***	50	118	(68)	(136)
Management Fees	750	750	0	0	8,250	8,250	0	0
Web Site Expense	0	0	0	***	1,050	995	55	5
Social Exp	0	0	0	***	3,700	976	2,724	74
Miscellaneous Admin	0	0	0	***	550	253	297	54
TOTAL ADMINISTRATIVE EXP	\$ 825	\$ 750	\$ 75	9	\$ 14,675	\$ 10,474	\$ 4,201	29
SERVICE CONTRACTS								

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
Irrigation	85	0	85	100	670	845	(175)	(26)
Grounds Maintenance	830	844	(14)	(2)	7,975	5,645	2,330	29
Tree Work	300	0	300	100	600	475	125	21
TOTAL SERVICE CONTRACTS	\$ 1,215	\$ 844	\$ 371	31	\$ 9,245	\$ 6,965	\$ 2,280	25
REPAIRS AND MAINTENANCE								
Contract Labor R&M	0	217	(217)	***	100	1,477	(1,377)	(999)
Holiday Decorations for M	100	0	100	100	100	0	100	100
Plumbing R&M	0	0	0	***	200	0	200	100
TOTAL REPAIRS & MAINT	\$ 100	\$ 217	\$ (117)	(117)	\$ 400	\$ 1,477	\$ (1,077)	(269)
UTILITIES								
Electric	50	43	7	14	600	435	165	28
Water & Sewer	175	127	48	27	2,339	2,159	180	8
TOTAL UTILITIES	\$ 225	\$ 170	\$ 55	24	\$ 2,939	\$ 2,594	\$ 345	12
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	\$ 2,365	\$ 1,981	\$ 384	16	\$ 28,429	\$ 22,627	\$ 5,802	20
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	2,200	2,200	0	0
Capital-Landscape	0	1,502	(1,502)	***	0	1,502	(1,502)	***
TOTAL NON-OPERATING EXP	\$ 200	\$ 1,702	\$ (1,502)	(751)	\$ 2,200	\$ 3,702	\$ (1,502)	(68)
TOTAL EXPENSES	\$ 2,565	\$ 3,683	\$ (1,118)	(44)	\$ 30,629	\$ 26,329	\$ 4,300	14
NET INCOME	\$ (2,560)	\$ (3,490)	\$ (930)	(36)	\$ 1,551	\$ 7,815	\$ 6,264	404

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
NOVEMBER 30, 2013

OPERATING ACCOUNTS

Operating Account	\$	12,090.68
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		4,602.12

TOTAL CASH ACCOUNTS

\$ 42,203.27

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

****TOTAL ASSETS****

\$ 42,203.27
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
NOVEMBER 30, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	2,200.00

TOTAL CURRENT LIABILITIES	\$	2,500.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	2,500.00
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****EQUITY****

Current Earnings	7,816.16
Retained Earnings	31,887.11

TOTAL EQUITY		-----	\$	39,703.27
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TOTAL LIAB & EQUITY		=====	\$	42,203.27
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 11/30/2013**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5230-0000 Management Fees							
00324	TIEGR - TIEHEN GROUP		MONTHLY MANAGMENT FEE AU MGMTFEE	002249		750.00	750.00
5370-0000 Grounds Maintenance							
00328	DSLAW - DS LAWN CARE INC		OCT GROUNDS MAINT AUT RDG 20653	002247		844.20	844.20
5505-0000 Contract Labor R&M							
00323	GORBA - GORDON BARNHOUSE		CONT LABOR AUT RDG	10/22/13	002244	140.00	
00325	PAUHI - PAUL HIRTH		CONT LABOR RMBS AUT RDGE	CONT LAB	002245	27.73	
00329	PAUHI - PAUL HIRTH		CONT LABOR RMBS AUT RDGE	CONT LAB	002248	48.83	216.56
5820-0000 Electric							
00326	WESEN - WESTAR ENERGY		ELEC 1887 CEDAR 9/26-10/24 AUT 1887 CEDA	002246		21.75	
00327	WESEN - WESTAR ENERGY		ELEC 226 S INDIAN WELLS 9/26-1 226 S INDI	002246		21.64	43.39
5830-0000 Water & Sewer							
00330	CITOF - CITY OF OLATHE		WATER 1887 W CEDAR 10/4-11/4 . 1887 W CEI	002250		96.88	
00331	CITOF - CITY OF OLATHE		WATER 226 S INDN WELLS 10/3-1 226 S INDI	002250		29.64	126.52
7010-0000 Capital-Landscape							
00332	HOMLA - HOMETOWN LAWN, LLC		CAP LANDSCAPE AUT RDG	CAP LNDS	002251	1,502.27	1,502.27
Distribution Total							3,482.94

Account Summary

Account	Account Description	Debit	Credit
5230-0000	Management Fees	750.00	
5370-0000	Grounds Maintenance	844.20	
5505-0000	Contract Labor R&M	216.56	
5820-0000	Electric	43.39	
5830-0000	Water & Sewer	126.52	
7010-0000	Capital-Landscape	1,502.27	
1010-0000	OPERATING ACCT		3,482.94
		3,482.94	3,482.94

**Delinquency / Aging Report
(Summarized)**

Property : **MEADOWS AT AUTUMN** as of 11/30/2013
396 RIDGE

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	362.61
CURR	1825FD	REILING, WILLIAM	0.00	732.22				732.22
CURR	1831E	HORNE, WESLEY	0.00	276.20				276.20
CURR	1872FC	PINA, RODOLFO	0.00	529.21				529.21
CURR	1877	ROSA, ROBINSON	0.00	276.20				276.20
CURR	1995E	HULL, EMMETT	0.00	934.17				934.17
CURR	435I	GLOVER, JAMES	0.00	276.20				276.20
PROPERTY TOTALS			0.00	3,436.81	0.00	0.00	50.00	3,386.81