



Property Management • Leasing & Brokerage Services

3401 College Blvd, Suite 250
Leawood, Kansas 66211

(913) 648-1188
FAX: (913) 648-8844

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: SEPTEMBER 4, 2014
RE: AUGUST 31, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$544 less than anticipated.

Expenses

Administrative

Expenses were \$951 under budget.

Service Contracts

Expenses were \$59 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$79 under budget.

Taxes & Insurance

Expenses were \$90 under budget.

In summary, Total Expenses year-to-date were \$7,662 more than anticipated and Net Income year-to-date was \$8,206 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2014

SERVICE CONTRACTS

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	275	0	275	825	1,014	(189)	1,100
Grounds Maintenance	540	756	(216)	3,210	2,288	922	4,520
Tree Work	0	0	0	300	0	300	700
TOTAL SERVICE CONTRACTS	\$ 815	\$ 756	\$ 59	\$ 4,335	\$ 3,302	\$ 1,033	\$ 6,320
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	242	(142)	100
Holiday Decorations for M	0	0	0	0	0	0	100
Plumbing R&M	0	0	0	200	0	200	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 300	\$ 242	\$ 58	\$ 400
UTILITIES							
Electric	55	54	1	405	438	(33)	610
Water & Sewer	450	372	78	970	854	116	1,980
TOTAL UTILITIES	\$ 505	\$ 426	\$ 79	\$ 1,375	\$ 1,292	\$ 83	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	0	0	0	185	0	185	370
Insurance	1,050	960	90	1,050	960	90	1,050
TOTAL TAXES & INSURANCE	\$ 1,050	\$ 960	\$ 90	\$ 1,235	\$ 960	\$ 275	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 4,270	\$ 3,091	\$ 1,179	\$ 17,950	\$ 15,503	\$ 2,447	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,600	1,600	0	2,400
Capital-Playground	0	0	0	0	10,109	(10,109)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,600	\$ 11,709	\$ (10,109)	\$ 2,400
TOTAL EXPENSES	\$ 4,470	\$ 3,291	\$ 1,179	\$ 19,550	\$ 27,212	\$ (7,662)	\$ 27,650
NET INCOME	\$ (4,468)	\$ (3,291)	\$ 1,177	\$ 13,066	\$ 4,860	\$ (8,206)	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2014

OPERATING ACCOUNTS

Operating Account	\$	15,650.90	
Money Market Account		6,405.02	

TOTAL CASH ACCOUNTS			\$	22,055.92
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS				-----
			\$	22,055.92
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2014

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,600.00

TOTAL CURRENT LIABILITIES	\$	1,900.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	1,900.00
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****EQUITY****

Current Earnings	4,860.04
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	20,155.92
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TOTAL LIAB & EQUITY			\$	22,055.92
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 8/31/2014**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal							
00416	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2014 1804FC WII 396-1804FC	002309		8.00		
00417	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2014 1849C SNOI 396-1849C	002310		8.00		
00418	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2014 1880C SHOI 396-1880C	002311		8.00		
00419	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2012 1820 FC LY 396-1820FC	002312		8.00		
00420	REGOF - REGISTER OF DEEDS	LIEN REL SEPT 2011 1809 FC HOC 396-1809FC	002313		8.00		
00421	REGOF - REGISTER OF DEEDS	LIEN REL SEPT 2013 1809 FC HOC 396-1809FC	002314		8.00		
00422	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2014 1807 FD CH 396-1807FD	002315		8.00		
00423	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2014 1824C BRY. 396-1824C	002316		8.00		
00424	REGOF - REGISTER OF DEEDS	LIEN REL APRIL 2012 1985 ELM E 396-1985E	002317		8.00		
00425	REGOF - REGISTER OF DEEDS	LIEN REL SEPT 2011 1985 ELM BI 396-1985E	002318		8.00		80.00
5230-0000 Management Fees							
00415	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002320		800.00		800.00
5250-0000 Social Exp							
00436	PAUHI - PAUL HIRTH	RMBS MOVIE NIGHT AUTRDG RMBS MM	002325		69.28		69.28
5370-0000 Grounds Maintenance							
00429	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	164927	002321	112.00		
00430	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	165561	002321	112.00		
00431	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	166380	002321	112.00		
00432	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	166995	002321	112.00		
00435	GREBE - GREG BEECH	RMBS LANDSCAPING AUT RDG RMBS LND	002323		307.77		755.77
5820-0000 Electric							
00426	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 6/27-7/226 S INDI	002319		23.24		
00427	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 6/27-7/29 AU 1887 W CEI	002319		30.50		53.74
5830-0000 Water & Sewer							
00437	CITOF - CITY OF OLATHE	WSTWTR 7/4-8/3 226 S INDIAN W 226 S INDI	002322		143.17		
00438	CITOF - CITY OF OLATHE	WST WTR 7/4-8/4 1887 W CEDAR : 1887 W CEI	002322		228.69		371.86
6010-0000 Insurance							
00428	AMEFA - AMERICAN FAMILY INSURANCE	INSURANCE AUT RDG	018-350-59	002308	960.00		
00433	JOHCL - JOHN CLOCK	RMBS INSUR EXP AUTUMN RIDC	RMBS INSU	002324	960.00		
00439	AMEFA - AMERICAN FAMILY INSURANCE	Credit Voucher #00428	018-350-59	002308	(960.00)		960.00
Distribution Total							3,090.65

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	80.00	
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	69.28	
5370-0000	Grounds Maintenance	755.77	
5820-0000	Electric	53.74	
5830-0000	Water & Sewer	371.86	
6010-0000	Insurance	960.00	
1010-0000	OPERATING ACCT		3,090.65
		3,090.65	3,090.65

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 08/31/2014

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	1804FC	WILDEBOOR, SHAY	0.00	77.45	0.46		0.92	76.07
CURR	1825FD	REILING, WILLIAM	0.00	966.28	5.76		11.42	949.10
CURR	1831E	HORNE, WESLEY	0.00	493.60	2.94		5.84	484.82
CURR	1849	SNORGRASS, NICKOLAS	0.00	75.41	0.45		0.89	74.07
CURR	1869FD	MILLER, KRISTOPHER	0.00	284.11	1.69		3.35	279.07
CURR	1872FC	PINA, RODOLFO	0.00	755.86	4.51		8.93	742.42
CURR	1877	ROSA, ROBINSON	0.00	493.60	2.94		5.84	484.82
CURR	1880	SHOEMAKER, JOHN	0.00	78.06	0.47		0.92	76.67
CURR	1995E	HULL, EMMETT	0.00	1,175.63	7.01		13.90	1,154.72
CURR	435I	GLOVER, JAMES	0.00	493.60	2.94		5.84	484.82
PROPERTY TOTALS			0.00	4,893.60	29.17	0.00	57.85	4,806.58