



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: OCTOBER 10, 2014
RE: SEPTEMBER 30, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$526 less than anticipated.

Expenses

Administrative

Expenses were \$100 under budget.

Service Contracts

Expenses were \$626 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$105 under budget.

Non-Operating

There were no charges.

In summary, Total Expenses year-to-date were \$6,832 more than anticipated and Net Income year-to-date was \$7,358 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2014

SERVICE CONTRACTS

Budget Comparison Report
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	200	0	200	1,025	1,014	11	1,100
Grounds Maintenance	675	649	26	3,885	2,938	947	4,520
Tree Work	400	0	400	700	0	700	700
TOTAL SERVICE CONTRACTS	\$ 1,275	\$ 649	\$ 626	\$ 5,610	\$ 3,952	\$ 1,658	\$ 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	460	492	(32)	610
Water & Sewer	500	396	104	1,470	1,250	220	1,980
TOTAL UTILITIES	\$ 555	\$ 450	\$ 105	\$ 1,930	\$ 1,742	\$ 188	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	0	0	0	185	0	185	370
Insurance	0	0	0	1,050	960	90	1,050
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 1,235	\$ 960	\$ 275	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,730	\$ 1,899	\$ 831	\$ 20,680	\$ 17,403	\$ 3,277	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,800	1,800	0	2,400
Capital-Playground	0	0	0	0	10,109	(10,109)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,800	\$ 11,909	\$ (10,109)	\$ 2,400
TOTAL EXPENSES	\$ 2,930	\$ 2,099	\$ 831	\$ 22,480	\$ 29,312	\$ (6,832)	\$ 27,650
NET INCOME	\$ (2,928)	\$ (2,079)	\$ 849	\$ 10,138	\$ 2,780	\$ (7,358)	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
SEPTEMBER 30, 2014

OPERATING ACCOUNTS

Operating Account	\$	13,571.63
Money Market Account		6,605.40

TOTAL CASH ACCOUNTS		\$	20,177.03
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS			\$	20,177.03
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
SEPTEMBER 30, 2014

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,800.00

TOTAL CURRENT LIABILITIES	\$	2,100.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	2,100.00
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****EQUITY****

Current Earnings	2,781.15
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	18,077.03
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TOTAL LIAB & EQUITY			\$	20,177.03
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 9/30/2014**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5230-0000 Management Fees						
00440	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002326	800.00	800.00
5370-0000 Grounds Maintenance						
00441	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUMN RDG	167764	002327	112.00	
00442	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUMN RDG	168363	002327	112.00	
00443	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUMN RDG	16862	002327	112.00	
00444	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUMN RDG	169723	002327	112.00	
00447	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	170231	002327	201.48	649.48
5820-0000 Electric						
00445	WESEN - WESTAR ENERGY	ELEC 7/29-8/27 1887 S CEDAR ST 1887		002328	30.64	
00446	WESEN - WESTAR ENERGY	ELEC 7/29-8/27 226 S INDIAN WEI 226		002328	23.24	53.88
5830-0000 Water & Sewer						
00448	CITOF - CITY OF OLATHE	WST WTR 8/4-9/4 1887 S CEDAR S 1887		002329	241.10	
00449	CITOF - CITY OF OLATHE	WST WTR 8/3-9/3 226 S INDIAN W 226		002329	154.81	395.91
Distribution Total						1,899.27

Account Summary

Account	Account Description	Debit	Credit
5230-0000	Management Fees	800.00	
5370-0000	Grounds Maintenance	649.48	
5820-0000	Electric	53.88	
5830-0000	Water & Sewer	395.91	
1010-0000	OPERATING ACCT		1,899.27
		1,899.27	1,899.27

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 09/30/2014

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	77.91	0.46	0.46		76.99
CURR	1825FD	REILING, WILLIAM	0.00	972.08	5.80	5.76		960.52
CURR	1831E	HORNE, WESLEY	0.00	496.56	2.96	2.94		490.66
CURR	1849	SNORGRASS, NICKOLAS	0.00	75.86	0.45	0.45		74.96
CURR	1869FD	MILLER, KRISTOPHER	0.00	285.81	1.70	1.69		282.42
CURR	1872FC	PINA, RODOLFO	0.00	760.40	4.54	4.51		751.35
CURR	1877	ROSA, ROBINSON	0.00	496.56	2.96	2.94		490.66
CURR	1880	SHOEMAKER, JOHN	0.00	78.53	0.47	0.47		77.59
CURR	1995E	HULL, EMMETT	0.00	1,182.68	7.05	7.01		1,168.62
CURR	435I	GLOVER, JAMES	0.00	496.56	2.96	2.94		490.66
PROPERTY TOTALS			0.00	4,922.95	29.35	29.17	0.00	4,864.43