



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: NOVEMBER 7, 2014
RE: OCTOBER 31, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$508 less than anticipated.

Expenses

Administrative

Expenses were \$44 under budget.

Service Contracts

Expenses were \$130 over budget as we paid \$560 to TLC for contract work.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$208 under budget.

In summary, Total Expenses year-to-date were \$6,711 more than anticipated and Net Income year-to-date was \$7,219 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
INCOME							
DUES INCOME							
Dues Income	\$ 0	\$ 20	\$ 20	\$ 32,400	\$ 32,046	\$ (354)	\$ 32,400
TOTAL DUES INCOME	\$ 0	\$ 20	\$ 20	\$ 32,400	\$ 32,046	\$ (354)	\$ 32,400
REIMBURSEMENTS							
Fees Collected							
Late Fees	0	0	0	200	63	(137)	200
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	\$ 200	\$ 63	\$ (137)	\$ 200
MISCELLANEOUS INCOME							
Bank Interest	2	0	(2)	20	3	(17)	24
TOTAL MISC INCOME	\$ 2	\$ 0	\$ (2)	\$ 20	\$ 3	\$ (17)	\$ 24
TOTAL INCOME	\$ 2	\$ 20	\$ 18	\$ 32,620	\$ 32,112	\$ (508)	\$ 32,624
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	100	0	100	1,000	(142)	1,142	1,200
Pstg/Copies/Ck Run	50	106	(56)	275	451	(176)	400
Meetings	0	0	0	125	0	125	125
Management Fees	800	800	0	7,900	7,900	0	9,500
Web Site Expense	0	0	0	995	995	0	995
Social Exp	0	0	0	2,000	1,956	44	2,000
Miscellaneous Admin	0	0	0	260	253	7	300
TOTAL ADMINISTRATIVE EXP	\$ 950	\$ 906	\$ 44	\$ 12,555	\$ 11,413	\$ 1,142	\$ 14,520
SERVICE CONTRACTS							

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	75	0	75	1,100	1,014	86	1,100
Grounds Maintenance	355	560	(205)	4,240	3,498	742	4,520
Tree Work	0	0	0	700	0	700	700
TOTAL SERVICE CONTRACTS	\$ 430	\$ 560	\$ (130)	\$ 6,040	\$ 4,512	\$ 1,528	\$ 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	50	54	(4)	510	547	(37)	610
Water & Sewer	350	138	212	1,820	1,388	432	1,980
TOTAL UTILITIES	\$ 400	\$ 192	\$ 208	\$ 2,330	\$ 1,935	\$ 395	\$ 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	\$ 1,780	\$ 1,658	\$ 122	\$ 22,460	\$ 19,062	\$ 3,398	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	2,000	2,000	0	2,400
Capital-Playground	0	0	0	0	10,109	(10,109)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 2,000	\$ 12,109	\$ (10,109)	\$ 2,400
TOTAL EXPENSES	\$ 1,980	\$ 1,858	\$ 122	\$ 24,460	\$ 31,171	\$ (6,711)	\$ 27,650
NET INCOME	\$ (1,978)	\$ (1,838)	\$ 140	\$ 8,160	\$ 941	\$ (7,219)	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2014

OPERATING ACCOUNTS

Operating Account	\$	11,732.80
Money Market Account		6,805.80

TOTAL CASH ACCOUNTS	\$	18,538.60
---------------------	----	-----------

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS	\$	18,538.60
		=====

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2014

****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	942.72
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	16,238.60
------------------	--	-------	----	-----------

TOTAL LIAB & EQUITY			\$	18,538.60
				=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 10/31/2014**

<u>GL Account</u>			<u>Invoice</u>	<u>Check</u>		
<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>No.</u>	<u>No.</u>	<u>Amount</u>	<u>Account Total</u>
5030-0000 Pstg/Copies/Ck Run						
00451	TIEGR - TIEHEN GROUP	CK RUN BILL JULY-SEPT AUTUM CK RUN BI	002330		21.45	
00452	TIEGR - TIEHEN GROUP	COPY/POST 3RD QTR AUTUM RII COPY/POS'	002330		84.88	106.33
5230-0000 Management Fees						
00450	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002331		800.00	800.00
5370-0000 Grounds Maintenance						
00453	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	170376	002332	112.00	
00454	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	171018	002332	112.00	
00455	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	171675	002332	112.00	
00456	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	171731	002332	112.00	
00457	TLCLA - TLC LAWN CARE, INC.	GRNDS MAINT AUTUM RIDGE	172715	002332	112.00	560.00
5820-0000 Electric						
00458	WESEN - WESTAR ENERGY	ELEC 8/27-9/26 1887 W CEDAR ST 1887		002333	31.38	
00459	WESEN - WESTAR ENERGY	ELEC 8/27-9/26 226 S INDIAN WEI 226		002333	22.87	54.25
5830-0000 Water & Sewer						
00460	CITOF - CITY OF OLATHE	WATER 9/3-10/4 226 S INDIAN WE 226 SS		002334	23.21	
00461	CITOF - CITY OF OLATHE	WATER 9/4-10/4 1887 W CEAR ST 1887 MSS		002334	115.04	138.25
Distribution Total						1,658.83

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5030-0000	Pstg/Copies/Ck Run	106.33	
5230-0000	Management Fees	800.00	
5370-0000	Grounds Maintenance	560.00	
5820-0000	Electric	54.25	
5830-0000	Water & Sewer	138.25	
1010-0000	OPERATING ACCT		1,658.83
		1,658.83	1,658.83

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 10/31/2014

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	78.38	0.47	0.46	0.46	76.99
CURR	1825FD	REILING, WILLIAM	0.00	977.91	5.83	5.80	5.76	960.52
CURR	1831E	HORNE, WESLEY	0.00	499.54	2.98	2.96	2.94	490.66
CURR	1849	SNORGRASS, NICKOLAS	0.00	76.32	0.46	0.45	0.45	74.96
CURR	1869FD	MILLER, KRISTOPHER	0.00	287.52	1.71	1.70	1.69	282.42
CURR	1872FC	PINA, RODOLFO	0.00	764.96	4.56	4.54	4.51	751.35
CURR	1877	ROSA, ROBINSON	0.00	499.54	2.98	2.96	2.94	490.66
CURR	1880	SHOEMAKER, JOHN	0.00	79.00	0.47	0.47	0.47	77.59
CURR	1995E	HULL, EMMETT	0.00	1,189.78	7.10	7.05	7.01	1,168.62
CURR	435I	GLOVER, JAMES	0.00	499.54	2.98	2.96	2.94	490.66
PROPERTY TOTALS			0.00	4,952.49	29.54	29.35	29.17	4,864.43