

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: JULY 6, 2015
RE: JUNE 30, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,166 less than anticipated.

Expenses

Administrative

Expenses were \$823 under budget.

Service Contracts

Expenses were \$57 over budget as we paid \$264 to Elements Sprinkler for irrigation repairs.

Utilities

Expenses were \$241 under budget.

Non-Operating

Expenses were \$926 over budget as we paid Elements Sprinkler for installation of added sprinklers in the park for the new trees.

In summary, Total Expenses year-to-date were \$1,905 more than anticipated and Total Net Income year-to-date was \$3,071 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE SIX MONTHS ENDING JUNE 30, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
INCOME							
DUES INCOME							
Dues Income	\$ 0	\$ 1,020	\$ 1,020	\$ 32,505	\$ 31,339	\$ (1,166)	\$ 32,505
TOTAL DUES INCOME	\$ 0	\$ 1,020	\$ 1,020	\$ 32,505	\$ 31,339	\$ (1,166)	\$ 32,505
REIMBURSEMENTS							
FEEES COLLECTED							
Late Fees	25	2	(23)	100	80	(20)	100
TOTAL FEES COLLECTED	\$ 25	\$ 2	\$ (23)	\$ 100	\$ 80	\$ (20)	\$ 100
MISCELLANEOUS INCOME							
Bank Interest	0	0	0	0	3	3	0
Miscellaneous Income	0	0	0	0	17	17	0
TOTAL MISC INCOME	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20	\$ 20	\$ 0
TOTAL INCOME	\$ 25	\$ 1,022	\$ 997	\$ 32,605	\$ 31,439	\$ (1,166)	\$ 32,605
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	75	(897)	972	450	613	(163)	900
Pstg/Copies/Ck Run	0	0	0	250	468	(218)	375
Meetings	0	0	0	250	0	250	250
Management Fees	800	800	0	4,800	4,800	0	9,600
Web Site Expense	1,050	995	55	1,050	995	55	1,050
Social Exp	325	554	(229)	1,395	1,507	(112)	2,000
Miscellaneous Admin	65	40	25	215	104	111	275
TOTAL ADMINISTRATIVE EXP	\$ 2,315	\$ 1,492	\$ 823	\$ 8,410	\$ 8,487	\$ (77)	\$ 14,450
SERVICE CONTRACTS							

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE SIX MONTHS ENDING JUNE 30, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	200	264	(64)	350	264	86	1,100
Grounds Maintenance	1,066	1,059	7	3,048	2,264	784	6,451
Tree Work	0	0	0	1,000	2,972	(1,972)	1,500
TOTAL SERVICE CONTRACTS	\$ 1,266	\$ 1,323	\$ (57)	\$ 4,398	\$ 5,500	\$ (1,102)	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	360	(260)	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 100	\$ 360	\$ (260)	\$ 200
UTILITIES							
Electric	60	52	8	360	309	51	720
Water & Sewer	275	42	233	725	316	409	2,380
TOTAL UTILITIES	\$ 335	\$ 94	\$ 241	\$ 1,085	\$ 625	\$ 460	\$ 3,100
TAXES AND INSURANCE							
Insurance	0	0	0	0	0	0	1,010
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,010
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 3,916	\$ 2,909	\$ 1,007	\$ 13,993	\$ 14,972	\$ (979)	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,200	1,200	0	2,400
Capital-Landscape	0	926	(926)	0	926	(926)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 1,126	\$ (926)	\$ 1,200	\$ 2,126	\$ (926)	\$ 2,400
TOTAL EXPENSES	\$ 4,116	\$ 4,035	\$ 81	\$ 15,193	\$ 17,098	\$ (1,905)	\$ 30,211
NET INCOME	\$ (4,091)	\$ (3,013)	\$ 1,078	\$ 17,412	\$ 14,341	\$ (3,071)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JUNE 30, 2015

OPERATING ACCOUNTS

Operating Account	\$	23,541.35
Money Market Account		8,409.33

TOTAL CASH ACCOUNTS		\$	31,950.68
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS				\$	31,950.68	
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JUNE 30, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,200.00

TOTAL CURRENT LIABILITIES	\$	1,500.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		\$ 1,500.00

****EQUITY****

Current Earnings	14,340.18
Retained Earnings	16,110.50

TOTAL EQUITY	\$	30,450.68

TOTAL LIAB & EQUITY	\$	31,950.68
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 6/30/2015**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal							
00562	REGOF - REGISTER OF DEEDS	LIEN RELEASE REILING AUT RID 396-1825FE	002398		12.00		
00563	REGOF - REGISTER OF DEEDS	LIEN RELEASE JARAMILLO AUT 396-1813FE	002398		12.00		
00564	MARPR - MARTIN, PRINGLE ATTORNEY	LEGAL--AUTUMN RIDGE 294024	002397		173.50		197.50
5230-0000 Management Fees							
00548	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002391		800.00		800.00
5240-0000 Web Site Expense							
00552	ENEIN - ENEIGHBORS, INC.	WEB SITE EXP-ANNUAL SUBSCR 1109	002389		995.00		995.00
5250-0000 Social Exp							
00512	FUNFL - FUN FLICKS KS	FUNFLICKS JUNE BAL-SOCIAL E 864964BAL	002390		277.00		
00513	FUNFL - FUN FLICKS KS	FUNFLICKS JULY BAL-SOCIAL E 865050BAL	002396		277.00		554.00
5270-0000 Miscellaneous Admin							
00561	KANSE - KANSAS SECRETARY OF STATE	MISC.ADMIN-ANNUAL REPORTS ANNUAL R	062015		40.00		40.00
5365-0000 Irrigation							
00549	ELESP - ELEMENTS SPRINKLER COMP	IRRIGATION-5/28--AUTUMN RIDC 3789	002388		150.00		
00551	ELESP - ELEMENTS SPRINKLER COMP	IRRIGATION-5/28--AUTUMN RIDC 3790	002388		114.00		264.00
5370-0000 Grounds Maintenance							
00553	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 6-AUTU 183228	002392		130.00		
00554	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 7-AUTU 183797	002392		130.00		
00555	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 8-AUTU 184350	002392		130.00		
00556	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 9-AUTU 185112	002392		130.00		
00557	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-AUTUMN RIDGE 185716	002392		65.33		
00560	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-LAWN AP 3-AUTU 186059	002394		473.61		1,058.94
5820-0000 Electric							
00558	WESEN - WESTAR ENERGY	ELE-4/29-5/29--226 S INDIAN WEL 226	002393		22.87		
00559	WESEN - WESTAR ENERGY	ELE-4/29-5/29--1887 W CEDAR-AU 1887	002393		29.31		52.18
5830-0000 Water & Sewer							
00565	CITOF - CITY OF OLATHE	WTR-5/4-6/4--1887 W CEDAR-AUT 1887	002395		27.33		
00566	CITOF - CITY OF OLATHE	WTR-5/4-6/4--226 S INDIAN WELL 226	002395		14.92		42.25
7010-0000 Capital-Landscape							
00550	ELESP - ELEMENTS SPRINKLER COMP	CAP-LANDSCAPE--AUTUMN RID 3788	002388		926.00		926.00
Distribution Total							4,929.87

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	197.50	
5230-0000	Management Fees	800.00	
5240-0000	Web Site Expense	995.00	
5250-0000	Social Exp	554.00	
5270-0000	Miscellaneous Admin	40.00	
5365-0000	Irrigation	264.00	
5370-0000	Grounds Maintenance	1,058.94	
5820-0000	Electric	52.18	
5830-0000	Water & Sewer	42.25	
7010-0000	Capital-Landscape	926.00	
1010-0000	OPERATING ACCT		4,929.87
		4,929.87	4,929.87

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 06/30/2015

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	1805E	PHAR, JUSTIN	0.00	281.97	1.68	1.67	76.21	202.41
CURR	1811E	WENTZEL, EDDIE	0.00	206.07	1.23	1.22	1.21	202.41
CURR	1820FC	LENZ, KRISTIE	0.00	281.97	1.68	1.67	76.21	202.41
CURR	1825FD	REILING, WILLIAM	0.00	256.80	1.53	13.12	57.77	184.38
CURR	1831E	HORNE, WESLEY	0.00	720.78	4.30	4.27	4.25	707.96
CURR	1853	MULLEN, ASHLEY	0.00	25.00		25.00		
CURR	1869FD	MILLER, KRISTOPHER	0.00	502.33	3.00	2.98	2.96	493.39
CURR	1877	ROSA, ROBINSON	0.00	720.78	4.30	4.27	4.25	707.96
CURR	1995E	HULL, EMMETT	0.00	458.54	2.73	2.72	2.70	450.39
CURR	4351	GLOVER, JAMES	0.00	716.48	4.27	4.25	4.22	703.74
PROPERTY TOTALS			0.00	4,170.72	24.72	61.17	229.78	3,855.05