

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: AUGUST 5, 2015
RE: JULY 31, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$420 less than anticipated.

Expenses

Administrative

Expenses were \$204 under budget.

Service Contracts

Expenses were \$65 under budget.

Utilities

Expenses were \$222 under budget.

Taxes & Insurance

Expenses were \$956 over budget as we paid \$956 to American Family for insurance that was budgeted for August.

In summary, Total Expenses year-to-date were \$2,370 more than anticipated and Total Net Income year-to-date was \$2,790 less than anticipated.



MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE SEVEN MONTHS ENDING JULY 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
INCOME							
DUES INCOME							
Dues Income	\$ 0	\$ 700	\$ 700	\$ 32,505	\$ 32,039	\$ (466)	\$ 32,505
TOTAL DUES INCOME	\$ 0	\$ 700	\$ 700	\$ 32,505	\$ 32,039	\$ (466)	\$ 32,505
REIMBURSEMENTS							
FEEs COLLECTED							
Late Fees	0	46	46	100	126	26	100
TOTAL FEES COLLECTED	\$ 0	\$ 46	\$ 46	\$ 100	\$ 126	\$ 26	\$ 100
MISCELLANEOUS INCOME							
Bank Interest	0	1	1	0	3	3	0
Miscellaneous Income	0	0	0	0	17	17	0
TOTAL MISC INCOME	\$ 0	\$ 1	\$ 1	\$ 0	\$ 20	\$ 20	\$ 0
TOTAL INCOME	\$ 0	\$ 747	\$ 747	\$ 32,605	\$ 32,185	\$ (420)	\$ 32,605
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	75	75	0	525	688	(163)	900
Pstg/Copies/Ck Run	75	57	18	325	525	(200)	375
Meetings	0	0	0	250	0	250	250
Management Fees	800	800	0	5,600	5,600	0	9,600
Web Site Expense	0	0	0	1,050	995	55	1,050
Social Exp	525	364	161	1,920	1,871	49	2,000
Miscellaneous Admin	25	0	25	240	104	136	275
TOTAL ADMINISTRATIVE EXP	\$ 1,500	\$ 1,296	\$ 204	\$ 9,910	\$ 9,783	\$ 127	\$ 14,450
SERVICE CONTRACTS							

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE SEVEN MONTHS ENDING JULY 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	200	0	200	550	264	286	1,100
Grounds Maintenance	801	936	(135)	3,849	3,200	649	6,451
Tree Work	0	0	0	1,000	2,972	(1,972)	1,500
TOTAL SERVICE CONTRACTS	\$ 1,001	\$ 936	\$ 65	\$ 5,399	\$ 6,436	\$ (1,037)	\$ 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	420	361	59	720
Water & Sewer	295	81	214	1,020	397	623	2,380
TOTAL UTILITIES	\$ 355	\$ 133	\$ 222	\$ 1,440	\$ 758	\$ 682	\$ 3,100
TAXES AND INSURANCE							
Insurance	0	956	(956)	0	956	(956)	1,010
TOTAL TAXES & INSURANCE	\$ 0	\$ 956	\$ (956)	\$ 0	\$ 956	\$ (956)	\$ 1,010
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,856	\$ 3,321	\$ (465)	\$ 16,849	\$ 18,293	\$ (1,444)	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,400	1,400	0	2,400
Capital-Landscape	0	0	0	0	926	(926)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,400	\$ 2,326	\$ (926)	\$ 2,400
TOTAL EXPENSES	\$ 3,056	\$ 3,521	\$ (465)	\$ 18,249	\$ 20,619	\$ (2,370)	\$ 30,211
NET INCOME	\$ (3,056)	\$ (2,774)	\$ 282	\$ 14,356	\$ 11,566	\$ (2,790)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JULY 31, 2015

OPERATING ACCOUNTS

Operating Account	\$	20,766.04	
Money Market Account		8,609.84	

TOTAL CASH ACCOUNTS			\$	29,375.88
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

			\$	29,375.88
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JULY 31, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,400.00

TOTAL CURRENT LIABILITIES	\$	1,700.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	1,700.00
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****EQUITY****

Current Earnings	11,565.38
Retained Earnings	16,110.50

TOTAL EQUITY		-----	\$	27,675.88
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TOTAL LIAB & EQUITY			\$	29,375.88
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 7/31/2015**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal							
00584	MARPR	MARTIN, PRINGLE ATTORNEY	LEGAL-REILING--AUTUMN RIDG	296841	002409	50.00	
00585	MARPR	MARTIN, PRINGLE ATTORNEY	LEGAL-BB--HORNE/GLOVER/ROI	296840	002409	150.00	200.00
5030-0000 Pstg/Copies/Ck Run							
00575	TIEGR	TIEHEN GROUP	COPY/POSTAGE-2ND QUARTER-- COPY/POS		002403	34.04	
00578	TIEGR	TIEHEN GROUP	CK RUN BILLING-2ND QUARTER CK RUN BI		002403	22.75	56.79
5230-0000 Management Fees							
00567	TIEGR	TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002401	800.00	800.00
5250-0000 Social Exp							
00514	FUNFL	FUN FLICKS KS	FUNFLICKS AUG/BAL-SOCIAL EXP	865052BAL	002407	277.00	
00568	PAUHI	PAUL HIRTH	GRNDS.MAINT/SOCIAL EXP-RME	1852	002400	69.98	
00569	DONWI	DONALD WICKHAM	SOCIAL EXP-RMBS WICKHAM-A	1805	002399	17.25	364.23
5370-0000 Grounds Maintenance							
00568	PAUHI	PAUL HIRTH	GRNDS.MAINT/SOCIAL EXP-RME	1852	002400	6.99	
00570	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 10--AU	185450	002402	130.00	
00571	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 11--AU	186157	002402	130.00	
00572	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 12--AU	186630	002402	130.00	
00573	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 13--AU	187386	002402	130.00	
00574	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 14--AU	188029	002402	130.00	
00582	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-T&S APPLICATION	189230	002408	65.54	
00583	TLCLA	TLC LAWN CARE, INC.	GRNDS.MAINT-LAWN APP #4-AU	189744	002410	212.99	935.52
5820-0000 Electric							
00576	WESEN	WESTAR ENERGY	ELE-5/29-6/29--1887 W CEDAR-AU	1877	002404	28.98	
00577	WESEN	WESTAR ENERGY	ELE-5/29-6/29--226 S INDIAN WEL	226	002404	23.09	52.07
5830-0000 Water & Sewer							
00580	CITOF	CITY OF OLATHE	WTR-6/4-7/4--226 S INDIAN WELL	226	002406	69.52	
00581	CITOF	CITY OF OLATHE	WTR-6/4-7/4--1887 W CEDAR-AU	1887	002406	11.96	81.48
6010-0000 Insurance							
00579	AMEFA	AMERICAN FAMILY INSURANC	INSURANCE--AUTUMN RIDGE	018-350-59	002405	956.00	956.00
Distribution Total							3,446.09

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	200.00	
5030-0000	Pstg/Copies/Ck Run	56.79	
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	364.23	
5370-0000	Grounds Maintenance	935.52	
5820-0000	Electric	52.07	
5830-0000	Water & Sewer	81.48	
6010-0000	Insurance	956.00	
1010-0000	OPERATING ACCT		3,446.09
		3,446.09	3,446.09

7/29/2015
User: SARAH

THE TIEHEN GROUP

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Page 1 of 1

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 07/31/2015

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	283.66	1.69	1.68		280.29
CURR	1811E	WENTZEL, EDDIE	0.00	207.31	1.24	1.23		204.84
CURR	1820FC	LENZ, KRISTIE	0.00	183.66	1.69	1.68		180.29
CURR	1853	MULLEN, ASHLEY	0.00	25.15	0.15		25.00	
CURR	1869FD	MILLER, KRISTOPHER	0.00	505.34	3.01	3.00		499.33
CURR	1877	ROSA, ROBINSON	0.00	725.10	4.32	4.30		716.48
CURR	1995E	HULL, EMMETT	0.00	461.29	2.75	2.73		455.81
CURR	4351	GLOVER, JAMES	0.00	720.78	4.30	4.27		712.21
PROPERTY TOTALS			0.00	3,112.29	19.15	18.89	25.00	3,049.25