

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: SEPTEMBER 10, 2015
RE: AUGUST 31, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$355 more than anticipated.

Expenses

Administrative

Expenses were \$328 under budget.

Service Contracts

Expenses were \$4 under budget.

Repairs & Maintenance

Expenses were \$122 over budget as we paid \$122 to Fry & Associates for park equipment repairs.

Utilities

Expenses were \$390 under budget.

Taxes & Insurance

There were no charges this month.

In summary, Total Expenses year-to-date were \$759 more than anticipated. Total Net Income year-to-date was \$404 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2015

SERVICE CONTRACTS

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	200	0	200	750	264	486	1,100
Grounds Maintenance	520	716	(196)	4,369	3,915	454	6,451
Tree Work	0	0	0	1,000	2,972	(1,972)	1,500
TOTAL SERVICE CONTRACTS	\$ 720	\$ 716	\$ 4	\$ 6,119	\$ 7,151	\$ (1,032)	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	122	(122)	100	482	(382)	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 122	\$ (122)	\$ 100	\$ 482	\$ (382)	\$ 200
UTILITIES							
Electric	60	52	8	480	413	67	720
Water & Sewer	435	53	382	1,455	450	1,005	2,380
TOTAL UTILITIES	\$ 495	\$ 105	\$ 390	\$ 1,935	\$ 863	\$ 1,072	\$ 3,100
TAXES AND INSURANCE							
Insurance	1,010	0	1,010	1,010	956	54	1,010
TOTAL TAXES & INSURANCE	\$ 1,010	\$ 0	\$ 1,010	\$ 1,010	\$ 956	\$ 54	\$ 1,010
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 3,180	\$ 1,570	\$ 1,610	\$ 20,029	\$ 19,862	\$ 167	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,600	1,600	0	2,400
Capital-Landscape	0	0	0	0	926	(926)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,600	\$ 2,526	\$ (926)	\$ 2,400
TOTAL EXPENSES	\$ 3,380	\$ 1,770	\$ 1,610	\$ 21,629	\$ 22,388	\$ (759)	\$ 30,211
NET INCOME	\$ (3,380)	\$ (995)	\$ 2,385	\$ 10,976	\$ 10,572	\$ (404)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2015

OPERATING ACCOUNTS

Operating Account	\$	19,770.98
Money Market Account		8,810.36

TOTAL CASH ACCOUNTS		\$	28,581.34
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$	28,581.34
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2015

****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

****EQUITY****

Current Earnings	10,570.84
Retained Earnings	16,110.50

TOTAL EQUITY		\$ 26,681.34

TOTAL LIAB & EQUITY		\$ 28,581.34
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 8/31/2015**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5015-0000 Legal						
00597	MARPR - MARTIN, PRINGLE ATTORNEY	LEGAL-REILING--AUTUMN RIDG	299230	002416	27.00	27.00
5230-0000 Management Fees						
00586	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002412	800.00	800.00
5370-0000 Grounds Maintenance						
00590	TLCLA - TLC LAWN CARE, INC.	GRNDS.MANIT/MOWING 15-AUT	188657	002413	130.00	
00591	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 16-AUT	189112	002413	130.00	
00592	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 17-AUT	189854	002413	130.00	
00593	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 18-AUT	190237	002413	130.00	
00594	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 19-AUT	191043	002413	130.00	
00598	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-T&S APP #5--AUT	192651	002417	65.54	715.54
5505-0000 Contract Labor R&M						
00589	FRYAS - FRY & ASSOCIATES, INC.	CONT.LABOR R&M-AUTUMN RII	FRYQ57537	002411	122.02	122.02
5820-0000 Electric						
00587	WESEN - WESTAR ENERGY	ELE-6/29-7/29--1887 W CEDAR-AU	1887	002414	28.68	
00588	WESEN - WESTAR ENERGY	ELE-6/29-7/29--226 S INDIAN WEL	226	002414	23.21	51.89
5830-0000 Water & Sewer						
00595	CITOF - CITY OF OLATHE	WTR-7/4-8/4--1887 W CEDAR-AUT	1887	002415	11.98	
00596	CITOF - CITY OF OLATHE	WTR-7/4-8/4--226 S INDIAN WELL	226	002415	41.07	53.05
Distribution Total						1,769.50

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	27.00	
5230-0000	Management Fees	800.00	
5370-0000	Grounds Maintenance	715.54	
5505-0000	Contract Labor R&M	122.02	
5820-0000	Electric	51.89	
5830-0000	Water & Sewer	53.05	
1010-0000	OPERATING ACCT		1,769.50
		1,769.50	1,769.50

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN as of 08/31/2015
396 RIDGE

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	285.36	1.70	1.69	1.68	280.29
CURR	1811E	WENTZEL, EDDIE	0.00	208.55	1.24	1.24	1.23	204.84
CURR	1853	MULLEN, ASHLEY	0.00	25.30	0.15	0.15		25.00
CURR	1869FD	MILLER, KRISTOPHER	0.00	508.37	3.03	3.01	3.00	499.33
CURR	1877	ROSA, ROBINSON	0.00	729.45	4.35	4.32	4.30	716.48
CURR	1995E	HULL, EMMETT	0.00	464.06	2.77	2.75	2.73	455.81
CURR	435I	GLOVER, JAMES	0.00	4.62	4.62			
PROPERTY TOTALS			0.00	2,225.71	17.86	13.16	12.94	2,181.75