

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

Enclosed are the financials. A review follows:

Income

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

Expenses

Administrative

Expenses were \$75 under budget.

Service Contracts

Expenses were \$1,380 over budget as we paid \$630 to Elements for irrigation work and \$1,018 to TLC for drainage work.

Utilities

Expenses were \$282 under budget.

In summary, Total Expenses year-to-date were \$1,782 more than anticipated. Total Net Income year-to-date was \$1,427 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2015

SERVICE CONTRACTS

Budget Comparison Report
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	200	630	(430)	950	894	56	1,100
Grounds Maintenance	801	1,751	(950)	5,170	5,666	(496)	6,451
Tree Work	0	0	0	1,000	2,972	(1,972)	1,500
TOTAL SERVICE CONTRACTS	\$ 1,001	\$ 2,381	\$ (1,380)	\$ 7,120	\$ 9,532	\$ (2,412)	\$ 9,051
EPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	482	(382)	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 100	\$ 482	\$ (382)	\$ 200
TILITIES							
Electric	60	52	8	540	465	75	720
Water & Sewer	430	156	274	1,885	606	1,279	2,380
TOTAL UTILITIES	\$ 490	\$ 208	\$ 282	\$ 2,425	\$ 1,071	\$ 1,354	\$ 3,100
AXES AND INSURANCE							
Insurance	0	0	0	1,010	956	54	1,010
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 1,010	\$ 956	\$ 54	\$ 1,010
ISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,366	\$ 3,389	\$ (1,023)	\$ 22,395	\$ 23,251	\$ (856)	\$ 27,811
ON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,800	1,800	0	2,400
Capital-Landscape	0	0	0	0	926	(926)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,800	\$ 2,726	\$ (926)	\$ 2,400
TOTAL EXPENSES	\$ 2,566	\$ 3,589	\$ (1,023)	\$ 24,195	\$ 25,977	\$ (1,782)	\$ 30,211
NET INCOME	\$ (2,566)	\$ (3,588)	\$ (1,022)	\$ 8,410	\$ 6,983	\$ (1,427)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
SEPTEMBER 30, 2015

OPERATING ACCOUNTS

Operating Account	\$	16,182.21
Money Market Account		9,010.87

TOTAL CASH ACCOUNTS		\$	25,193.08
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 25,193.08

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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
SEPTEMBER 30, 2015

****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	6,982.58
Retained Earnings	16,110.50

TOTAL EQUITY			\$	23,093.08

TOTAL LIAB & EQUITY			\$	25,193.08
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 9/30/2015**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5230-0000 Management Fees						
00599	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002421		800.00	800.00
5365-0000 Irrigation						
00601	ELESP - ELEMENTS SPRINKLER COMPAN	IRRIGATION--AUTUMN RIDGE	4047	002418	103.50	
00604	ELESP - ELEMENTS SPRINKLER COMPAN	IRRIGATION--AUTUMN RIDGE	4064	002420	106.55	
00610	ELESP - ELEMENTS SPRINKLER COMPAN	IRRIGATION-AUTUMN RIDGE	4072	002424	420.00	630.05
5370-0000 Grounds Maintenance						
00600	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-LAWN APP #5-AU	193084	002419	212.99	
00605	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 23--AU	193636	002422	130.00	
00606	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 22-AUT	192868	002422	130.00	
00607	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 21--AU	192218	002422	130.00	
00608	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 20--AU	191700	002422	130.00	
00609	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-DRAIN WORK-AU	192646	002425	1,017.95	1,750.94
5820-0000 Electric						
00602	WESEN - WESTAR ENERGY	ELE-7/29-8/27--226 S INDIAN WEL	226	002423	23.04	
00603	WESEN - WESTAR ENERGY	ELE-7/29-8/27--1887 W CEDAR-AU	1887	002423	28.87	51.91
5830-0000 Water & Sewer						
00611	CITOF - CITY OF OLATHE	WTR-8/4-9/3--1887 W CEDAR-AUT	1887	002426	73.14	
00612	CITOF - CITY OF OLATHE	WTR-8/4-9/3--226 S INDIAN WELL	226	002426	82.73	155.87
Distribution Total						3,388.77

Account Summary

Account	Account Description	Debit	Credit
5230-0000	Management Fees	800.00	
5365-0000	Irrigation	630.05	
5370-0000	Grounds Maintenance	1,750.94	
5820-0000	Electric	51.91	
5830-0000	Water & Sewer	155.87	
1010-0000	OPERATING ACCT		3,388.77
		3,388.77	3,388.77

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE as of 09/30/2015

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	287.07	1.71	1.70	1.69	281.97
CURR	1811E	WENTZEL, EDDIE	0.00	209.80	1.25	1.24	1.24	206.07
CURR	1853	MULLEN, ASHLEY	0.00	25.45	0.15	0.15	0.15	25.00
CURR	1869FD	MILLER, KRISTOPHER	0.00	511.42	3.05	3.03	3.01	502.33
CURR	1877	ROSA, ROBINSON	0.00	733.83	4.38	4.35	4.32	720.78
CURR	1995E	HULL, EMMETT	0.00	466.84	2.78	2.77	2.75	458.54
CURR	435I	GLOVER, JAMES	0.00	4.65	0.03	4.62		
PROPERTY TOTALS			0.00	2,239.06	13.35	17.86	13.16	2,194.69