

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: NOVEMBER 11, 2015
RE: OCTOBER 31, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$356 more than anticipated.

Expenses

Administrative

Expenses were \$55 under budget.

Service Contracts

Expenses were \$228 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$200 under budget.

In summary, Total Expenses year-to-date were \$1,200 more than anticipated. Total Net Income year-to-date was \$844 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2015

SERVICE CONTRACTS

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TEN MONTHS ENDING OCTOBER 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	0	72	(72)	950	966	(16)	1,100
Grounds Maintenance	586	786	(200)	5,756	6,452	(696)	6,451
Tree Work	500	0	500	1,500	2,972	(1,472)	1,500
TOTAL SERVICE CONTRACTS	\$ 1,086	\$ 858	\$ 228	\$ 8,206	\$ 10,390	\$ (2,184)	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	100	0	100	200	482	(282)	200
TOTAL REPAIRS & MAINT	\$ 100	\$ 0	\$ 100	\$ 200	\$ 482	\$ (282)	\$ 200
UTILITIES							
Electric	60	53	7	600	518	82	720
Water & Sewer	325	132	193	2,210	739	1,471	2,380
TOTAL UTILITIES	\$ 385	\$ 185	\$ 200	\$ 2,810	\$ 1,257	\$ 1,553	\$ 3,100
TAXES AND INSURANCE							
Insurance	0	0	0	1,010	956	54	1,010
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 1,010	\$ 956	\$ 54	\$ 1,010
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,531	\$ 1,948	\$ 583	\$ 24,926	\$ 25,200	\$ (274)	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	2,000	2,000	0	2,400
Capital-Landscape	0	0	0	0	926	(926)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 2,000	\$ 2,926	\$ (926)	\$ 2,400
TOTAL EXPENSES	\$ 2,731	\$ 2,148	\$ 583	\$ 26,926	\$ 28,126	\$ (1,200)	\$ 30,211
NET INCOME	\$ (2,731)	\$ (2,147)	\$ 584	\$ 5,679	\$ 4,835	\$ (844)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2015

OPERATING ACCOUNTS

Operating Account	\$	14,033.73
Money Market Account		9,211.41

TOTAL CASH ACCOUNTS	\$	23,245.14
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 23,245.14

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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
OCTOBER 31, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	2,000.00

TOTAL CURRENT LIABILITIES	\$	2,300.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		\$ 2,300.00

****EQUITY****

Current Earnings	4,834.64
Retained Earnings	16,110.50

TOTAL EQUITY	\$	20,945.14

TOTAL LIAB & EQUITY	\$	23,245.14
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

For Cash Account : All
From Earliest To 10/31/2015

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5030-0000 Pstg/Copies/Ck Run						
00625	TIEGR - TIEHEN GROUP	COPY/POSTAGE-JULY TO AUGUS' COPY/POS'	002433		87.02	
00626	TIEGR - TIEHEN GROUP	3RD QUARTER CKRUN BILLING-. CKRUN BII	002435		18.20	105.22
5230-0000 Management Fees						
00613	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002427		800.00	800.00
5365-0000 Irrigation						
00622	ELESP - ELEMENTS SPRINKLER COMPAN	IRRIGATION--AUTUMN RIDGE	4152	002431	71.60	71.60
5370-0000 Grounds Maintenance						
00616	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 24-AUT	194338	002429	130.00	
00617	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 25-AUT	194839	002429	130.00	
00618	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 26-AUT	195389	002429	130.00	
00619	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 27-AUT	196028	002429	130.00	
00623	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-AUTUMN RIDGE	197623	002434	212.99	
00624	PAUHI - PAUL HIRTH	GRNDS.MAINT-RMBS HIRTH--AU	1852	002432	52.95	785.94
5820-0000 Electric						
00614	WESEN - WESTAR ENERGY	ELE-8/27-9/28--1887 W CEDAR-AU	1887	002428	30.28	
00615	WESEN - WESTAR ENERGY	ELE-8/27-9/28--226 S INDIAN WEL	226	002428	22.95	53.23
5830-0000 Water & Sewer						
00620	CITOF - CITY OF OLATHE	WTR/SWR-9/3-10/4--226 S INDIAN	226	002430	22.60	
00621	CITOF - CITY OF OLATHE	WTR/SWR-9/3-10/4--1887 W CEDA	1887	002430	109.89	132.49
Distribution Total						1,948.48

Account Summary

Account	Account Description	Debit	Credit
5030-0000	Pstg/Copies/Ck Run	105.22	
5230-0000	Management Fees	800.00	
5365-0000	Irrigation	71.60	
5370-0000	Grounds Maintenance	785.94	
5820-0000	Electric	53.23	
5830-0000	Water & Sewer	132.49	
1010-0000	OPERATING ACCT		1,948.48
		1,948.48	1,948.48

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 10/31/2015

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	288.79	1.72	1.71	1.70	283.66
CURR	1811E	WENTZEL, EDDIE	0.00	211.06	1.26	1.25	1.24	207.31
CURR	1853	MULLEN, ASHLEY	0.00	25.60	0.15	0.15	0.15	25.15
CURR	1869FD	MILLER, KRISTOPHER	0.00	514.49	3.07	3.05	3.03	505.34
CURR	1877	ROSA, ROBINSON	0.00	738.23	4.40	4.38	4.35	725.10
CURR	1995E	HULL, EMMETT	0.00	469.64	2.80	2.78	2.77	461.29
PROPERTY TOTALS			0.00	2,247.81	13.40	13.32	13.24	2,207.85