

Tiehen Group **INC.**

Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: DECEMBER 9, 2015
RE: NOVEMBER 30, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$526 more than anticipated.

Expenses

Administrative

Expenses were \$295 over budget as we paid \$358 to Martin, Pringle for legal work.

Service Contracts

Expenses were \$1,205 over budget as we paid \$1,444 to Blue Valley Tree for tree work.

Utilities

Expenses were \$82 over budget due to water.

In summary, Total Expenses year-to-date were \$2,782 more than anticipated. Total Net Income year-to-date was \$2,256 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
INCOME							
DUES INCOME							
Dues Income	\$ 0	\$ 170	\$ 170	\$ 32,505	\$ 32,929	\$ 424	\$ 32,505
TOTAL DUES INCOME	\$ 0	\$ 170	\$ 170	\$ 32,505	\$ 32,929	\$ 424	\$ 32,505
REIMBURSEMENTS							
FEES COLLECTED							
Late Fees	0	0	0	100	180	80	100
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	\$ 100	\$ 180	\$ 80	\$ 100
MISCELLANEOUS INCOME							
Bank Interest	0	1	1	0	5	5	0
Miscellaneous Income	0	0	0	0	17	17	0
TOTAL MISC INCOME	\$ 0	\$ 1	\$ 1	\$ 0	\$ 22	\$ 22	\$ 0
TOTAL INCOME	\$ 0	\$ 171	\$ 171	\$ 32,605	\$ 33,131	\$ 526	\$ 32,605
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	75	370	(295)	825	885	(60)	900
Pstg/Copies/Ck Run	0	0	0	375	630	(255)	375
Meetings	0	0	0	250	0	250	250
Management Fees	800	800	0	8,800	8,800	0	9,600
Web Site Expense	0	0	0	1,050	995	55	1,050
Social Exp	0	0	0	2,000	1,871	129	2,000
Miscellaneous Admin	0	0	0	275	104	171	275
TOTAL ADMINISTRATIVE EXP	\$ 875	\$ 1,170	\$ (295)	\$ 13,575	\$ 13,285	\$ 290	\$ 14,450
SERVICE CONTRACTS							

Budget Comparison Report
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2015

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
NOVEMBER 30, 2015

OPERATING ACCOUNTS

Operating Account	\$	10,497.59	
Money Market Account		9,411.95	

TOTAL CASH ACCOUNTS

\$ 19,909.54

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 19,909.54

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
NOVEMBER 30, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	2,200.00

TOTAL CURRENT LIABILITIES	\$	2,500.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	2,500.00
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****EQUITY****

Current Earnings	1,299.04
Retained Earnings	16,110.50

TOTAL EQUITY			\$	17,409.54

TOTAL LIAB & EQUITY			\$	19,909.54
				=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 11/30/2015**

GL Account

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal						
00635	REGOF - REGISTER OF DEEDS	LIEN RELEASE HORNE 1831 W ELM	LIEN RELE	002440	12.00	
00638	MARPR - MARTIN, PRINGLE ATTORNEYS	LEGAL--GENERAL FILE--AUTUM	306452	002443	357.50	369.50
5230-0000 Management Fees						
00627	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU	MGMTFEE	002437	800.00	800.00
5365-0000 Irrigation						
00628	ELESP - ELEMENTS SPRINKLER COMP	AI	IRRIGATION-WINTERIZE SPRINK	4205	002436	150.00
5370-0000 Grounds Maintenance						
00629	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 31--AU	198397	002438	130.00	
00630	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 29--AU	197172	002438	130.00	
00631	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 28--AU	196624	002438	130.00	
00634	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-T&S APP #6-AUT	199546	002438	65.54	455.54
5371-0000 Tree Work						
00639	BLUVA - DAVE TSCHIRHART	TREE WORK--AUTUMN RIDGE	11152015	002441	1,444.00	1,444.00
5820-0000 Electric						
00632	WESEN - WESTAR ENERGY	ELE-9/28-10/27--1887 W CEDAR--	A 1887	002439	29.89	
00633	WESEN - WESTAR ENERGY	ELE-9/28-10/27--226 S INDIAN WE	226	002439	22.95	52.84
5830-0000 Water & Sewer						
00636	CITOF - CITY OF OLATHE	WTR/SWR-10/4-11/4--1887 W CED	1887	002442	100.75	
00637	CITOF - CITY OF OLATHE	WTR/SWR-10/4-11/3--226 S INDIA	226	002442	133.51	234.26
Distribution Total						3,506.14

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	369.50	
5230-0000	Management Fees	800.00	
5365-0000	Irrigation	150.00	
5370-0000	Grounds Maintenance	455.54	
5371-0000	Tree Work	1,444.00	
5820-0000	Electric	52.84	
5830-0000	Water & Sewer	234.26	
1010-0000	OPERATING ACCT		3,506.14
		3,506.14	3,506.14

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 11/30/2015

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	290.52	1.73	1.72	1.71	285.36
CURR	1811E	WENTZEL, EDDIE	0.00	212.33	1.27	1.26	1.25	208.55
CURR	1853	MULLEN, ASHLEY	0.00	25.75	0.15	0.15	0.15	25.30
CURR	1869FD	MILLER, KRISTOPHER	0.00	517.58	3.09	3.07	3.05	508.37
CURR	1877	ROSA, ROBINSON	0.00	742.66	4.43	4.40	4.38	729.45
CURR	1995E	HULL, EMMETT	0.00	472.46	2.82	2.80	2.78	464.06
PROPERTY TOTALS			0.00	2,261.30	13.49	13.40	13.32	2,221.09