

# **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: AUGUST 2, 2013  
RE: JULY 31, 2013 FINANCIALS

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Enclosed are the financials. A review follows:

**Income**

Total Income year-to-date was \$923 less than anticipated.

**Expenses**

**Administrative**

Expenses were \$10 under budget.

**Service Contracts**

Expenses were \$103 over budget as we paid \$1,168 to D&S Lawn for contract work.

**Repairs & Maintenance**

There were no charges.

**Utilities**

Expenses were \$238 under budget.

**Taxes & Insurance**

Expenses were \$900 under budget.

In summary, Total Expenses year-to-date were \$5,651 less than anticipated and Net Income year-to-date was \$4,728 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE SEVEN MONTHS ENDING JULY 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
<b>**INCOME**</b>								
<b>DUES INCOME</b>								
Dues Income	\$ 0	\$ 20	\$ 20	***	\$ 32,000	\$ 31,202	\$ (798)	(2)
<b>TOTAL DUES INCOME</b>	<b>\$ 0</b>	<b>\$ 20</b>	<b>\$ 20</b>	<b>***</b>	<b>\$ 32,000</b>	<b>\$ 31,202</b>	<b>\$ (798)</b>	<b>(2)</b>
<b>REIMBURSEMENTS</b>								
<b>FEES COLLECTED</b>								
Late Fees	0	0	0	***	125	33	(92)	(74)
<b>TOTAL FEES COLLECTED</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>***</b>	<b>\$ 125</b>	<b>\$ 33</b>	<b>\$ (92)</b>	<b>(74)</b>
<b>MISCELLANEOUS INCOME</b>								
Bank Interest	5	0	(5)	(100)	35	1	(34)	(97)
Miscellaneous Income	0	0	0	***	0	1	1	***
<b>TOTAL MISC INCOME</b>	<b>\$ 5</b>	<b>\$ 0</b>	<b>\$ (5)</b>	<b>(100)</b>	<b>\$ 35</b>	<b>\$ 2</b>	<b>\$ (33)</b>	<b>(94)</b>
<b>**TOTAL INCOME**</b>	<b>\$ 5</b>	<b>\$ 20</b>	<b>\$ 15</b>	<b>300</b>	<b>\$ 32,160</b>	<b>\$ 31,237</b>	<b>\$ (923)</b>	<b>(3)</b>
<b>**OPERATING EXPENSES**</b>								
<b>ADMINISTRATIVE EXPENSES</b>								
Legal	75	0	75	100	525	(230)	755	144
Pstg/Copies/Ck Run	0	0	0	***	125	176	(51)	(41)
Meetings	0	0	0	***	50	118	(68)	(136)
Management Fees	750	750	0	0	5,250	5,250	0	0
Web Site Expense	0	0	0	***	1,050	995	55	5
Social Exp	0	0	0	***	1,000	383	617	62
Miscellaneous Admin	0	65	(65)	***	525	253	272	52
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>\$ 825</b>	<b>\$ 815</b>	<b>\$ 10</b>	<b>1</b>	<b>\$ 8,525</b>	<b>\$ 6,945</b>	<b>\$ 1,580</b>	<b>19</b>
<b>SERVICE CONTRACTS</b>								

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE SEVEN MONTHS ENDING JULY 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
Irrigation	125	0	125	100	460	0	460	100
Grounds Maintenance	940	1,168	(228)	(24)	4,580	3,141	1,439	31
Tree Work	0	0	0	***	300	0	300	100
<b>TOTAL SERVICE CONTRACTS</b>	<b>\$ 1,065</b>	<b>\$ 1,168</b>	<b>\$ (103)</b>	<b>(10)</b>	<b>\$ 5,340</b>	<b>\$ 3,141</b>	<b>\$ 2,199</b>	<b>41</b>
<b>REPAIRS AND MAINTENANCE</b>								
Contract Labor R&M	0	0	0	***	100	0	100	100
Plumbing R&M	0	0	0	***	200	0	200	100
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>***</b>	<b>\$ 300</b>	<b>\$ 0</b>	<b>\$ 300</b>	<b>100</b>
<b>UTILITIES</b>								
Electric	60	46	14	23	370	252	118	32
Water & Sewer	350	126	224	64	964	425	539	56
<b>TOTAL UTILITIES</b>	<b>\$ 410</b>	<b>\$ 172</b>	<b>\$ 238</b>	<b>58</b>	<b>\$ 1,334</b>	<b>\$ 677</b>	<b>\$ 657</b>	<b>49</b>
<b>TAXES AND INSURANCE</b>								
R.E. Taxes County	0	0	0	***	190	175	15	8
Insurance	980	80	900	92	980	80	900	92
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$ 980</b>	<b>\$ 80</b>	<b>\$ 900</b>	<b>92</b>	<b>\$ 1,170</b>	<b>\$ 255</b>	<b>\$ 915</b>	<b>78</b>
<b>MISCELLANEOUS EXPENSES</b>								
<b>TOTAL OPERATING EXP</b>	<b>\$ 3,280</b>	<b>\$ 2,235</b>	<b>\$ 1,045</b>	<b>32</b>	<b>\$ 16,669</b>	<b>\$ 11,018</b>	<b>\$ 5,651</b>	<b>34</b>
<b>NON-OPERATING EXPENSES</b>								
Capital Reserve	200	200	0	0	1,400	1,400	0	0
<b>TOTAL NON-OPERATING EXP</b>	<b>\$ 200</b>	<b>\$ 200</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 1,400</b>	<b>\$ 1,400</b>	<b>\$ 0</b>	<b>0</b>
<b>**TOTAL EXPENSES**</b>	<b>\$ 3,480</b>	<b>\$ 2,435</b>	<b>\$ 1,045</b>	<b>30</b>	<b>\$ 18,069</b>	<b>\$ 12,418</b>	<b>\$ 5,651</b>	<b>31</b>
<b>**NET INCOME**</b>	<b>\$ (3,475)</b>	<b>\$ (2,415)</b>	<b>\$ 1,060</b>	<b>31</b>	<b>\$ 14,091</b>	<b>\$ 18,819</b>	<b>\$ 4,728</b>	<b>34</b>

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET

JULY 31, 2013

OPERATING ACCOUNTS

Operating Account	\$	23,094.18
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		3,801.13
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TOTAL CASH ACCOUNTS

\$ 52,405.78

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

\*\*TOTAL ASSETS\*\*

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\$ 52,405.78  
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
JULY 31, 2013

**\*\*LIABILITIES\*\***

**CURRENT LIABILITIES**

Prepaid Assessments	300.00
Reserve Payable	1,400.00
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<b>TOTAL CURRENT LIABILITIES</b>	\$	1,700.00
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**LONG TERM LIABILITIES**

<b>**TOTAL LIABILITIES**</b>		-----	\$	1,700.00
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**\*\*EQUITY\*\***

Current Earnings	18,818.67
Retained Earnings	31,887.11
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<b>**TOTAL EQUITY**</b>		-----	\$	50,705.78
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<b>**TOTAL LIAB &amp; EQUITY**</b>			\$	52,405.78	=====
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**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 7/31/2013**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
<b>5230-0000</b>	<b>Management Fees</b>					
00280	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002212		750.00	750.00
<b>5270-0000</b>	<b>Miscellaneous Admin</b>					
00284	TIEGR - TIEHEN GROUP	2ND QTR POST & MAIL AUTUMN PSTG BILL	002213		52.75	
00285	TIEGR - TIEHEN GROUP	2ND QTR CKRUN BILLING AUT R CKRUN BII	002215		12.35	65.10
<b>5370-0000</b>	<b>Grounds Maintenance</b>					
00281	DSLAW - DS LAWN CARE INC	GROUNDS MAINT AUT RDG	18266	002211	1,168.40	1,168.40
<b>5820-0000</b>	<b>Electric</b>					
00282	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 5/28-6/26 AU 1887 W CEI	002214		24.34	
00283	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 5/28-6 226 S INDI/	002214		21.67	46.01
<b>5830-0000</b>	<b>Water &amp; Sewer</b>					
00286	CITOF - CITY OF OLATHE	CTY OF OLATHE 1887 W CDR 06/1 1887 W CD	002217		88.45	
00287	CITOF - CITY OF OLATHE	CTY OF OLTHE 226 IND WLS 06/0 226 IND WI	002217		37.98	126.43
<b>6010-0000</b>	<b>Insurance</b>					
00289	AMEFA - AMERICAN FAMILY INSURAN	INSURANCE AUT RDG	018-350-596	002216	80.48	80.48
					<b>Distribution Total</b>	<b>2,236.42</b>

**Account Summary**

Account	Account Description	Debit	Credit
5230-0000	Management Fees	750.00	
5270-0000	Miscellaneous Admin	65.10	
5370-0000	Grounds Maintenance	1,168.40	
5820-0000	Electric	46.01	
5830-0000	Water & Sewer	126.43	
6010-0000	Insurance	80.48	
1010-0000	OPERATING ACCT		2,236.42
		<b>2,236.42</b>	<b>2,236.42</b>

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT AUTUMN  
396 RIDGE

as of 07/31/2013

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	1809FC	HOCHANADEL, DON	0.00	437.61				437.61
CURR	1825FD	REILING, WILLIAM	0.00	732.22				732.22
CURR	1831E	HORNE, WESLEY	0.00	201.20				201.20
CURR	1849	SNORGRASS, NICKOLAS	0.00	1.20				1.20
CURR	1855FC	GUEVARA, YOSHIRO	0.00	1,137.03				1,137.03
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,947.41				1,947.41
CURR	1872FC	PINA, RODOLFO	0.00	529.21				529.21
CURR	1877	ROSA, ROBINSON	0.00	201.20				201.20
CURR	1891E	CALDWELL, MARLENA	0.00	76.66				76.66
CURR	1995E	HULL, EMMETT	0.00	934.17				934.17
CURR	435I	GLOVER, JAMES	0.00	201.20				201.20
PROPERTY TOTALS			0.00	6,399.11	0.00	0.00	0.00	6,399.11