

THE 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

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 PERCNT YTD BUDGET YTD ACTUAL YTD VARIANCE PERCNT

INCOME

DUES INCOME

Dues Income	\$ 0	\$ 20	\$ 20	***	\$ 32,000	\$ 31,202	\$ (798)	(2)
TOTAL DUES INCOME	\$ 0	\$ 20	\$ 20	***	\$ 32,000	\$ 31,202	\$ (798)	(2)

REIMBURSEMENTS

FEES COLLECTED

Late Fees	0	0	0	***	125	33	(92)	(74)
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 125	\$ 33	\$ (92)	(74)

MISCELLANEOUS INCOME

Bank Interest	5	0	(5)	(100)	35	1	(34)	(97)
Miscellaneous Income	0	0	0	***	0	1	1	***
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 35	\$ 2	\$ (33)	(94)

TOTAL INCOME	\$ 5	\$ 20	\$ 15	300	\$ 32,160	\$ 31,237	\$ (923)	(3)
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OPERATING EXPENSES

ADMINISTRATIVE EXPENSES

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
TOTAL ADMINISTRATIVE EXP	\$ 825	\$ 815	\$ 10	1	\$ 8,525	\$ 6,945	\$ 1,580	19

SERVICE CONTRACTS

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

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

TOTAL CASH ACCOUNTS	\$ 52,405.78
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS	\$ 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

TOTAL CURRENT LIABILITIES	\$ 1,700.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES	\$ 1,700.00
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EQUITY

Current Earnings	18,818.67
Retained Earnings	31,887.11

TOTAL EQUITY	\$ 50,705.78
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TOTAL LIAB & EQUITY	\$ 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

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5230-0000 Management Fees						
00280	TIEGR - TIEHEN GROUP	MONTHLY MANAGMNT FEE AU MGMTFEE	002212		750.00	750.00
5270-0000 Miscellaneous Admin						
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
5370-0000 Grounds Maintenance						
00281	DSLAW - DS LAWN CARE INC	GROUNDS MAINT AUT RDG	18266	002211	1,168.40	1,168.40
5820-0000 Electric						
00282	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 5/28-6/26 AT 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
5830-0000 Water & Sewer						
00286	CITOF - CITY OF OLATHE	CTY OF OLATHE 1887 W CDR 06/1 1887 W CDI	002217		88.45	
00287	CITOF - CITY OF OLATHE	CTY OF OLTHE 226 IND WLS 06/0 226 IND WI	002217		37.98	126.43
6010-0000 Insurance						
00289	AMEFA - AMERICAN FAMILY INSURAN	INSURANCE AUT RDG	018-350-596	002216	80.48	80.48
					Distribution Total	2,236.42

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
		2,236.42	2,236.42

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