

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: SEPTEMBER 9, 2013
RE: AUGUST 31, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,519 more than anticipated.

Expenses

Administrative

Expenses were \$274 over budget as we paid \$539 to Fun Flicks for the summer movie.

Service Contracts

Expenses were \$649 over budget as we paid \$770 for irrigation work and backflow repair.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$215 over budget due to water.

Taxes & Insurance

Expenses were \$862 over budget as we paid \$862 to American Family for the annual premium.

In summary, Total Expenses year-to-date were \$3,651 less than anticipated and Net Income year-to-date was \$5,170 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2013

SERVICE CONTRACTS

Budget Comparison Report
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
Irrigation	0	770	(770)	***	460	770	(310)	(67)
Grounds Maintenance	805	684	121	15	5,385	3,825	1,560	29
Tree Work	0	0	0	***	300	0	300	100
TOTAL SERVICE CONTRACTS	\$ 805	\$ 1,454	\$ (649)	(81)	\$ 6,145	\$ 4,595	\$ 1,550	25
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	48	12	20	430	300	130	30
Water & Sewer	400	627	(227)	(57)	1,364	1,051	313	23
TOTAL UTILITIES	\$ 460	\$ 675	\$ (215)	(47)	\$ 1,794	\$ 1,351	\$ 443	25
TAXES AND INSURANCE								
R.E. Taxes County	0	0	0	***	190	175	15	8
Insurance	0	862	(862)	***	980	942	38	4
TOTAL TAXES & INSURANCE	\$ 0	\$ 862	\$ (862)	***	\$ 1,170	\$ 1,117	\$ 53	5
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 2,165	\$ 4,165	\$ (2,000)	(92)	\$ 18,834	\$ 15,183	\$ 3,651	19
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	1,600	1,600	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 1,600	\$ 1,600	\$ 0	0
TOTAL EXPENSES	\$ 2,365	\$ 4,365	\$ (2,000)	(85)	\$ 20,434	\$ 16,783	\$ 3,651	18
NET INCOME	\$ (2,360)	\$ (1,918)	\$ 442	19	\$ 11,731	\$ 16,901	\$ 5,170	44

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2013

OPERATING ACCOUNTS

Operating Account	\$	21,176.02
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		4,001.36

TOTAL CASH ACCOUNTS			\$	50,687.85
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$	50,687.85
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
AUGUST 31, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,600.00

TOTAL CURRENT LIABILITIES	\$	1,900.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		\$ 1,900.00

****EQUITY****

Current Earnings	16,900.74
Retained Earnings	31,887.11

TOTAL EQUITY		\$ 48,787.85

TOTAL LIAB & EQUITY		\$ 50,687.85
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 8/31/2013**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5010-0000 Accounting						
00300	SLABE - SLAGLE, BERNARD & GORMAN	LEGAL- MILLER AUT RDG	110350	002226	279.00	
00304	SLABE - SLAGLE, BERNARD & GORMAN	LEGAL - MILLER AUT RDG	110462	002231	108.50	387.50
5015-0000 Legal						
00301	REGOF - REGISTER OF DEEDS	LIEN 1831 W. ELM, HORNE AUT F 396-1831E		002227	8.00	
00302	REGOF - REGISTER OF DEEDS	LIEN RECORD 435 W. INDIAN WE 396-435I		002228	8.00	
00303	REGOF - REGISTER OF DEEDS	LIEN RECORDED 1877 W. CEDAR 396-1877		002229	8.00	
00305	REGOF - REGISTER OF DEEDS	STATEMENT OF LIEN 1809FC HO 396-1809FC		002230	8.00	32.00
5230-0000 Management Fees						
00290	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002220	750.00	750.00
5250-0000 Social Exp						
00293	BREPR - BRENT PRYOR	SOCIAL RMBS AUT RDG	SOCIAL RM	002218	53.40	
00294	FUNFL - FUN FLICKS KS	SOCIAL EXP MOVIE EQUIPMNT I SOCIAL- M		002219	539.00	592.40
5365-0000 Irrigation						
00297	DSLAW - DS LAWN CARE INC	JULY SPRINKLER ACTIV & REPA 19194		002225	770.00	770.00
5370-0000 Grounds Maintenance						
00295	DSLAW - DS LAWN CARE INC	JULY GROUNDS MAINT AUT RDG 18717		002222	684.25	684.25
5820-0000 Electric						
00291	WESEN - WESTAR ENERGY	ELEC 226 S INDN WELLS 6/26-7/2/ 226		002221	22.08	
00292	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 6/26-7/29 AU 1887 W CEI		002221	26.17	48.25
5830-0000 Water & Sewer						
00298	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 7/4-8/4 AU 1887 W CEI		002224	458.94	
00299	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS AU 226 S INDI/		002224	167.72	626.66
6010-0000 Insurance						
00296	AMEFA - AMERICAN FAMILY INSURANCE	INSURANCE AUT RDG	018-350-596	002223	861.52	861.52
Distribution Total						4,752.58

Account Summary

Account	Account Description	Debit	Credit
5010-0000	Accounting	387.50	
5015-0000	Legal	32.00	
5230-0000	Management Fees	750.00	
5250-0000	Social Exp	592.40	
5365-0000	Irrigation	770.00	
5370-0000	Grounds Maintenance	684.25	
5820-0000	Electric	48.25	
5830-0000	Water & Sewer	626.66	
6010-0000	Insurance	861.52	
1010-0000	OPERATING ACCT		4,752.58
		4,752.58	4,752.58

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 08/31/2013

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	512.61	75.00			437.61
CURR	1825FD	REILING, WILLIAM	0.00	732.22				732.22
CURR	1831E	HORNE, WESLEY	0.00	276.20	75.00			201.20
CURR	1855FC	GUEVARA, YOSHIRO	0.00	1,137.03				1,137.03
CURR	1872FC	PINA, RODOLFO	0.00	529.21				529.21
CURR	1877	ROSA, ROBINSON	0.00	276.20	75.00			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	276.20	75.00			201.20
PROPERTY TOTALS			0.00	4,750.50	300.00	0.00	0.00	4,450.50