

# THE Tiehen Group INC.

Property Management • Leasing & Brokerage Services

3401 College Blvd, Suite 250  
Leawood, Kansas 66211

(913) 648-1188  
FAX: (913) 648-8844

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS  
FROM: THE TIEHEN GROUP / JOHN CLOCK  
DATE: FEBRUARY 6, 2014  
RE: JANUARY 31, 2014 FINANCIALS

---

Enclosed are the financials. A review follows:

#### Income

Total Income year-to-date was \$2,418 more than anticipated.

#### Expenses

##### Administrative

Expenses were \$54 over budget as we paid \$154 to The Tiehen Group for fourth quarter copies and postage.

##### Service Contracts

There were no charges.

##### Repairs & Maintenance

There were no charges.

##### Utilities

Expenses were \$11 over budget due to electric and water.

In summary, Total Expenses year-to-date were \$65 more than anticipated. Net Income year-to-date was \$2,353 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

**Budget Comparison Report**  
**FOR THE ONE MONTH ENDING JANUARY 31, 2014**

|                          | CURRENT BUDGET | CURRENT ACTUAL | CURRENT VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | 2014 BUDGET |
|--------------------------|----------------|----------------|------------------|------------|------------|--------------|-------------|
| **INCOME**               |                |                |                  |            |            |              |             |
|                          |                |                |                  |            |            |              |             |
| DUES INCOME              |                |                |                  |            |            |              |             |
| Dues Income              | \$ 16,000      | \$ 18,420      | \$ 2,420         | \$ 16,000  | \$ 18,420  | \$ 2,420     | \$ 32,400   |
| TOTAL DUES INCOME        | \$ 16,000      | \$ 18,420      | \$ 2,420         | \$ 16,000  | \$ 18,420  | \$ 2,420     | \$ 32,400   |
| REIMBURSEMENTS           |                |                |                  |            |            |              |             |
|                          |                |                |                  |            |            |              |             |
| FEES COLLECTED           |                |                |                  |            |            |              |             |
| Late Fees                | 0              | 0              | 0                | 0          | 0          | 0            | 200         |
| TOTAL FEES COLLECTED     | \$ 0           | \$ 0           | \$ 0             | \$ 0       | \$ 0       | \$ 0         | \$ 200      |
| MISCELLANEOUS INCOME     |                |                |                  |            |            |              |             |
| Bank Interest            | 2              | 0              | (2)              | 2          | 0          | (2)          | 24          |
| TOTAL MISC INCOME        | \$ 2           | \$ 0           | \$ (2)           | \$ 2       | \$ 0       | \$ (2)       | \$ 24       |
| **TOTAL INCOME**         | \$ 16,002      | \$ 18,420      | \$ 2,418         | \$ 16,002  | \$ 18,420  | \$ 2,418     | \$ 32,624   |
|                          |                |                |                  |            |            |              |             |
| **OPERATING EXPENSES**   |                |                |                  |            |            |              |             |
|                          |                |                |                  |            |            |              |             |
| ADMINISTRATIVE EXPENSES  |                |                |                  |            |            |              |             |
| Legal                    | 100            | 0              | 100              | 100        | 0          | 100          | 1,200       |
| Pstg/Copies/Ck Run       | 0              | 0              | 0                | 0          | 0          | 0            | 400         |
| Meetings                 | 0              | 0              | 0                | 0          | 0          | 0            | 125         |
| Management Fees          | 750            | 750            | 0                | 750        | 750        | 0            | 9,500       |
| Web Site Expense         | 0              | 0              | 0                | 0          | 0          | 0            | 995         |
| Social Exp               | 0              | 0              | 0                | 0          | 0          | 0            | 2,000       |
| Miscellaneous Admin      | 0              | 154            | (154)            | 0          | 154        | (154)        | 300         |
| TOTAL ADMINISTRATIVE EXP | \$ 850         | \$ 904         | \$ (54)          | \$ 850     | \$ 904     | \$ (54)      | \$ 14,520   |
| SERVICE CONTRACTS        |                |                |                  |            |            |              |             |

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE ONE MONTH ENDING JANUARY 31, 2014

|                                    | CURRENT BUDGET   | CURRENT ACTUAL   | CURRENT VARIANCE | YTD BUDGET       | YTD ACTUAL       | YTD VARIANCE    | 2014 BUDGET      |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|
| Irrigation                         | 0                | 0                | 0                | 0                | 0                | 0               | 1,100            |
| Grounds Maintenance                | 0                | 0                | 0                | 0                | 0                | 0               | 4,520            |
| Tree Work                          | 0                | 0                | 0                | 0                | 0                | 0               | 700              |
| <b>TOTAL SERVICE CONTRACTS</b>     | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>     | <b>\$ 6,320</b>  |
| <b>REPAIRS AND MAINTENANCE</b>     |                  |                  |                  |                  |                  |                 |                  |
| Contract Labor R&M                 | 0                | 0                | 0                | 0                | 0                | 0               | 100              |
| Holiday Decorations for M          | 0                | 0                | 0                | 0                | 0                | 0               | 100              |
| Plumbing R&M                       | 0                | 0                | 0                | 0                | 0                | 0               | 200              |
| <b>TOTAL REPAIRS &amp; MAINT</b>   | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>     | <b>\$ 400</b>    |
| <b>UTILITIES</b>                   |                  |                  |                  |                  |                  |                 |                  |
| Electric                           | 50               | 58               | (8)              | 50               | 58               | (8)             | 610              |
| Water & Sewer                      | 20               | 23               | (3)              | 20               | 23               | (3)             | 1,980            |
| <b>TOTAL UTILITIES</b>             | <b>\$ 70</b>     | <b>\$ 81</b>     | <b>\$ (11)</b>   | <b>\$ 70</b>     | <b>\$ 81</b>     | <b>\$ (11)</b>  | <b>\$ 2,590</b>  |
| <b>TAXES AND INSURANCE</b>         |                  |                  |                  |                  |                  |                 |                  |
| R.E. Taxes County                  | 0                | 0                | 0                | 0                | 0                | 0               | 370              |
| Insurance                          | 0                | 0                | 0                | 0                | 0                | 0               | 1,050            |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>      | <b>\$ 0</b>     | <b>\$ 1,420</b>  |
| <b>MISCELLANEOUS EXPENSES</b>      |                  |                  |                  |                  |                  |                 |                  |
| <b>TOTAL OPERATING EXP</b>         | <b>\$ 920</b>    | <b>\$ 985</b>    | <b>\$ (65)</b>   | <b>\$ 920</b>    | <b>\$ 985</b>    | <b>\$ (65)</b>  | <b>\$ 25,250</b> |
| <b>NON-OPERATING EXPENSES</b>      |                  |                  |                  |                  |                  |                 |                  |
| Capital Reserve                    | 200              | 200              | 0                | 200              | 200              | 0               | 2,400            |
| <b>TOTAL NON-OPERATING EXP</b>     | <b>\$ 200</b>    | <b>\$ 200</b>    | <b>\$ 0</b>      | <b>\$ 200</b>    | <b>\$ 200</b>    | <b>\$ 0</b>     | <b>\$ 2,400</b>  |
| <b>**TOTAL EXPENSES**</b>          | <b>\$ 1,120</b>  | <b>\$ 1,185</b>  | <b>\$ (65)</b>   | <b>\$ 1,120</b>  | <b>\$ 1,185</b>  | <b>\$ (65)</b>  | <b>\$ 27,650</b> |
| <b>**NET INCOME**</b>              | <b>\$ 14,882</b> | <b>\$ 17,235</b> | <b>\$ 2,353</b>  | <b>\$ 14,882</b> | <b>\$ 17,235</b> | <b>\$ 2,353</b> | <b>\$ 4,974</b>  |

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
JANUARY 31, 2014

OPERATING ACCOUNTS

|                      |    |           |              |
|----------------------|----|-----------|--------------|
| Operating Account    | \$ | 28,028.57 |              |
| Money Market Account |    | 5,002.69  |              |
|                      |    | -----     |              |
| TOTAL CASH ACCOUNTS  |    |           | \$ 33,031.26 |

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

\*\*TOTAL ASSETS\*\*

-----  
\$ 33,031.26  
=====

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
JANUARY 31, 2014

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

**CURRENT LIABILITIES**

|                     |        |
|---------------------|--------|
| Prepaid Assessments | 300.00 |
| Reserve Payable     | 200.00 |
|                     | -----  |

|                                  |    |        |
|----------------------------------|----|--------|
| <b>TOTAL CURRENT LIABILITIES</b> | \$ | 500.00 |
|----------------------------------|----|--------|

**LONG TERM LIABILITIES**

|                              |       |    |        |
|------------------------------|-------|----|--------|
| <b>**TOTAL LIABILITIES**</b> | ----- | \$ | 500.00 |
|------------------------------|-------|----|--------|

**\*\*EQUITY\*\***

|                   |           |
|-------------------|-----------|
| Current Earnings  | 17,235.38 |
| Retained Earnings | 15,295.88 |
|                   | -----     |

|                         |  |    |           |
|-------------------------|--|----|-----------|
| <b>**TOTAL EQUITY**</b> |  | \$ | 32,531.26 |
|                         |  |    | -----     |

|                                    |  |    |           |
|------------------------------------|--|----|-----------|
| <b>**TOTAL LIAB &amp; EQUITY**</b> |  | \$ | 33,031.26 |
|                                    |  |    | =====     |

**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 1/31/2014**

| <u>GL Account</u>                    |                        |                                            | <u>Invoice</u> | <u>Check</u> |               |                      |
|--------------------------------------|------------------------|--------------------------------------------|----------------|--------------|---------------|----------------------|
| <u>Vchr</u>                          | <u>Vendor</u>          | <u>Description</u>                         | <u>No.</u>     | <u>No.</u>   | <u>Amount</u> | <u>Account Total</u> |
| <b>5230-0000 Management Fees</b>     |                        |                                            |                |              |               |                      |
| 00340                                | TIEGR - TIEHEN GROUP   | MONTHLY MANAGMENT FEE AU MGMTFEE           | 002257         |              | 750.00        | 750.00               |
| <b>5270-0000 Miscellaneous Admin</b> |                        |                                            |                |              |               |                      |
| 00343                                | TIEGR - TIEHEN GROUP   | COPIES/POST 01/01 AUTUMN RID COPIES/PO     | 002259         |              | 141.57        |                      |
| 00344                                | TIEGR - TIEHEN GROUP   | CKRUNBILLING 01/01 AUTUMN I CKRUNBIL       | 002259         |              | 12.35         | 153.92               |
| <b>5820-0000 Electric</b>            |                        |                                            |                |              |               |                      |
| 00341                                | WESEN - WESTAR ENERGY  | ELEC 226 11/27-12/31 AUT RDG               | 226            | 002258       | 22.65         |                      |
| 00342                                | WESEN - WESTAR ENERGY  | ELEC 1887 W CEDAR 11/27-12/31 , 1887 W CEI |                | 002258       | 35.56         | 58.21                |
| <b>5830-0000 Water &amp; Sewer</b>   |                        |                                            |                |              |               |                      |
| 00345                                | CITOF - CITY OF OLATHE | WATER 226 12/4-1/4 AUT RDG                 | 226            | 002260       | 11.39         |                      |
| 00346                                | CITOF - CITY OF OLATHE | WATER 1887 W CEDAR 12/4-1/4 A 1887 W CEI   |                | 002260       | 11.39         | 22.78                |
| <b>Distribution Total</b>            |                        |                                            |                |              |               | <b>984.91</b>        |

**Account Summary**

| <u>Account</u> | <u>Account Description</u> | <u>Debit</u>  | <u>Credit</u> |
|----------------|----------------------------|---------------|---------------|
| 5230-0000      | Management Fees            | 750.00        |               |
| 5270-0000      | Miscellaneous Admin        | 153.92        |               |
| 5820-0000      | Electric                   | 58.21         |               |
| 5830-0000      | Water & Sewer              | 22.78         |               |
| 1010-0000      | OPERATING ACCT             |               | 984.91        |
|                |                            | <b>984.91</b> | <b>984.91</b> |

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT AUTUMN  
396 RIDGE

as of 01/31/2014

| 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      | 133I                  | BRUCE, DAVID          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1804FC                | WILDEBOOR, SHAY       | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1805E                 | PHAR, JUSTIN          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1807FD                | CHINDAHPORN, NORRASID | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1809FC                | HOCHANADEL, DON       | 0.00          | 512.61      | 200.00           |                   |                 | 312.61            |
| CURR      | 1810FC                | KAREN G. BORG COMPANY | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1812FD                | WHITE, ADAM           | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1813FD                | JARAMILLO, HECTOR     | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1816FD                | WILES, MATT           | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1819FD                | WEICHEL, SHANNON      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1820FC                | LENZ, KRISTIE         | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1823C                 | LAWSON, RYAN          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1824C                 | BRYAN, ANDREA         | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1825FD                | REILING, WILLIAM      | 0.00          | 932.22      | 200.00           |                   |                 | 732.22            |
| CURR      | 1826FD                | LEIN, RYAN            | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1827C                 | AMOS, EDDIE           | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1827FC                | ADCOX, AARON          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1829                  | JAIN, NEHA            | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1830FD                | TERRELL, NANCY        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1831E                 | HORNE, WESLEY         | 0.00          | 476.20      | 200.00           |                   |                 | 276.20            |
| CURR      | 1837FD                | PANETHIERE, MICHAEL   | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1840C                 | BENNETT, RICHARD      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1841                  | COOLEY, TODD          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1843C                 | FANNIE MAE            | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1843E                 | GOLDIZEN, LARA        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1844C                 | KIGERA, CAROLYNE      | 0.00          | 200.00      | 200.00           |                   |                 |                   |

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT AUTUMN  
396 RIDGE

as of 01/31/2014

| 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      | 1845                  | LOPEZ, GILBERT      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1845FD                | RICKETTS, LEE       | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1847C                 | JOLES, KEVIN        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1848C                 | ORR, KEVIN          | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1849                  | SNORGRASS, NICKOLAS | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1849FD                | NGUYEN, THU         | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1850                  | GILMORE, SCOTT      | 0.00          | 175.00      | 175.00           |                   |                 |                   |
| CURR      | 1850FD                | TABORDA, GABRIEL    | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1853                  | MULLEN, ASHLEY      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1853FD                | MENDOZA, GRACIELA   | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1857                  | KURTH, DAVID        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1863E                 | TAYLOR, JOHNNY      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1864                  | GURLEY, AARON       | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1865                  | CRUISE, TONY        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1869FD                | MILLER, KRISTOPHER  | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1872FC                | PINA, RODOLFO       | 0.00          | 729.21      | 200.00           |                   |                 | 529.21            |
| CURR      | 1873FD                | MANGELS, ANGELA     | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1875C                 | BRUMITT, JASON      | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1876                  | TAYLOR, CRAIG       | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1877                  | ROSA, ROBINSON      | 0.00          | 476.20      | 200.00           |                   |                 | 276.20            |
| CURR      | 1878FD                | TIEGEN, MIKE        | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1879C                 | BARTHOLOMEW, H.     | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1880                  | SHOEMAKER, JOHN     | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1881                  | HOSCHOUER, GARY     | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1881FD                | TRADER, ANITA       | 0.00          | 200.00      | 200.00           |                   |                 |                   |
| CURR      | 1882FD                | REED, ELOISE        | 0.00          | 200.00      | 200.00           |                   |                 |                   |

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT AUTUMN  
396 RIDGE as of 01/31/2014

| 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                   | 1883C                 | DAVIS, ALAN         | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1885                  | MEINE, DAVID        | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1885FD                | HERBERT, DANIEL     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1887C                 | DUNHAM, ASHLEY      | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1892FC                | HOBSON, STEPHEN     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1897E                 | PHAR, JUSTIN D.     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1915E                 | GUNTER, JUSTIN      | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1920E                 | NEWTON, JOSHUA      | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1925E                 | SUNDARESAN, MAHESH  | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1935E                 | CUNNINGHAM, WILLIAM | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1940E                 | FINAN JR, JOSEPH    | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1942FC                | MASASABI, RICHARD   | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1960E                 | BURGE, JAMES        | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1961FC                | MILLER, BRADLEY     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1980E                 | SAMUELS, SHARON     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 1995E                 | HULL, EMMETT        | 0.00          | 1,134.17         | 200.00           |                   |                 | 934.17            |
| CURR                   | 405I                  | NEU, JAMES          | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| CURR                   | 435I                  | GLOVER, JAMES       | 0.00          | 476.20           | 200.00           |                   |                 | 276.20            |
| CURR                   | 470I                  | FOOTE, VERONICA     | 0.00          | 200.00           | 200.00           |                   |                 |                   |
| <b>PROPERTY TOTALS</b> |                       |                     | <b>0.00</b>   | <b>17,511.81</b> | <b>14,175.00</b> | <b>0.00</b>       | <b>0.00</b>     | <b>3,336.81</b>   |