



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: JUNE 5, 2014
RE: MAY 31, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,674 less than anticipated.

Expenses

Administrative

Expenses were \$164 under budget.

Service Contracts

Expenses were \$375 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$177 over budget due to water.

Taxes & Insurance

There were no charges.

In summary, Total Expenses year-to-date were \$2,623 less than anticipated and Net Income year-to-date was \$949 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE FIVE MONTHS ENDING MAY 31, 2014

SERVICE CONTRACTS

Budget Comparison Report
FOR THE FIVE MONTHS ENDING MAY 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	0	0	0	75	0	75	1,100
Grounds Maintenance	785	410	375	1,885	410	1,475	4,520
Tree Work	0	0	0	300	0	300	700
TOTAL SERVICE CONTRACTS	\$ 785	\$ 410	\$ 375	\$ 2,260	\$ 410	\$ 1,850	\$ 6,320
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	0	100	100
Holiday Decorations for M	0	0	0	0	0	0	100
Plumbing R&M	200	0	200	200	0	200	200
TOTAL REPAIRS & MAINT	\$ 200	\$ 0	\$ 200	\$ 300	\$ 0	\$ 300	\$ 400
UTILITIES							
Electric	50	54	(4)	250	278	(28)	610
Water & Sewer	20	193	(173)	100	413	(313)	1,980
TOTAL UTILITIES	\$ 70	\$ 247	\$ (177)	\$ 350	\$ 691	\$ (341)	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	185	0	185	185	0	185	370
Insurance	0	0	0	0	0	0	1,050
TOTAL TAXES & INSURANCE	\$ 185	\$ 0	\$ 185	\$ 185	\$ 0	\$ 185	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,140	\$ 1,393	\$ 747	\$ 8,950	\$ 6,327	\$ 2,623	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,000	1,000	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,000	\$ 1,000	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 2,340	\$ 1,593	\$ 747	\$ 9,950	\$ 7,327	\$ 2,623	\$ 27,650
NET INCOME	\$ 112	\$ (965)	\$ (1,077)	\$ 22,660	\$ 23,609	\$ 949	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MAY 31, 2014

OPERATING ACCOUNTS

Operating Account	\$	34,400.80
Money Market Account		5,803.94

TOTAL CASH ACCOUNTS		\$	40,204.74
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

	\$	40,204.74
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MAY 31, 2014

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,000.00

TOTAL CURRENT LIABILITIES	\$	1,300.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	1,300.00
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****EQUITY****

Current Earnings	23,608.86
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	38,904.74
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TOTAL LIAB & EQUITY			\$	40,204.74
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 5/31/2014**

GL Account				Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total	
5035-0000 Meetings							
00377	PRACE - PRAIRIE CENTER CHURCH OF	VOID	VOID	002261	(250.00)	(250.00)	
5230-0000 Management Fees							
00373	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU	MGMTFEE	002280	800.00	800.00	
5250-0000 Social Exp							
00380	FUNFL - FUN FLICKS KS	SOCIAL EXP 1/3 PYMNTS AUT RI	SOCIAL EX	002283	262.00	262.00	
5370-0000 Grounds Maintenance							
00374	HOMLA - HOMETOWN LAWN, LLC	GROUNDS MAINT AUT RDG	114501	002279	410.00	410.00	
5820-0000 Electric							
00375	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 3/31-4	226 S INDI	002281	22.79		
00376	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 3/31-4/29 AU	1887 W CEI	002281	31.18	53.97	
5830-0000 Water & Sewer							
00378	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 4/4-	226 S INDI	002282	91.74		
00379	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR ST 4/4-5/5	1887 W CEI	002282	101.70	193.44	
Distribution Total						1,469.41	

Account Summary

Account	Account Description	Debit	Credit
5035-0000	Meetings		250.00
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	262.00	
5370-0000	Grounds Maintenance	410.00	
5820-0000	Electric	53.97	
5830-0000	Water & Sewer	193.44	
1010-0000	OPERATING ACCT		1,469.41
		1,719.41	1,719.41

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 05/31/2014

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	1804FC	WILDEBOOR, SHAY	0.00	76.07	1.66	74.41		
CURR	1809FC	HOCHANADEL, DON	0.00	218.28	1.30	1.29		215.69
CURR	1824C	BRYAN, ANDREA	0.00	279.07	1.66	76.21		201.20
CURR	1825FD	REILING, WILLIAM	0.00	949.10	5.66	5.63		937.81
CURR	1831E	HORNE, WESLEY	0.00	484.82	2.89	2.87		479.06
CURR	1843C	FANNIE MAE	0.00	202.41	1.21	1.20		200.00
CURR	1849	SNORGRASS, NICKOLAS	0.00	279.07	1.66	76.21		201.20
CURR	1869FD	MILLER, KRISTOPHER	0.00	279.07	1.66	76.21		201.20
CURR	1872FC	PINA, RODOLFO	0.00	742.42	4.43	4.40		733.59
CURR	1877	ROSA, ROBINSON	0.00	484.82	2.89	2.87		479.06
CURR	1880	SHOEMAKER, JOHN	0.00	76.67	0.46	76.21		
CURR	1995E	HULL, EMMETT	0.00	1,154.72	6.89	6.85		1,140.98
CURR	4351	GLOVER, JAMES	0.00	484.82	2.89	2.87		479.06
PROPERTY TOTALS			0.00	5,711.34	35.26	407.23	0.00	5,268.85