

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: AUGUST 14, 2014
RE: JULY 31, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$543 less than anticipated.

Expenses

Administrative

Expenses were \$415 over budget as we paid \$522 to Fun Flicks.

Service Contracts

Expenses were \$877 over budget as we paid \$1,014 to Elements Sprinkler for irrigation repairs.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$131 under budget.

Non-Operating

Expenses were \$10,109 over budget as we paid \$10,109 to Rooster Rubber for rubber mulch for the playground.

In summary, Total Expenses year-to-date was \$8,843 more than anticipated and Net Income year-to-date was \$9,386 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE SEVEN MONTHS ENDING JULY 31, 2014

	CURRENT	BUDGET	CURRENT	ACTUAL	CURRENT	VARIANCE	YTD	BUDGET	YTD	ACTUAL	YTD	VARIANCE	2014	BUDGET
INCOME														
DUES INCOME														
Dues Income	\$	0	\$	220	\$	220	\$	32,400	\$	32,006	\$	(394)	\$	32,400

TOTAL DUES INCOME	\$	0	\$	220	\$	220	\$	32,400	\$	32,006	\$	(394)	\$	32,400
REIMBURSEMENTS														

FEES COLLECTED														
Late Fees		0		7		7		200		63		(137)		200

TOTAL FEES COLLECTED	\$	0	\$	7	\$	7	\$	200	\$	63	\$	(137)	\$	200
MISCELLANEOUS INCOME														
Bank Interest		2		0		(2)		14		2		(12)		24

TOTAL MISC INCOME	\$	2	\$	0	\$	(2)	\$	14	\$	2	\$	(12)	\$	24

TOTAL INCOME	\$	2	\$	227	\$	225	\$	32,614	\$	32,071	\$	(543)	\$	32,624
OPERATING EXPENSES														
ADMINISTRATIVE EXPENSES														
Legal		100		(5)		105		700		(222)		922		1,200
Pstg/Copies/Ck Run		50		87		(37)		225		345		(120)		400
Meetings		0		0		0		125		0		125		125
Management Fees		800		800		0		5,500		5,500		0		9,500
Web Site Expense		0		0		0		995		995		0		995
Social Exp		0		522		(522)		1,000		1,887		(887)		2,000
Miscellaneous Admin		65		26		39		260		253		7		300

TOTAL ADMINISTRATIVE EXP	\$	1,015	\$	1,430	\$	(415)	\$	8,805	\$	8,758	\$	47	\$	14,520
SERVICE CONTRACTS														

Budget Comparison Report
FOR THE SEVEN MONTHS ENDING JULY 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	275	1,014	(739)	550	1,014	(464)	1,100
Grounds Maintenance	310	448	(138)	2,670	1,533	1,137	4,520
Tree Work	0	0	0	300	0	300	700
TOTAL SERVICE CONTRACTS	\$ 585	\$ 1,462	\$ (877)	\$ 3,520	\$ 2,547	\$ 973	\$ 6,320
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	242	(142)	100
Holiday Decorations for M	0	0	0	0	0	0	100
Plumbing R&M	0	0	0	200	0	200	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 300	\$ 242	\$ 58	\$ 400
UTILITIES							
Electric	50	53	(3)	350	385	(35)	610
Water & Sewer	180	46	134	520	482	38	1,980
TOTAL UTILITIES	\$ 230	\$ 99	\$ 131	\$ 870	\$ 867	\$ 3	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	0	0	0	185	0	185	370
Insurance	0	0	0	0	0	0	1,050
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 185	\$ 0	\$ 185	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 1,830	\$ 2,991	\$ (1,161)	\$ 13,680	\$ 12,414	\$ 1,266	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,400	1,400	0	2,400
Capital-Playground	0	10,109	(10,109)	0	10,109	(10,109)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 10,309	\$ (10,109)	\$ 1,400	\$ 11,509	\$ (10,109)	\$ 2,400
TOTAL EXPENSES	\$ 2,030	\$ 13,300	\$ (11,270)	\$ 15,080	\$ 23,923	\$ (8,843)	\$ 27,650
NET INCOME	\$ (2,028)	\$ (13,073)	\$ (11,045)	\$ 17,534	\$ 8,148	\$ (9,386)	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JULY 31, 2014

OPERATING ACCOUNTS

Operating Account	\$	18,941.55	
Money Market Account		6,204.64	

TOTAL CASH ACCOUNTS			\$ 25,146.19

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 25,146.19
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET

JULY 31, 2014

****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

****EQUITY****

Current Earnings	8,150.31
Retained Earnings	15,295.88

TOTAL EQUITY	\$	23,446.19

TOTAL LIAB & EQUITY	\$	25,146.19
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 7/31/2014**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5015-0000 Legal						
00409	REGOF - REGISTER OF DEEDS	LIEN REL 1897 ELM PHAR AUT R 396-1897EL	002297		8.00	8.00
5030-0000 Pstg/Copies/Ck Run						
00401	TIEGR - TIEHEN GROUP	APRIL-JUNE COPY/POST AUT RD COPY/POS	002299		86.70	86.70
5230-0000 Management Fees						
00400	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002300		800.00	800.00
5250-0000 Social Exp						
00381	FUNFL - FUN FLICKS KS	SOCIAL EXP 2/3 PYMNTS AUT RI SOCIAL EX	002296		262.00	
00382	FUNFL - FUN FLICKS KS	SOCIAL EXP 3/3 PYMNTS AUT RI SOCIAL EX	002306		259.50	521.50
5270-0000 Miscellaneous Admin						
00399	TIEGR - TIEHEN GROUP	APRIL-JUNE CKRUN BILL AUT RI CK RUN BI	002299		16.90	
00410	STE&T - STEVE & TRACY'S MINUTEMAN	MISC ADMIN AUT RDG	66168	002304	9.28	26.18
5365-0000 Irrigation						
00414	ELESP - ELEMENTS SPRINKLER COMPA	IRRIGATION AUT RDG	2909	002305	1,014.00	1,014.00
5370-0000 Grounds Maintenance						
00404	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	162655	002301	112.00	
00405	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	162907	002301	112.00	
00406	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	163522	002301	112.00	
00407	TLCLA - TLC LAWN CARE, INC.	GROUND MAINT AUT RDG	164306	002301	112.00	448.00
5820-0000 Electric						
00402	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 5/29-6/27 AU 1887 W CEI	002302		29.87	
00403	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 5/29-6 226 S INDI	002302		23.11	52.98
5830-0000 Water & Sewer						
00411	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 6/3- 226 S INDI	002303		11.77	
00412	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR ST 6/4-7/4 1887 W CEI	002303		34.47	46.24
7015-0000 Capital-Playground						
00408	ROORU - ROOSTER RUBBER, LLC	CAP PLAYGROUNDS AUT RDG	1053	002298	9,820.99	
00413	ROORU - ROOSTER RUBBER, LLC	CAP PLAYGROUNDS AUT RDG	1123	002307	288.00	10,108.99
Distribution Total						13,112.59

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	8.00	
5030-0000	Pstg/Copies/Ck Run	86.70	
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	521.50	
5270-0000	Miscellaneous Admin	26.18	
5365-0000	Irrigation	1,014.00	
5370-0000	Grounds Maintenance	448.00	
5820-0000	Electric	52.98	
5830-0000	Water & Sewer	46.24	
7015-0000	Capital-Playground	10,108.99	
1010-0000	OPERATING ACCT		13,112.59
		13,112.59	13,112.59

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE as of 07/31/2014

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	76.99	0.46	0.46	1.66	74.41
CURR	1825FD	REILING, WILLIAM	0.00	960.52	5.73	5.69	5.66	943.44
CURR	1831E	HORNE, WESLEY	0.00	490.66	2.93	2.91	2.89	481.93
CURR	1849	SNORGRASS, NICKOLAS	0.00	74.96	0.45	0.44	1.66	72.41
CURR	1869FD	MILLER, KRISTOPHER	0.00	282.42	1.68	1.67	1.66	277.41
CURR	1872FC	PINA, RODOLFO	0.00	751.35	4.48	4.45	4.43	737.99
CURR	1877	ROSA, ROBINSON	0.00	490.66	2.93	2.91	2.89	481.93
CURR	1880	SHOEMAKER, JOHN	0.00	77.59	0.46	0.46	0.46	76.21
CURR	1995E	HULL, EMMETT	0.00	1,168.62	6.97	6.93	6.89	1,147.83
CURR	435I	GLOVER, JAMES	0.00	490.66	2.93	2.91	2.89	481.93
PROPERTY TOTALS			0.00	4,864.43	29.02	28.83	31.09	4,775.49