

# 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: DECEMBER 5, 2014  
RE: NOVEMBER 30, 2014 FINANCIALS

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Enclosed are the financials. A review follows:

**Income**

Total Income year-to-date was \$151 more than anticipated.

**Expenses**

**Administrative**

Expenses were \$214 under budget.

**Service Contracts**

Expenses were \$519 over budget as we paid \$649 to TLC Lawn for contract work.

**Repairs & Maintenance**

There were no charges.

**Utilities**

Expenses were \$49 over budget primarily due to water.

**Non-Operating**

We paid \$897 to Rooster Rubber for tax charges on the mulch for the playground.

In summary, Total Expenses year-to-date were \$7,862 more than anticipated and Total Net Income year-to-date was budgeted at a gain of \$6,492 but was a loss of \$1,219.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

## MEADOWS AT AUTUMN RIDGE

**Budget Comparison Report**  
 FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
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**\*\*INCOME\*\*****DUES INCOME**

Dues Income	\$ 0	\$ 620	\$ 620	\$ 32,400	\$ 32,666	\$ 266	\$ 32,400
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TOTAL DUES INCOME	\$ 0	\$ 620	\$ 620	\$ 32,400	\$ 32,666	\$ 266	\$ 32,400
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**REIMBURSEMENTS****FEES COLLECTED**

Late Fees	0	40	40	200	103	(97)	200
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TOTAL FEES COLLECTED	\$ 0	\$ 40	\$ 40	\$ 200	\$ 103	\$ (97)	\$ 200
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**MISCELLANEOUS INCOME**

Bank Interest	2	0	(2)	22	4	(18)	24
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TOTAL MISC INCOME	\$ 2	\$ 0	\$ (2)	\$ 22	\$ 4	\$ (18)	\$ 24
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**TOTAL INCOME**	\$ 2	\$ 660	\$ 658	\$ 32,622	\$ 32,773	\$ 151	\$ 32,624
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**\*\*OPERATING EXPENSES\*\*****ADMINISTRATIVE EXPENSES**

Legal	100	(125)	225	1,100	(267)	1,367	1,200
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Pstg/Copies/Ck Run	0	0	0	275	451	(176)	400
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Meetings	0	0	0	125	0	125	125
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Management Fees	800	800	0	8,700	8,700	0	9,500
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Web Site Expense	0	0	0	995	995	0	995
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Social Exp	0	11	(11)	2,000	1,967	33	2,000
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Miscellaneous Admin	0	0	0	260	253	7	300
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TOTAL ADMINISTRATIVE EXP	\$ 900	\$ 686	\$ 214	\$ 13,455	\$ 12,099	\$ 1,356	\$ 14,520
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**SERVICE CONTRACTS**

## MEADOWS AT AUTUMN RIDGE

**Budget Comparison Report**  
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2014

	CURRENT BUDGET	CURRENT ACTUAL	VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	0	150	(150)	1,100	1,164	(64)	1,100
Grounds Maintenance	280	649	(369)	4,520	4,147	373	4,520
Tree Work	0	0	0	700	0	700	700
<b>TOTAL SERVICE CONTRACTS</b>	<b>\$ 280</b>	<b>\$ 799</b>	<b>\$ (519)</b>	<b>\$ 6,320</b>	<b>\$ 5,311</b>	<b>\$ 1,009</b>	<b>\$ 6,320</b>
<b>REPAIRS AND MAINTENANCE</b>							
Contract Labor R&M	0	0	0	100	242	(142)	100
Holiday Decorations for M	100	0	100	100	0	100	100
Plumbing R&M	0	0	0	200	0	200	200
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>\$ 100</b>	<b>\$ 0</b>	<b>\$ 100</b>	<b>\$ 400</b>	<b>\$ 242</b>	<b>\$ 158</b>	<b>\$ 400</b>
<b>UTILITIES</b>							
Electric	50	55	(5)	560	602	(42)	610
Water & Sewer	140	184	(44)	1,960	1,572	388	1,980
<b>TOTAL UTILITIES</b>	<b>\$ 190</b>	<b>\$ 239</b>	<b>\$ (49)</b>	<b>\$ 2,520</b>	<b>\$ 2,174</b>	<b>\$ 346</b>	<b>\$ 2,590</b>
<b>TAXES AND INSURANCE</b>							
R.E. Taxes County	0	0	0	185	0	185	370
Insurance	0	0	0	1,050	960	90	1,050
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,235</b>	<b>\$ 960</b>	<b>\$ 275</b>	<b>\$ 1,420</b>
<b>MISCELLANEOUS EXPENSES</b>							
<b>TOTAL OPERATING EXP</b>	<b>\$ 1,470</b>	<b>\$ 1,724</b>	<b>\$ (254)</b>	<b>\$ 23,930</b>	<b>\$ 20,786</b>	<b>\$ 3,144</b>	<b>\$ 25,250</b>
<b>NON-OPERATING EXPENSES</b>							
Capital Reserve	200	200	0	2,200	2,200	0	2,400
Capital-Playground	0	897	(897)	0	11,006	(11,006)	0
<b>TOTAL NON-OPERATING EXP</b>	<b>\$ 200</b>	<b>\$ 1,097</b>	<b>\$ (897)</b>	<b>\$ 2,200</b>	<b>\$ 13,206</b>	<b>\$ (11,006)</b>	<b>\$ 2,400</b>
<b>**TOTAL EXPENSES**</b>	<b>\$ 1,670</b>	<b>\$ 2,821</b>	<b>\$ (1,151)</b>	<b>\$ 26,130</b>	<b>\$ 33,992</b>	<b>\$ (7,862)</b>	<b>\$ 27,650</b>
<b>**NET INCOME**</b>	<b>\$ (1,668)</b>	<b>\$ (2,161)</b>	<b>\$ (493)</b>	<b>\$ 6,492</b>	<b>\$ (1,219)</b>	<b>\$ (7,711)</b>	<b>\$ 4,974</b>

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
NOVEMBER 30, 2014

OPERATING ACCOUNTS

Operating Account	\$ 9,570.85
Money Market Account	7,006.20
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TOTAL CASH ACCOUNTS	\$ 16,577.05

ACCOUNTS RECEIVABLE

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FIXED ASSETS

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OTHER ASSETS

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**TOTAL ASSETS**	\$ 16,577.05
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
NOVEMBER 30, 2014

\*\*LIABILITIES\*\*

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	2,200.00
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TOTAL CURRENT LIABILITIES	\$ 2,500.00

LONG TERM LIABILITIES

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**TOTAL LIABILITIES**	\$ 2,500.00
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\*\*EQUITY\*\*

Current Earnings	(1,218.83)
Retained Earnings	15,295.88
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**TOTAL EQUITY**	\$ 14,077.05
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**TOTAL LIAB & EQUITY**	\$ 16,577.05
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**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 11/30/2014**

**GL Account**

<b>Vchr</b>	<b>Vendor</b>	<b>Description</b>	<b>Invoice No.</b>	<b>Check No.</b>	<b>Amount</b>	<b>Account Total</b>
<b>5230-0000</b> Management Fees						
00462 TIEGR - TIEHEN GROUP		MONTHLY MANAGEMENT FEE AT MGMTFEE	002338		800.00	800.00
<b>5250-0000</b> Social Exp						
00466 PAUHI - PAUL HIRTH		RMBS SOCIAL EXP AUTUM RIDGE RMBS	002337		10.80	10.80
<b>5365-0000</b> Irrigation						
00463 ELESP - ELEMENTS SPRINKLER COMPANY	SPRKL WINTERIZATION AUT RID	6163	002335		150.00	150.00
<b>5370-0000</b> Grounds Maintenance						
00467 TLCLA - TLC LAWN CARE, INC.		GRNDS MAINT AUTUM RIDGE	175438	002339	201.42	
00468 TLCLA - TLC LAWN CARE, INC.		GRNDS MAINT AUTUM RIDGE	173297	002339	112.00	
00469 TLCLA - TLC LAWN CARE, INC.		GRNDS MAINT AUTUM RIDGE	173754	002339	112.00	
00470 TLCLA - TLC LAWN CARE, INC.		GRNDS MAINT AUTUM RIDGE	174401	002339	112.00	
00471 TLCLA - TLC LAWN CARE, INC.		GRNDS MAINT AUTUM RIDGE	175007	002339	112.00	649.42
<b>5820-0000</b> Electric						
00464 WESEN - WESTAR ENERGY		ELEC 226 S INDIAN WELLS DR P/ 226 S IND V	002336		22.87	
00465 WESEN - WESTAR ENERGY		ELEC 1887 W CEDAR ST 9/26-10/2 1887 W CEI	002336		32.54	55.41
<b>5830-0000</b> Water & Sewer						
00473 CITO - CITY OF OLATHE		WATER 10/4-11/4 1887 W CEDAR : 1887 CEDA	002341		172.68	
00474 CITO - CITY OF OLATHE		WATER 10/4-11/4 226 S INDIAN W 226 INDIAN	002341		11.43	184.11
<b>7015-0000</b> Capital-Playground						
00472 ROORU - ROOSTER RUBBER, LLC		CAP-PLAYGROUND AUTUMN RIB 1208	002340		897.17	897.17
<b>Distribution Total</b>					<b>2,746.91</b>	

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	10.80	
5365-0000	Irrigation	150.00	
5370-0000	Grounds Maintenance	649.42	
5820-0000	Electric	55.41	
5830-0000	Water & Sewer	184.11	
7015-0000	Capital-Playground	897.17	
1010-0000	OPERATING ACCT		2,746.91
		<b>2,746.91</b>	<b>2,746.91</b>

Delinquency / Aging Report  
(Summarized)

Property : MEADOWS AT AUTUMN  
396 RIDGE

as of 11/30/2014

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	78.38		0.47	0.46	77.45
CURR	1825FD	REILING, WILLIAM	0.00	977.91		5.83	5.80	966.28
CURR	1831E	HORNE, WESLEY	0.00	499.54		2.98	2.96	493.60
CURR	1849	SNORGRASS, NICKOLAS	0.00	76.32		0.46	0.45	75.41
CURR	1869FD	MILLER, KRISTOPHER	0.00	287.52		1.71	1.70	284.11
CURR	1877	ROSA, ROBINSON	0.00	499.54		2.98	2.96	493.60
CURR	1880	SHOEMAKER, JOHN	0.00	79.00		0.47	0.47	78.06
CURR	1995E	HULL, EMMETT	0.00	1,189.78		7.10	7.05	1,175.63
CURR	435I	GLOVER, JAMES	0.00	499.54		2.98	2.96	493.60
<b>PROPERTY TOTALS</b>			0.00	4,187.53	0.00	24.98	24.81	4,137.74