

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

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

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

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
INCOME							
DUES INCOME							
Dues Income	\$ 0	\$ 620	\$ 620	\$ 32,400	\$ 32,666	\$ 266	\$ 32,400
TOTAL DUES INCOME	\$ 0	\$ 620	\$ 620	\$ 32,400	\$ 32,666	\$ 266	\$ 32,400
REIMBURSEMENTS							
FEES COLLECTED							
Late Fees	0	40	40	200	103	(97)	200
TOTAL FEES COLLECTED	\$ 0	\$ 40	\$ 40	\$ 200	\$ 103	\$ (97)	\$ 200
MISCELLANEOUS INCOME							
Bank Interest	2	0	(2)	22	4	(18)	24
TOTAL MISC INCOME	\$ 2	\$ 0	\$ (2)	\$ 22	\$ 4	\$ (18)	\$ 24
TOTAL INCOME	\$ 2	\$ 660	\$ 658	\$ 32,622	\$ 32,773	\$ 151	\$ 32,624
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	100	(125)	225	1,100	(267)	1,367	1,200
Pstg/Copies/Ck Run	0	0	0	275	451	(176)	400
Meetings	0	0	0	125	0	125	125
Management Fees	800	800	0	8,700	8,700	0	9,500
Web Site Expense	0	0	0	995	995	0	995
Social Exp	0	11	(11)	2,000	1,967	33	2,000
Miscellaneous Admin	0	0	0	260	253	7	300
TOTAL ADMINISTRATIVE EXP	\$ 900	\$ 686	\$ 214	\$ 13,455	\$ 12,099	\$ 1,356	\$ 14,520
SERVICE CONTRACTS							

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

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	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
TOTAL SERVICE CONTRACTS	\$ 280	\$ 799	\$ (519)	\$ 6,320	\$ 5,311	\$ 1,009	\$ 6,320
REPAIRS AND MAINTENANCE							
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
TOTAL REPAIRS & MAINT	\$ 100	\$ 0	\$ 100	\$ 400	\$ 242	\$ 158	\$ 400
UTILITIES							
Electric	50	55	(5)	560	602	(42)	610
Water & Sewer	140	184	(44)	1,960	1,572	388	1,980
TOTAL UTILITIES	\$ 190	\$ 239	\$ (49)	\$ 2,520	\$ 2,174	\$ 346	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	0	0	0	185	0	185	370
Insurance	0	0	0	1,050	960	90	1,050
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 1,235	\$ 960	\$ 275	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 1,470	\$ 1,724	\$ (254)	\$ 23,930	\$ 20,786	\$ 3,144	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	2,200	2,200	0	2,400
Capital-Playground	0	897	(897)	0	11,006	(11,006)	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 1,097	\$ (897)	\$ 2,200	\$ 13,206	\$ (11,006)	\$ 2,400
TOTAL EXPENSES	\$ 1,670	\$ 2,821	\$ (1,151)	\$ 26,130	\$ 33,992	\$ (7,862)	\$ 27,650
NET INCOME	\$ (1,668)	\$ (2,161)	\$ (493)	\$ 6,492	\$ (1,219)	\$ (7,711)	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
NOVEMBER 30, 2014

OPERATING ACCOUNTS

Operating Account	\$	9,570.85
Money Market Account		7,006.20

TOTAL CASH ACCOUNTS		\$	16,577.05
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

****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

TOTAL CURRENT LIABILITIES	\$	2,500.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		\$ 2,500.00

****EQUITY****

Current Earnings	(1,218.83)
Retained Earnings	15,295.88

TOTAL EQUITY	\$	14,077.05

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			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5230-0000 Management Fees						
00462	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002338	800.00	800.00
5250-0000 Social Exp						
00466	PAUHI - PAUL HIRTH	RMBS SOCIAL EXP AUTUM RIDC RMBS		002337	10.80	10.80
5365-0000 Irrigation						
00463	ELESP - ELEMENTS SPRINKLER COMP	AI SPRK WINTERIZATION AUT RID	6163	002335	150.00	150.00
5370-0000 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
5820-0000 Electric						
00464	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS DR P/ 226 S IND \		002336	22.87	
00465	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR ST 9/26-10/2 1887 W CEI		002336	32.54	55.41
5830-0000 Water & Sewer						
00473	CITOF - CITY OF OLATHE	WATER 10/4-11/4 1887 W CEDAR : 1887 CEDA		002341	172.68	
00474	CITOF - CITY OF OLATHE	WATER 10/4-11/4 226 S INDIAN W 226 INDIAN		002341	11.43	184.11
7015-0000 Capital-Playground						
00472	ROORU - ROOSTER RUBBER, LLC	CAP-PLAYGROUND AUTUMN RII 1208		002340	897.17	897.17
Distribution Total						2,746.91

Account Summary

Account	Account Description	Debit	Credit
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
		2,746.91	2,746.91

**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
PROPERTY TOTALS			0.00	4,187.53	0.00	24.98	24.81	4,137.74