

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 3, 2015

RE: JANUARY 31, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$612 more than anticipated.

Expenses

Administrative

Expenses were \$437 over budget as we paid \$650 to Martin, Pringle for legal work.

Service Contracts

There were no charges.

Repairs & Maintenance

Expenses were \$360 over budget as we paid \$360 to Fry & Associates for materials to make repairs at the park.

Utilities

Expenses were \$14 under budget.

Taxes & Insurance

There were no charges.

In summary, Total Expenses year-to-date were \$783 more than anticipated. Total Net Income year-to-date was \$171 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE ONE MONTH ENDING JANUARY 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
*INCOME**							
DUES INCOME							
Dues Income	\$ 17,000	\$ 17,612	\$ 612	\$ 17,000	\$ 17,612	\$ 612	\$ 32,505
TOTAL DUES INCOME	\$ 17,000	\$ 17,612	\$ 612	\$ 17,000	\$ 17,612	\$ 612	\$ 32,505
REIMBURSEMENTS							
FEES COLLECTED							
Late Fees	0	0	0	0	0	0	100
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100
MISCELLANEOUS INCOME							
TOTAL INCOME	\$ 17,000	\$ 17,612	\$ 612	\$ 17,000	\$ 17,612	\$ 612	\$ 32,605
*OPERATING EXPENSES**							
ADMINISTRATIVE EXPENSES							
Legal	75	650	(575)	75	650	(575)	900
Postg/Copies/Ck Run	0	0	0	0	0	0	375
Meetings	0	0	0	0	0	0	250
Management Fees	800	800	0	800	800	0	9,600
Web Site Expense	0	0	0	0	0	0	1,050
Social Exp	0	0	0	0	0	0	2,000
Miscellaneous Admin	150	12	138	150	12	138	275
TOTAL ADMINISTRATIVE EXP	\$ 1,025	\$ 1,462	\$ (437)	\$ 1,025	\$ 1,462	\$ (437)	\$ 14,450
SERVICE CONTRACTS							
Irrigation	0	0	0	0	0	0	1,100
Grounds Maintenance	0	0	0	0	0	0	6,451
Tree Work	0	0	0	0	0	0	1,500

Budget Comparison Report
FOR THE ONE MONTH ENDING JANUARY 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
TOTAL SERVICE CONTRACTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	360	(360)	0	360	(360)	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 360	\$ (360)	\$ 0	\$ 360	\$ (360)	\$ 200
UTILITIES							
Electric	60	47	13	60	47	13	720
Water & Sewer	25	24	1	25	24	1	2,380
TOTAL UTILITIES	\$ 85	\$ 71	\$ 14	\$ 85	\$ 71	\$ 14	\$ 3,100
TAXES AND INSURANCE							
Insurance	0	0	0	0	0	0	1,010
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,010
ISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 1,110	\$ 1,893	\$ (783)	\$ 1,110	\$ 1,893	\$ (783)	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	200	200	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 200	\$ 200	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 1,310	\$ 2,093	\$ (783)	\$ 1,310	\$ 2,093	\$ (783)	\$ 30,211
NET INCOME	\$ 15,690	\$ 15,519	\$ (171)	\$ 15,690	\$ 15,519	\$ (171)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JANUARY 31, 2015

OPERATING ACCOUNTS

Operating Account	\$	24,722.95	
Money Market Account		7,407.05	

TOTAL CASH ACCOUNTS			\$	32,130.00
---------------------	--	--	----	-----------

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

			\$	32,130.00
				=====

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JANUARY 31, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	200.00

TOTAL CURRENT LIABILITIES	\$	500.00
----------------------------------	----	--------

LONG TERM LIABILITIES

TOTAL LIABILITIES	-----	\$	500.00
------------------------------	-------	----	--------

****EQUITY****

Current Earnings	15,519.50
Retained Earnings	16,110.50

TOTAL EQUITY		\$	31,630.00

TOTAL LIAB & EQUITY		\$	32,130.00
			=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 1/31/2015**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5015-0000 Legal						
00492	MARPR - MARTIN, PRINGLE, OLIVER,	LEGAL REILING AUT RDG	281418	002352	650.00	650.00
5230-0000 Management Fees						
00485	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002349	800.00	800.00
5270-0000 Miscellaneous Admin						
00491	TIEGR - TIEHEN GROUP	CK RUN BILLING OCT-DEC 2014 . CK RUN BI		002353	11.70	11.70
5505-0000 Contract Labor R&M						
00488	FRYAS - FRY & ASSOCIATES, INC.	CNTRCT LBR AUTUMN	FRYQ56536	002348	360.45	360.45
5820-0000 Electric						
00486	WESEN - WESTAR ENERGY	ELEC 11/26-12/31 226 S INDIAN W 226 INDIAN		002350	22.87	
00487	WESEN - WESTAR ENERGY	ELEC 11/26-12/31 1887 W CEDAR : 1887 CEDA		002350	24.21	47.08
5830-0000 Water & Sewer						
00489	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 12/ 226 S INDL		002351	11.95	
00490	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR ST 12/3-1/ 1887 W CEI		002351	11.95	23.90
Distribution Total						1,893.13

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	650.00	
5230-0000	Management Fees	800.00	
5270-0000	Miscellaneous Admin	11.70	
5505-0000	Contract Labor R&M	360.45	
5820-0000	Electric	47.08	
5830-0000	Water & Sewer	23.90	
1010-0000	OPERATING ACCT		1,893.13
		1,893.13	1,893.13

Delinquency / Aging Report
(Summarized)

Property : MEADOWS AT AUTUMN
396 RIDGE as of 01/31/2015

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	175.00	175.00			
CURR	1804FC	WILDEBOOR, SHAY	0.00	200.00	200.00			
CURR	1805E	PHAR, JUSTIN	0.00	200.00	200.00			
CURR	1809FC	HOCHANADEL, DON	0.00	200.00	200.00			
CURR	1810FC	KAREN G. BORG COMPANY	0.00	200.00	200.00			
CURR	1811E	WENTZEL, EDDIE	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	1815FC	ZWART, MARVIN	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	1825FD	REILING, WILLIAM	0.00	1,425.61	200.00	247.70		977.91
CURR	1826FD	LEIN, RYAN	0.00	200.00	200.00			
CURR	1827C	AMOS, EDDIE	0.00	200.00	200.00			
CURR	1831E	HORNE, WESLEY	0.00	699.54	200.00			499.54
CURR	1832FC	SALAZAR, MANUEL	0.00	200.00	200.00			
CURR	1834FD	ROBERTS, CHRISTIAN	0.00	200.00	200.00			
CURR	1837FD	PANETHIERE, MICHAEL	0.00	200.00	200.00			
CURR	1838FD	DEAN III, JOHN	0.00	200.00	200.00			
CURR	1839E	HANEY, KRIS	0.00	200.00	200.00			
CURR	1840C	BENNETT, RICHARD	0.00	200.00	200.00			
CURR	1840FC	WOOLERY, CHRISTOPHER	0.00	200.00	200.00			
CURR	1841	COOLEY, TODD	0.00	200.00	200.00			
CURR	1841FD	SMOOT, JEREMY	0.00	200.00	200.00			
CURR	1843E	GOLDIZEN, LARA	0.00	200.00	200.00			

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 01/31/2015

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	1844C	KIGERA, CAROLYNE	0.00	200.00	200.00			
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	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	200.00	200.00			
CURR	1850FD	TABORDA, GABRIEL	0.00	200.00	200.00			
CURR	1851C	MCALLISTER, DAVID	0.00	200.00	200.00			
CURR	1853	MULLEN, ASHLEY	0.00	200.00	200.00			
CURR	1854FD	UDOKPAN, OFONIME	0.00	200.00	200.00			
CURR	1855C	HESS, CRAIG	0.00	200.00	200.00			
CURR	1857	KURTH, DAVID	0.00	200.00	200.00			
CURR	1860C	WGH KANSAS, LLC	0.00	200.00	200.00			
CURR	1860FC	HAMMEL, MARK	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	1868	BROWN, JENNIFER	0.00	200.00	200.00			
CURR	1869	SHIREY, CAROLE	0.00	200.00	200.00			
CURR	1869FD	MILLER, KRISTOPHER	0.00	487.52	200.00			287.52
CURR	1872	PROCTOR, LINDSEY	0.00	200.00	200.00			
CURR	1872FC	PINA, RODOLFO	0.00	200.00	200.00			
CURR	1873FD	MANGELS, ANGELA	0.00	200.00	200.00			
CURR	1875C	WOLFINGER, THOMAS	0.00	200.00	200.00			
CURR	1876	TAYLOR, CRAIG	0.00	200.00	200.00			

THE TIEHEN GROUP

11:14:05AM
Page 3 of 3

**Delinquency / Aging Report
(Summarized)**

1/29/2015
User: SARAH

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 01/31/2015

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	1877	ROSA, ROBINSON	0.00	699.54	200.00			499.54
CURR	1879C	SHEHAN, DANIEL	0.00	4.00	4.00			
CURR	1880	SHOEMAKER, JOHN	0.00	200.00	200.00			
CURR	1880FC	PANDYA, SHAKUNTALA	0.00	200.00	200.00			
CURR	1881	HOSCHOUER, GARY	0.00	200.00	200.00			
CURR	1882FD	REED, ELOISE	0.00	200.00	200.00			
CURR	1885FD	HERBERT, DANIEL	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	1940E	FINAN JR, JOSEPH	0.00	200.00	200.00			
CURR	1941FC	NASUTION, JEP	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	1962FC	MOBLEY, STEVEN	0.00	200.00	200.00			
CURR	1985E	KIMATHI, MAXWELL	0.00	200.00	200.00			
CURR	1990FC	DIETZ, DEXTER	0.00	200.00	200.00			
CURR	1995E	HULL, EMMETT	0.00	447.70	200.00	247.70		
CURR	425I	ROONEY, DOUGLAS	0.00	200.00	200.00			
CURR	435I	GLOVER, JAMES	0.00	699.54	200.00			499.54
CURR	450I	SKILLMAN, JEFF	0.00	200.00	200.00			
CURR	470I	FOOTE, VERONICA	0.00	200.00	200.00			
PROPERTY TOTALS			0.00	17,638.45	14,379.00	495.40	0.00	2,764.05