

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: MAY 11, 2015
RE: APRIL 30, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$144 more than anticipated.

Expenses

Administrative

Expenses were \$1,209 over budget as we paid \$831 to Fun Flicks for 3 move dates this summer, \$359 to The Tiehen Group for copies, postage and check run, and \$145 to Martin, Pringle for legal work.

Service Contracts

Expenses were \$198 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$64 under budget.

In summary, Total Expenses year-to-date were \$282 less than anticipated and Total Net Income year-to-date was \$426 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2015

INCOME	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
DUES INCOME							
Dues Income	\$ 3,000	\$ 3,024	\$ 24	\$ 30,000	\$ 30,099	\$ 99	\$ 32,505
TOTAL DUES INCOME	\$ 3,000	\$ 3,024	\$ 24	\$ 30,000	\$ 30,099	\$ 99	\$ 32,505
REIMBURSEMENTS							

FEES COLLECTED							
Late Fees	25	27	2	50	76	26	100
TOTAL FEES COLLECTED	\$ 25	\$ 27	\$ 2	\$ 50	\$ 76	\$ 26	\$ 100
MISCELLANEOUS INCOME							
Bank Interest	0	0	0	0	2	2	0
Miscellaneous Income	0	0	0	0	17	17	0
TOTAL MISC INCOME	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19	\$ 19	\$ 0

TOTAL INCOME	\$ 3,025	\$ 3,051	\$ 26	\$ 30,050	\$ 30,194	\$ 144	\$ 32,605

OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
Legal	75	203	(128)	300	1,461	(1,161)	900
Pstg/Copies/Ck Run	250	359	(109)	250	468	(218)	375
Meetings	0	0	0	250	0	250	250
Management Fees	800	800	0	3,200	3,200	0	9,600
Web Site Expense	0	0	0	0	0	0	1,050
Social Exp	0	920	(920)	795	920	(125)	2,000
Miscellaneous Admin	0	52	(52)	150	64	86	275
TOTAL ADMINISTRATIVE EXP	\$ 1,125	\$ 2,334	\$ (1,209)	\$ 4,945	\$ 6,113	\$ (1,168)	\$ 14,450
SERVICE CONTRACTS							

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	150	0	150	150	0	150	1,100
Grounds Maintenance	586	538	48	1,181	750	431	6,451
Tree Work	0	0	0	1,000	0	1,000	1,500
TOTAL SERVICE CONTRACTS	\$ 736	\$ 538	\$ 198	\$ 2,331	\$ 750	\$ 1,581	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	100	0	100	100	360	(260)	200
TOTAL REPAIRS & MAINT	\$ 100	\$ 0	\$ 100	\$ 100	\$ 360	\$ (260)	\$ 200
UTILITIES							
Electric	60	85	(25)	240	204	36	720
Water & Sewer	165	76	89	240	147	93	2,380
TOTAL UTILITIES	\$ 225	\$ 161	\$ 64	\$ 480	\$ 351	\$ 129	\$ 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
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 2,186	\$ 3,033	\$ (847)	\$ 7,856	\$ 7,574	\$ 282	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	800	800	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 800	\$ 800	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 2,386	\$ 3,233	\$ (847)	\$ 8,656	\$ 8,374	\$ 282	\$ 30,211
NET INCOME	\$ 639	\$ (182)	\$ (821)	\$ 21,394	\$ 21,820	\$ 426	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2015

OPERATING ACCOUNTS

Operating Account	\$	31,021.37	
Money Market Account		8,008.37	

TOTAL CASH ACCOUNTS

\$ 39,029.74

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 39,029.74

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	800.00

TOTAL CURRENT LIABILITIES	\$ 1,100.00
----------------------------------	--------------------

LONG TERM LIABILITIES

TOTAL LIABILITIES	\$ 1,100.00
------------------------------	--------------------

****EQUITY****

Current Earnings	21,819.24
Retained Earnings	16,110.50

TOTAL EQUITY	\$ 37,929.74
-------------------------	---------------------

TOTAL LIAB & EQUITY	\$ 39,029.74
	=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 4/30/2015**

GL Account

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal						
00522	REGOF - REGISTER OF DEEDS	LIEN FILING FEE 1805 ELM, PHAI	396-1805E	002369	12.00	
00523	REGOF - REGISTER OF DEEDS	LIEN FILING FEE 1813 FREDRICK	396-1813FC	002370	12.00	
00524	REGOF - REGISTER OF DEEDS	LIEN FILING FEE 1820 FREDRICK	396-1820FC	002371	12.00	
00525	REGOF - REGISTER OF DEEDS	LIEN FILING FEE 1860 W CONCOI	396-1860C	002372	12.00	
00526	REGOF - REGISTER OF DEEDS	LIEN FILING FEE 1872 W CEDAR	396-1872	002373	12.00	
00527	REGOF - REGISTER OF DEEDS	Credit Voucher #00526	396-1872	002373	(12.00)	
00529	MARPR - MARTIN, PRINGLE ATTORNEYS	LEGAL-REILING--AUTUMN RIDG	289199	002377	45.00	
00530	MARPR - MARTIN, PRINGLE ATTORNEYS	LEGAL-GENERAL FILE-AUTUMN	289198	002377	110.00	203.00
5030-0000 Pstg/Copies/Ck Run						
00508	TIEGR - TIEHEN GROUP	CKRUN BILLING-POSTAGE/COPY	CKRUN	002365	10.40	
00515	TIEGR - TIEHEN GROUP	COPIES/POSTAGE BILLING-AUTU	COPY/POS'	002365	348.70	359.10
5230-0000 Management Fees						
00507	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU	MGMTFEE	002366	800.00	800.00
5250-0000 Social Exp						
00509	FUNFL - FUN FLICKS KS	FUNFLICKS JUNE DEP-SOCIAL E	864964DEP	002364	277.00	
00510	FUNFL - FUN FLICKS KS	FUNFLICKS JULY DEP-SOCIAL E	865050DEP	002364	277.00	
00511	FUNFL - FUN FLICKS KS	FUNFLICKS AUG.DEP-SOCIAL EX	865062DEP	002364	277.00	
00519	PAUHI - PAUL HIRTH	SOCIAL EXP-EASTER EGG HUNT	03292015	002368	88.50	919.50
5270-0000 Miscellaneous Admin						
00528	OLAPU - OLATHE PUBLIC SCHOOLS	MISC.ADMIN/3/24 ANNUAL MEE	10624	002378	52.00	52.00
5370-0000 Grounds Maintenance						
00516	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING-AUTUM	179289	002367	130.00	
00517	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING-AUTUM	179812	002367	130.00	
00518	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-AUTUMN RIDGE	180099	002374	65.33	
00533	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-AUTUMN RIDGE	181817	002379	212.31	537.64
5820-0000 Electric						
00520	WESEN - WESTAR ENERGY	ELE-3/2-3/31--226 S INDIAN WEL	226	002375	22.87	
00521	WESEN - WESTAR ENERGY	ELE-3/2-3/31--1887 W CEDAR-AU	1887	002375	61.73	84.60
5830-0000 Water & Sewer						
00531	CITOF - CITY OF OLATHE	WTR-3/3-4/4--226 S INDIAN WELL	226	002376	37.87	
00532	CITOF - CITY OF OLATHE	WTR-3/3-4/4--1887 W CEDAR-AU	1887	002376	37.64	75.51
Distribution Total						3,031.35

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	203.00	
5030-0000	Pstg/Copies/Ck Run	359.10	
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	919.50	
5270-0000	Miscellaneous Admin	52.00	
5370-0000	Grounds Maintenance	537.64	
5820-0000	Electric	84.60	
5830-0000	Water & Sewer	75.51	
1010-0000	OPERATING ACCT		3,031.35
		3,031.35	3,031.35

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 04/30/2015

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	1805E	PHAR, JUSTIN	0.00	278.62	76.21	1.21	1.20	200.00
CURR	1811E	WENTZEL, EDDIE	0.00	203.62	1.21	1.21	1.20	200.00
CURR	1813FD	JARAMILLO, HECTOR	0.00	75.00	75.00			
CURR	1820FC	LENZ, KRISTIE	0.00	278.62	76.21	1.21	1.20	200.00
CURR	1825FD	REILING, WILLIAM	0.00	2,186.36	57.77	40.53	662.45	1,425.61
CURR	1831E	HORNE, WESLEY	0.00	712.21	4.25	4.22	4.20	699.54
CURR	1860C	WGH KANSAS, LLC	0.00	278.62	76.21	1.21	1.20	200.00
CURR	1869FD	MILLER, KRISTOPHER	0.00	496.35	2.96	2.94	2.93	487.52
CURR	1877	ROSA, ROBINSON	0.00	712.21	4.25	4.22	4.20	699.54
CURR	1995E	HULL, EMMETT	0.00	453.09	2.70		2.69	447.70
CURR	435I	GLOVER, JAMES	0.00	707.96	4.22		4.20	699.54
PROPERTY TOTALS			0.00	6,382.66	380.99	56.75	685.47	5,259.45