

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: JUNE 3, 2015
RE: MAY 31, 2015 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$2,164 less than anticipated.

Expenses

Administrative

Expenses were \$267 under budget.

Service Contracts

Expenses were \$2,626 over budget as we reimbursed \$2,972 to Greg Beech for new trees.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$91 under budget.

In summary, Total Expenses year-to-date were \$1,985 more than anticipated. Total Net Income year-to-date was \$4,149 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE FIVE MONTHS ENDING MAY 31, 2015

ADMINISTRATIVE EXPENSES

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE FIVE MONTHS ENDING MAY 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2015 BUDGET
Irrigation	0	0	0	150	0	150	1,100
Grounds Maintenance	801	455	346	1,982	1,205	777	6,451
Tree Work	0	2,972	(2,972)	1,000	2,972	(1,972)	1,500
TOTAL SERVICE CONTRACTS	\$ 801	\$ 3,427	\$ (2,626)	\$ 3,132	\$ 4,177	\$ (1,045)	\$ 9,051
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	100	360	(260)	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 100	\$ 360	\$ (260)	\$ 200
UTILITIES							
Electric	60	53	7	300	257	43	720
Water & Sewer	210	126	84	450	273	177	2,380
TOTAL UTILITIES	\$ 270	\$ 179	\$ 91	\$ 750	\$ 530	\$ 220	\$ 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	\$ 2,221	\$ 4,489	\$ (2,268)	\$ 10,077	\$ 12,062	\$ (1,985)	\$ 27,811
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	1,000	1,000	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 1,000	\$ 1,000	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 2,421	\$ 4,689	\$ (2,268)	\$ 11,077	\$ 13,062	\$ (1,985)	\$ 30,211
NET INCOME	\$ 109	\$ (4,467)	\$ (4,576)	\$ 21,503	\$ 17,354	\$ (4,149)	\$ 2,394

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MAY 31, 2015

OPERATING ACCOUNTS

Operating Account	\$	26,554.89
Money Market Account		8,208.85

TOTAL CASH ACCOUNTS	\$	34,763.74
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

	\$	34,763.74
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MAY 31, 2015

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	1,000.00

TOTAL CURRENT LIABILITIES	\$	1,300.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	1,300.00
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****EQUITY****

Current Earnings	17,353.24
Retained Earnings	16,110.50

TOTAL EQUITY		-----	\$	33,463.74
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TOTAL LIAB & EQUITY			\$	34,763.74
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 5/31/2015**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5015-0000 Legal							
00544	MARPR - MARTIN, PRINGLE ATTORNEYS	LEGAL-MULLEN/DERBY--AUTUMN	291710	002385		25.00	
00545	REGOF - REGISTER OF DEEDS	LIEN FILING FEE-1825 FREDRICK 1825	LIEN	002387		12.00	
00546	REGOF - REGISTER OF DEEDS	LIEN FILING FEE-1825 FREDRICK 1825		002387		12.00	49.00
5230-0000 Management Fees							
00534	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002381		800.00	800.00
5250-0000 Social Exp							
00547	PAUHI - PAUL HIRTH	SOCIAL EXP-EASTER EGG HUNT	1852	002386		33.61	33.61
5370-0000 Grounds Maintenance							
00537	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 5--AUTU	182572	002382		130.00	
00539	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 4-AUTU	181693	002382		130.00	
00540	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 3-AUTU	180977	002382		130.00	
00541	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-AUTUMN RIDGE	183277	002382		65.33	455.33
5371-0000 Tree Work							
00538	GREBE - GREG BEECH	TREE WORK-RMBS GREG BEECH	05062015	002380		2,972.23	2,972.23
5820-0000 Electric							
00535	WESEN - WESTAR ENERGY	ELE-3/31-4/29--226 S INDIAN WEL	226	002383		22.87	
00536	WESEN - WESTAR ENERGY	ELE-3/31-4/29--1887 W CEDAR-AU	1887	002383		29.67	52.54
5830-0000 Water & Sewer							
00542	CITOF - CITY OF OLATHE	WTR/SWR-4/4-5/4--226 S INDIAN	226	002384		11.95	
00543	CITOF - CITY OF OLATHE	WTR/SWR-4/4-5/4--1887 W CEDAR	1887	002384		114.23	126.18
Distribution Total							4,488.89

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	49.00	
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	33.61	
5370-0000	Grounds Maintenance	455.33	
5371-0000	Tree Work	2,972.23	
5820-0000	Electric	52.54	
5830-0000	Water & Sewer	126.18	
1010-0000	OPERATING ACCT		4,488.89
		4,488.89	4,488.89

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE as of 05/31/2015

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	1805E	PHAR, JUSTIN	0.00	280.29	1.67	76.21	1.21	201.20
CURR	1811E	WENTZEL, EDDIE	0.00	204.84	1.22	1.21	1.21	201.20
CURR	1813FD	JARAMILLO, HECTOR	0.00	75.45	0.45	75.00		
CURR	1820FC	LENZ, KRISTIE	0.00	280.29	1.67	76.21	1.21	201.20
CURR	1825FD	REILING, WILLIAM	0.00	2,199.48	13.12	57.77	40.53	2,088.06
CURR	1831E	HORNE, WESLEY	0.00	716.48	4.27	4.25	4.22	703.74
CURR	1853	MULLEN, ASHLEY	0.00	25.00	25.00			
CURR	1860C	WGH KANSAS, LLC	0.00	76.67	0.46	76.21		
CURR	1869FD	MILLER, KRISTOPHER	0.00	499.33	2.98	2.96	2.94	490.45
CURR	1877	ROSA, ROBINSON	0.00	716.48	4.27	4.25	4.22	703.74
CURR	1995E	HULL, EMMETT	0.00	455.81	2.72	2.70		450.39
CURR	4351	GLOVER, JAMES	0.00	712.21	4.25	4.22		703.74
PROPERTY TOTALS			0.00	6,242.33	62.08	380.99	55.54	5,743.72