

# **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: JANUARY 13, 2016  
RE: DECEMBER 31, 2015 FINANCIALS

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Enclosed are the financials. A review follows:

**Income**

Total Income year-to-date was \$33,202. This was \$597 more than anticipated.

**Expenses**

**Administrative**

Expenses were \$816 over budget as we paid \$550 to Martin, Pringle for legal work and \$341 to Tiehen Group for 4<sup>th</sup> quarter check run and copies & postage. Year-to-date expenses were \$526 more than anticipated.

**Service Contracts**

Expenses were \$130 over budget as we paid \$130 to TLC for contract work. Year-to-date expenses were \$3,519 more than anticipated.

**Repairs & Maintenance**

There were no charges. Year-to-date expenses were \$282 more than anticipated.

**Utilities**

Expenses were on budget. Year-to-date expenses were \$1,471 less than anticipated.

**Taxes & Insurance**

There were no charges. Year-to-date expenses were \$54 less than anticipated.

**Non-Operating**

We paid \$926 for landscape work during the year.

In summary, Total Expenses year-to-date were \$31,539. This was \$1,328 more than anticipated. Total Net Income year-to-date was \$1,663. This was \$731 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE YEAR ENDING DECEMBER 31, 2015

CURRENT BUDGET CURRENT ACTUAL CURR. VARIANCE PERCNT YTD BUDGET YTD ACTUAL YTD VARIANCE PERCNT

\*\*INCOME\*\*

## DUES INCOME

Dues Income	\$ 0	\$ 70	\$ 70	***	\$ 32,505	\$ 32,999	\$ 494	2
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TOTAL DUES INCOME	\$ 0	\$ 70	\$ 70	***	\$ 32,505	\$ 32,999	\$ 494	2

## REIMBURSEMENTS

## FEES COLLECTED

Late Fees	0	0	0	***	100	180	80	80
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TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 100	\$ 180	\$ 80	80

## MISCELLANEOUS INCOME

Bank Interest	0	1	1	***	0	6	6	***
Miscellaneous Income	0	0	0	***	0	17	17	***
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TOTAL MISC INCOME	\$ 0	\$ 1	\$ 1	***	\$ 0	\$ 23	\$ 23	***
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**TOTAL INCOME**	\$ 0	\$ 71	\$ 71	***	\$ 32,605	\$ 33,202	\$ 597	2

## \*\*OPERATING EXPENSES\*\*

## ADMINISTRATIVE EXPENSES

Legal	75	550	(475)	(633)	900	1,435	(535)	(59)
Pstg/Copies/Ck Run	0	0	0	***	375	630	(255)	(68)
Meetings	0	0	0	***	250	0	250	100
Management Fees	800	800	0	0	9,600	9,600	0	0
Web Site Expense	0	0	0	***	1,050	995	55	5
Social Exp	0	0	0	***	2,000	1,871	129	6
Miscellaneous Admin	0	341	(341)	***	275	445	(170)	(62)
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TOTAL ADMINISTRATIVE EXP	\$ 875	\$ 1,691	\$ (816)	(93)	\$ 14,450	\$ 14,976	\$ (526)	(4)

## SERVICE CONTRACTS

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE YEAR ENDING DECEMBER 31, 2015

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
Irrigation	0	0	0	***	1,100	1,116	(16)	(1)
Grounds Maintenance	0	130	(130)	***	6,451	7,038	(587)	(9)
Tree Work	0	0	0	***	1,500	4,416	(2,916)	(194)
<b>TOTAL SERVICE CONTRACTS</b>	<b>\$ 0</b>	<b>\$ 130</b>	<b>\$ (130)</b>	<b>***</b>	<b>\$ 9,051</b>	<b>\$ 12,570</b>	<b>\$ (3,519)</b>	<b>(39)</b>
<b>REPAIRS AND MAINTENANCE</b>								
Contract Labor R&M	0	0	0	***	200	482	(282)	(141)
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>***</b>	<b>\$ 200</b>	<b>\$ 482</b>	<b>\$ (282)</b>	<b>(141)</b>
<b>UTILITIES</b>								
Electric	60	61	(1)	(2)	720	632	88	12
Water & Sewer	25	24	1	4	2,380	997	1,383	58
<b>TOTAL UTILITIES</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 3,100</b>	<b>\$ 1,629</b>	<b>\$ 1,471</b>	<b>47</b>
<b>TAXES AND INSURANCE</b>								
Insurance	0	0	0	***	1,010	956	54	5
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>***</b>	<b>\$ 1,010</b>	<b>\$ 956</b>	<b>\$ 54</b>	<b>5</b>
<b>MISCELLANEOUS EXPENSES</b>								
<b>TOTAL OPERATING EXP</b>	<b>\$ 960</b>	<b>\$ 1,906</b>	<b>\$ (946)</b>	<b>(99)</b>	<b>\$ 27,811</b>	<b>\$ 30,613</b>	<b>\$ (2,802)</b>	<b>(10)</b>
<b>NON-OPERATING EXPENSES</b>								
Capital Reserve	200	(2,200)	2,400	999	2,400	0	2,400	100
Capital-Landscape	0	0	0	***	0	926	(926)	***
<b>TOTAL NON-OPERATING EXP</b>	<b>\$ 200</b>	<b>\$ (2,200)</b>	<b>\$ 2,400</b>	<b>999</b>	<b>\$ 2,400</b>	<b>\$ 926</b>	<b>\$ 1,474</b>	<b>61</b>
<b>**TOTAL EXPENSES**</b>	<b>\$ 1,160</b>	<b>\$ (294)</b>	<b>\$ 1,454</b>	<b>125</b>	<b>\$ 30,211</b>	<b>\$ 31,539</b>	<b>\$ (1,328)</b>	<b>(4)</b>
<b>**NET INCOME**</b>	<b>\$ (1,160)</b>	<b>\$ 365</b>	<b>\$ 1,525</b>	<b>131</b>	<b>\$ 2,394</b>	<b>\$ 1,663</b>	<b>\$ (731)</b>	<b>(31)</b>

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
DECEMBER 31, 2015

OPERATING ACCOUNTS

Operating Account	\$ 8,461.39	
Money Market Account	9,612.52	
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<b>TOTAL CASH ACCOUNTS</b>		<b>\$ 18,073.91</b>
ACCOUNTS RECEIVABLE	-----	
FIXED ASSETS	-----	
OTHER ASSETS	-----	
	-----	
<b>**TOTAL ASSETS**</b>		<b>\$ 18,073.91</b>
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
DECEMBER 31, 2015

**\*\*LIABILITIES\*\***

**CURRENT LIABILITIES**

Prepaid Assessments 300.00

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TOTAL CURRENT LIABILITIES \$ 300.00

**LONG TERM LIABILITIES**

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\*\*TOTAL LIABILITIES\*\* \$ 300.00

**\*\*EQUITY\*\***

Current Earnings 1,663.41  
Retained Earnings 16,110.50

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\*\*TOTAL EQUITY\*\* \$ 17,773.91

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\*\*TOTAL LIAB & EQUITY\*\* \$ 18,073.91

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**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 12/31/2015**

**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>5015-0000</b> Legal						
00644	MARPR - MARTIN, PRINGLE ATTORNEYS	LEGAL-GENERAL FILE-AUTUMN 309369	002447		550.00	550.00
<b>5230-0000</b> Management Fees						
00640	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002444		800.00	800.00
<b>5270-0000</b> Miscellaneous Admin						
00647	TIEGR - TIEHEN GROUP	4TH QTR POST/COPY AUTUMN R	002449		335.10	
00648	TIEGR - TIEHEN GROUP	4TH QTR CKRUN AUTUMN RIDG	002450		5.85	340.95
<b>5370-0000</b> Grounds Maintenance						
00643	TLCLA - TLC LAWN CARE, INC.	GRNDS.MAINT-MOWING 33--AU	002445		130.00	130.00
<b>5820-0000</b> Electric						
00641	WESEN - WESTAR ENERGY	ELE.10/27-11/30--1887 W CEDAR-/	002446		35.48	
00642	WESEN - WESTAR ENERGY	ELE-10/27-11/30--226 S INDIAN W	002446		25.81	61.29
<b>5830-0000</b> Water & Sewer						
00645	CITOF - CITY OF OLATHE	WTR/SWR-11/4-12/4--1887 W CED, 1887MSS	002448		11.98	
00646	CITOF - CITY OF OLATHE	WTR/SWR-11/3-12/4--226 S INDIAN 226SS	002448		11.98	23.96
<b>Distribution Total</b>						<b>1,906.20</b>

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
<b>5015-0000</b>	Legal	550.00	
<b>5230-0000</b>	Management Fees	800.00	
<b>5270-0000</b>	Miscellaneous Admin	340.95	
<b>5370-0000</b>	Grounds Maintenance	130.00	
<b>5820-0000</b>	Electric	61.29	
<b>5830-0000</b>	Water & Sewer	23.96	
<b>1010-0000</b>	OPERATING ACCT		<b>1,906.20</b>
			<b>1,906.20</b>

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT AUTUMN  
396 RIDGE

as of 12/31/2015

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	292.26	1.74	1.73	1.72	287.07
CURR	1811E	WENTZEL, EDDIE	0.00	213.60	1.27	1.27	1.26	209.80
CURR	1853	MULLEN, ASHLEY	0.00	25.90	0.15	0.15	0.15	25.45
CURR	1869FD	MILLER, KRISTOPHER	0.00	520.69	3.11	3.09	3.07	511.42
CURR	1877	ROSA, ROBINSON	0.00	747.12	4.46	4.43	4.40	733.83
CURR	1995E	HULL, EMMETT	0.00	475.29	2.83	2.82	2.80	466.84
<b>PROPERTY TOTALS</b>			0.00	2,274.86	13.56	13.49	13.40	2,234.41