



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: JANUARY 9, 2013  
RE: DECEMBER 31, 2012 FINANCIALS

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Enclosed are the financials. A review follows:

**Income**

Total Income year-to-date was \$32,641. This was \$734 less than anticipated.

**Expenses**

**Administrative**

Expenses were \$63 over budget as we paid \$163 to The Tiehen Group for copies and postage. Year-to-date expenses were \$1,120 more than anticipated.

**Service Contracts**

Expenses were \$320 over budget as we paid \$320 to DS Lawn for the final mow and the winterization of the irrigation system. Year-to-date expenses were \$660 more than anticipated.

**Repairs & Maintenance**

There were no charges. Year-to-date expenses were \$85 more than anticipated.

**Utilities**

Expenses were \$85 under budget. Year-to-date expenses were \$169 more than anticipated.

**Taxes & Insurance**

Expenses were \$719 over budget as we paid \$175 to Johnson County Treasurer for real estate taxes and \$544 to American Family for 2012 insurance. Year-to-date expenses were \$393 more than anticipated.

In summary, Total Expenses year-to-date was \$31,747. This was \$27 more than anticipated. Net Income year-to-date was \$894. This was \$761 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2012

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
Grounds Maintenance	0	320	(320)	***	8,765	8,875	(110)	(1)
Tree Work	0	0	0	***	0	550	(550)	***
<b>TOTAL SERVICE CONTRACTS</b>	<b>\$ 0</b>	<b>\$ 320</b>	<b>\$ (320)</b>	<b>***</b>	<b>\$ 8,765</b>	<b>\$ 9,425</b>	<b>\$ (660)</b>	<b>(8)</b>
<b>REPAIRS AND MAINTENANCE</b>								
Contract Labor R&M	0	0	0	***	0	85	(85)	***
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>***</b>	<b>\$ 0</b>	<b>\$ 85</b>	<b>\$ (85)</b>	<b>***</b>
<b>UTILITIES</b>								
Electric	95	22	73	77	1,025	507	518	51
Water & Sewer	25	13	12	48	2,025	2,712	(687)	(34)
<b>TOTAL UTILITIES</b>	<b>\$ 120</b>	<b>\$ 35</b>	<b>\$ 85</b>	<b>71</b>	<b>\$ 3,050</b>	<b>\$ 3,219</b>	<b>\$ (169)</b>	<b>(6)</b>
<b>TAXES AND INSURANCE</b>								
R.E. Taxes County	0	175	(175)	***	0	954	(954)	***
Insurance	0	544	(544)	***	1,500	939	561	37
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$ 0</b>	<b>\$ 719</b>	<b>\$ (719)</b>	<b>***</b>	<b>\$ 1,500</b>	<b>\$ 1,893</b>	<b>\$ (393)</b>	<b>(26)</b>
<b>MISCELLANEOUS EXPENSES</b>								
<b>TOTAL OPERATING EXP</b>	<b>\$ 970</b>	<b>\$ 1,987</b>	<b>\$ (1,017)</b>	<b>(105)</b>	<b>\$ 29,320</b>	<b>\$ 31,747</b>	<b>\$ (2,427)</b>	<b>(8)</b>
<b>NON-OPERATING EXPENSES</b>								
Capital Reserve	200	(2,200)	2,400	999	2,400	0	2,400	100
<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>\$ 0</b>	<b>\$ 2,400</b>	<b>100</b>
<b>**TOTAL EXPENSES**</b>	<b>\$ 1,170</b>	<b>\$ (213)</b>	<b>\$ 1,383</b>	<b>118</b>	<b>\$ 31,720</b>	<b>\$ 31,747</b>	<b>\$ (27)</b>	<b>(0)</b>
<b>**NET INCOME**</b>	<b>\$ (1,165)</b>	<b>\$ 413</b>	<b>\$ 1,578</b>	<b>135</b>	<b>\$ 1,655</b>	<b>\$ 894</b>	<b>\$ (761)</b>	<b>(46)</b>

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2012

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
<b>**INCOME**</b>								
<b>DUES INCOME</b>								
Dues Income	\$ 0	\$ 200	\$ 200	***	\$ 32,000	\$ 32,611	\$ 611	2
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TOTAL DUES INCOME	\$ 0	\$ 200	\$ 200	***	\$ 32,000	\$ 32,611	\$ 611	2
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<b>REIMBURSEMENTS</b>								
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<b>FEES COLLECTED</b>								
Late Fees	0	0	0	***	1,300	30	(1,270)	(98)
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TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 1,300	\$ 30	\$ (1,270)	(98)
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<b>MISCELLANEOUS INCOME</b>								
Bank Interest	5	0	(5)	(100)	75	0	(75)	(100)
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TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 75	\$ 0	\$ (75)	(100)
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<b>**TOTAL INCOME**</b>	\$ 5	\$ 200	\$ 195	999	\$ 33,375	\$ 32,641	\$ (734)	(2)
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<b>**OPERATING EXPENSES**</b>								
 <b>ADMINISTRATIVE EXPENSES</b>								
Accounting	25	0	25	100	300	195	105	35
Legal	75	0	75	100	900	2,122	(1,222)	(136)
Pstg/Copies/Ck Run	0	163	(163)	***	425	583	(158)	(37)
Meetings	0	0	0	***	0	50	(50)	***
Management Fees	750	750	0	0	9,000	9,000	0	0
Web Site Expense	0	0	0	***	1,050	995	55	5
Social Exp	0	0	0	***	3,575	3,699	(124)	(3)
Miscellaneous Admin	0	0	0	***	755	481	274	36
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TOTAL ADMINISTRATIVE EXP	\$ 850	\$ 913	\$ (63)	(7)	\$ 16,005	\$ 17,125	\$ (1,120)	(7)
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<b>SERVICE CONTRACTS</b>								

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
DECEMBER 31, 2012

OPERATING ACCOUNTS

Operating Account	\$	6,676.64	
Oper Acct-Due from Old Mg		25,510.47	
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TOTAL CASH ACCOUNTS

\$ 32,187.11

ACCOUNTS RECEIVABLE

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FIXED ASSETS

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OTHER ASSETS

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**\*\*TOTAL ASSETS\*\***

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\$ 32,187.11  
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
DECEMBER 31, 2012

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

CURRENT LIABILITIES

Prepaid Assessments	300.00
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TOTAL CURRENT LIABILITIES	\$	300.00
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LONG TERM LIABILITIES

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

Current Earnings	895.18
Retained Earnings	30,991.93
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**TOTAL EQUITY**			\$	31,887.11
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**TOTAL LIAB & EQUITY**			\$	32,187.11
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**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 12/31/2012**

GL Account	Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
<b>5030-0000 Pstg/Copies/Ck Run</b>							
00233	TIEGR	TIEHEN GROUP	PSTG/COPIES AUT RDG	PSTG/COPI	002176	163.30	163.30
<b>5230-0000 Management Fees</b>							
00226	TIEGR	TIEHEN GROUP	MONTHLY MANAGMENT FEE AT	MGMTFEE	002170	750.00	750.00
<b>5370-0000 Grounds Maintenance</b>							
00229	DSLAW	DS LAWN CARE INC	GROUNDS MAINT AUT RDG	16153	002175	320.00	320.00
<b>5820-0000 Electric</b>							
00227	WESEN	WESTAR ENERGY	ELEC 226 S INDIAN WELLS 10/24-	226 S INDI	002172	21.67	21.67
<b>5830-0000 Water &amp; Sewer</b>							
00231	CITOF	CITY OF OLATHE	WATER 226 S INDIAN WELLS 11/4-	226 S INDI	002174	6.68	
00232	CITOF	CITY OF OLATHE	WATER 1887 W CEDAR 11/4-12/4	1887 W CEI	002174	6.68	13.36
<b>5910-0000 R.E. Taxes County</b>							
00228	JOHTR	JOHNSON COUNTY TREASURE	FDP36750000 0025 AUTUMN RIDGE	1112208019	002171	175.34	175.34
<b>6010-0000 Insurance</b>							
00230	AMEFA	AMERICAN FAMILY INSURAN	INSURANCE AUTUMN RIDGE	018-350-596	002173	544.18	544.18
<b>Distribution Total</b>							<b>1,987.85</b>

**Account Summary**

Account	Account Description	Debit	Credit
5030-0000	Pstg/Copies/Ck Run	163.30	
5230-0000	Management Fees	750.00	
5370-0000	Grounds Maintenance	320.00	
5820-0000	Electric	21.67	
5830-0000	Water & Sewer	13.36	
5910-0000	R.E. Taxes County	175.34	
6010-0000	Insurance	544.18	
1010-0000	OPERATING ACCT		1,987.85
		<b>1,987.85</b>	<b>1,987.85</b>

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT  
396 AUTUMN RIDGE

as of 12/31/2012

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	1809FC	HOCHANADEL, DON	0.00	235.00				235.00
CURR	1813FD	JARAMILLO, HECTOR	0.00	276.20				276.20
CURR	1820FC	LENZ, KRISTIE	0.00	45.00				45.00
CURR	1824C	BRYAN, ANDREA	0.00	277.85				277.85
CURR	1825FD	REILING, WILLIAM	0.00	527.85				527.85
CURR	1853FD	MENDOZA, GRACIELA	0.00	100.60				100.60
CURR	1855FC	GUEVARA, YOSHIRO	0.00	930.25				930.25
CURR	1869	SHIRLEY, CAROLE	0.00	75.00				75.00
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,735.80				1,735.80
CURR	1872FC	PINA, RODOLFO	0.00	251.50				251.50
CURR	1985E	BLANCAS, CRISTOBAL	0.00	276.65				276.65
CURR	1995E	HULL, EMMETT	0.00	728.60				728.60
PROPERTY TOTALS			0.00	5,460.30	0.00	0.00	0.00	5,460.30