



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 9, 2013
RE: DECEMBER 31, 2012 FINANCIALS

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

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
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INCOME

DUES INCOME

Dues Income	\$ 0	\$ 200	\$ 200	***	\$ 32,000	\$ 32,611	\$ 611	2
TOTAL DUES INCOME	\$ 0	\$ 200	\$ 200	***	\$ 32,000	\$ 32,611	\$ 611	2

REIMBURSEMENTS

FEES COLLECTED

Late Fees	0	0	0	***	1,300	30	(1,270)	(98)
TOTAL FEES COLLECTED	\$ 0	\$ 0	\$ 0	***	\$ 1,300	\$ 30	\$ (1,270)	(98)

MISCELLANEOUS INCOME

Bank Interest	5	0	(5)	(100)	75	0	(75)	(100)
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 75	\$ 0	\$ (75)	(100)
TOTAL INCOME	\$ 5	\$ 200	\$ 195	999	\$ 33,375	\$ 32,641	\$ (734)	(2)

OPERATING EXPENSES

ADMINISTRATIVE EXPENSES

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
TOTAL ADMINISTRATIVE EXP	\$ 850	\$ 913	\$ (63)	(7)	\$ 16,005	\$ 17,125	\$ (1,120)	(7)

SERVICE CONTRACTS

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

TOTAL CASH ACCOUNTS	\$	32,187.11
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS	\$	32,187.11
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
DECEMBER 31, 2012

LIABILITIES

CURRENT LIABILITIES

Prepaid Assessments 300.00

TOTAL CURRENT LIABILITIES \$ 300.00

LONG TERM LIABILITIES

TOTAL LIABILITIES \$ 300.00

EQUITY

Current Earnings 895.18
Retained Earnings 30,991.93

TOTAL EQUITY \$ 31,887.11

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
5030-0000 Pstg/Copies/Ck Run						
00233	TIEGR - TIEHEN GROUP	PSTG/COPIES AUT RDG	PSTG/COPI	002176	163.30	163.30
5230-0000 Management Fees						
00226	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002170		750.00	750.00
5370-0000 Grounds Maintenance						
00229	DSLAW - DS LAWN CARE INC	GROUNDS MAINT AUT RDG	16153	002175	320.00	320.00
5820-0000 Electric						
00227	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 10/24- 226 S INDI	002172		21.67	21.67
5830-0000 Water & Sewer						
00231	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 11/4 226 S INDI	002174		6.68	6.68
00232	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 11/4-12/4 , 1887 W CEI	002174		6.68	13.36
5910-0000 R.E. Taxes County						
00228	JOHTR - JOHNSON COUNTY TREASUREFDP36750000	0025 AUTUMN RIDGE 1112208019	002171		175.34	175.34
6010-0000 Insurance						
00230	AMEFA - AMERICAN FAMILY INSURAN	INSURANCE AUTUMN RIDGE	018-350-59	002173	544.18	544.18
Distribution Total						1,987.85

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
		1,987.85	1,987.85

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