

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: FEBRUARY 6, 2013
RE: JANUARY 31, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$701 less than anticipated.

Expenses

Administrative

Expenses were \$325 under budget.

Service Contracts

There were no charges.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$29 under budget.

Taxes & Insurance

There were no charges.

In summary, Total Expenses year-to-date were \$354 less than anticipated and Net Income year-to-date was \$347 less than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE ONE MONTH ENDING JANUARY 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
INCOME								
DUES INCOME								
Dues Income	\$ 17,000	\$ 16,300	\$ (700)	(4)	\$ 17,000	\$ 16,300	\$ (700)	(4)
TOTAL DUES INCOME	\$ 17,000	\$ 16,300	\$ (700)	(4)	\$ 17,000	\$ 16,300	\$ (700)	(4)
REIMBURSEMENTS								
FEEES COLLECTED								
Late Fees	0	4	4	***	0	4	4	***
TOTAL FEES COLLECTED	\$ 0	\$ 4	\$ 4	***	\$ 0	\$ 4	\$ 4	***
MISCELLANEOUS INCOME								
Bank Interest	5	0	(5)	(100)	5	0	(5)	(100)
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 5	\$ 0	\$ (5)	(100)
TOTAL INCOME	\$ 17,005	\$ 16,304	\$ (701)	(4)	\$ 17,005	\$ 16,304	\$ (701)	(4)
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
Legal	75	(225)	300	400	75	(225)	300	400
Pstg/Copies/Ck Run	25	0	25	100	25	0	25	100
Management Fees	750	750	0	0	750	750	0	0
TOTAL ADMINISTRATIVE EXP	\$ 850	\$ 525	\$ 325	38	\$ 850	\$ 525	\$ 325	38
SERVICE CONTRACTS								
REPAIRS AND MAINTENANCE								

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE ONE MONTH ENDING JANUARY 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
UTILITIES								
Electric	50	22	28	56	50	22	28	56
Water & Sewer	16	15	1	6	16	15	1	6
TOTAL UTILITIES	\$ 66	\$ 37	\$ 29	44	\$ 66	\$ 37	\$ 29	44
TAXES AND INSURANCE								
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 916	\$ 562	\$ 354	39	\$ 916	\$ 562	\$ 354	39
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	200	200	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 200	\$ 200	\$ 0	0
TOTAL EXPENSES	\$ 1,116	\$ 762	\$ 354	32	\$ 1,116	\$ 762	\$ 354	32
NET INCOME	\$ 15,889	\$ 15,542	\$ (347)	(2)	\$ 15,889	\$ 15,542	\$ (347)	(2)

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JANUARY 31, 2013

OPERATING ACCOUNTS

Operating Account	\$	22,418.92
Oper Acct-Due from Old Mg		25,510.47

TOTAL CASH ACCOUNTS

\$ 47,929.39

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

****TOTAL ASSETS****

\$ 47,929.39
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
JANUARY 31, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	200.00

TOTAL CURRENT LIABILITIES	\$	500.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		-----	\$	500.00
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****EQUITY****

Current Earnings	15,542.28
Retained Earnings	31,887.11

TOTAL EQUITY			\$	47,429.39

TOTAL LIAB & EQUITY			\$	47,929.39
				=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 1/31/2013**

GL Account

<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
5230-0000 Management Fees						
00234	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002177		750.00	750.00
5820-0000 Electric						
00235	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 11/27- 226 S INDL	002178		21.67	21.67
5830-0000 Water & Sewer						
00236	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 12/2 226 S INDL	002179		7.55	
00237	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 12/4-1/4 A 1887 W CEI	002179		7.55	15.10
Distribution Total						786.77

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5230-0000	Management Fees	750.00	
5820-0000	Electric	21.67	
5830-0000	Water & Sewer	15.10	
1010-0000	OPERATING ACCT		786.77
		786.77	786.77

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 01/31/2013

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	1804FC	WILDEBOOR, SHAY	0.00	200.00	200.00			
CURR	1805E	PHAR, JUSTIN	0.00	200.00	200.00			
CURR	1805FC	WICKHAM, DON	0.00	200.00	200.00			
CURR	1809FC	HOCHANADEL, DON	0.00	435.00	200.00			235.00
CURR	1810FC	KAREN G. BORG COMPANY	0.00	200.00	200.00			
CURR	1812FD	WHITE, ADAM	0.00	200.00	200.00			
CURR	1813FD	JARAMILLO, HECTOR	0.00	200.00	200.00			
CURR	1815FC	ZWART, MARVIN	0.00	200.00	200.00			
CURR	1819E	AGUAYO, ELISA	0.00	200.00	200.00			
CURR	1820C	THOMAS, CHRIS	0.00	200.00	200.00			
CURR	1820FC	LENZ, KRISTIE	0.00	145.00	100.00			45.00
CURR	1825FD	REILING, WILLIAM	0.00	727.85	200.00			527.85
CURR	1827C	AMOS, EDDIE	0.00	200.00	200.00			
CURR	1827FC	LEE, SHANE	0.00	200.00	200.00			
CURR	1829FD	MARTINEZ, JOSE	0.00	200.00	200.00			
CURR	1830	WILSON, ANDREW	0.00	200.00	200.00			
CURR	1830FD	TERRELL, NANCY	0.00	200.00	200.00			
CURR	1831E	HORNE, WESLEY	0.00	200.00	200.00			
CURR	1832FC	SALAZAR, MANUEL	0.00	200.00	200.00			
CURR	1833	GIVEN, EDDIE	0.00	200.00	200.00			
CURR	1834FD	ROBERTS, CHRISTIAN	0.00	200.00	200.00			
CURR	1835E	JONES, CAROL	0.00	200.00	200.00			
CURR	1837	BECHTEL, RYAN	0.00	200.00	200.00			
CURR	1838	DIETZEL, VELMA	0.00	200.00	200.00			
CURR	1839C	HANSEN, SUSAN	0.00	200.00	200.00			
CURR	1840C	BENNETT, RICHARD	0.00	200.00	200.00			

**Delinquency / Aging Report
(Summarized)**

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as of 01/31/2013

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CURR	1840FC	PRYOR, BRENT	0.00	200.00	200.00			
CURR	1843C	ALLEN, TAD	0.00	200.00	200.00			
CURR	1843E	GOLDIZEN, LARA	0.00	200.00	200.00			
CURR	1844C	KIGERA, CAROLYNE	0.00	200.00	200.00			
CURR	1845	LOPEZ, GILBERT	0.00	200.00	200.00			
CURR	1845FD	RICKETTS, LEE	0.00	200.00	200.00			
CURR	1846	BUTTERFIELD, JOSH	0.00	200.00	200.00			
CURR	1847C	JOLES, KEVIN	0.00	200.00	200.00			
CURR	1848C	ORR, KEVIN	0.00	200.00	200.00			
CURR	1849	SNORGRASS, NICKOLAS	0.00	200.00	200.00			
CURR	1849FD	NGUYEN, THU	0.00	200.00	200.00			
CURR	1850	GILMORE, SCOTT	0.00	200.00	200.00			
CURR	1850FD	TABORDA, GABRIEL	0.00	200.00	200.00			
CURR	1851C	MCALLISTER, DAVID	0.00	200.00	200.00			
CURR	1853FD	MENDOZA, GRACIELA	0.00	300.60	200.00			100.60
CURR	1855FC	GUEVARA, YOSHIRO	0.00	1,130.25	200.00			930.25
CURR	1856C	PEARCY, MICHAEL	0.00	200.00	200.00			
CURR	1857	KURTH, DAVID	0.00	200.00	200.00			
CURR	1859C	TALBERT, MARTIN	0.00	200.00	200.00			
CURR	1860C	HOUSE, ADAM	0.00	200.00	200.00			
CURR	1860FC	HAMMEL, MARK	0.00	200.00	200.00			
CURR	1864	GURLEY, AARON	0.00	200.00	200.00			
CURR	1865	CRUISE, TONY	0.00	200.00	200.00			
CURR	1868	WHEELER, GENEVA	0.00	200.00	200.00			
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,935.80	200.00			1,735.80
CURR	1872FC	PINA, RODOLFO	0.00	451.50	200.00			251.50

**Delinquency / Aging Report
(Summarized)**

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as of 01/31/2013

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	1873	SWANK, JOSHUA	0.00	200.00	200.00			
CURR	1875C	BRUMITT, JASON	0.00	200.00	200.00			
CURR	1876	TAYLOR, CRAIG	0.00	200.00	200.00			
CURR	1877	ROSA, ROBINSON	0.00	200.00	200.00			
CURR	1878FD	TIEGEN, MIKE	0.00	200.00	200.00			
CURR	1880	SHOEMAKER, JOHN	0.00	200.00	200.00			
CURR	1880C	BEECH, MARK	0.00	200.00	200.00			
CURR	1881FD	TRADER, ANITA	0.00	200.00	200.00			
CURR	1885	FINCHER, JILL	0.00	200.00	200.00			
CURR	1885FD	HERBERT, DANIEL	0.00	200.00	200.00			
CURR	1891E	CALDWELL, MARLENA	0.00	76.20	76.20			
CURR	1897E	PHAR, JUSTIN D.	0.00	200.00	200.00			
CURR	1900E	HARLAND, JEREMY	0.00	200.00	200.00			
CURR	1920E	NEWTON, JOSHUA	0.00	200.00	200.00			
CURR	1925E	SUNDARESAN, MAHESH	0.00	200.00	200.00			
CURR	1935E	CUNNINGHAM, WILLIAM	0.00	200.00	200.00			
CURR	1940E	FINAN JR, JOSEPH	0.00	200.00	200.00			
CURR	1942FC	MASASABI, RICHARD	0.00	200.00	200.00			
CURR	1945E	GRAHAM, JANE	0.00	200.00	200.00			
CURR	1960E	BURGE, JAMES	0.00	200.00	200.00			
CURR	1961FC	MILLER, BRADLEY	0.00	200.00	200.00			
CURR	1962FC	MOBLEY, STEVEN	0.00	200.00	200.00			
CURR	1975E	JOHNSON, SCOTT	0.00	200.00	200.00			
CURR	1980E	SAMUELS, SHARON	0.00	200.00	200.00			
CURR	1985E	BLANCAS, CRISTOBAL	0.00	476.65	200.00			276.65
CURR	1990FC	ESTES, RICKY	0.00	200.00	200.00			

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(Summarized)**

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as of 01/31/2013

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CURR	1995E	HULL, EMMETT	0.00	928.60	200.00			728.60
CURR	405I	NEU, JAMES	0.00	200.00	200.00			
CURR	430I	JENSEN, JOHN	0.00	200.00	200.00			
CURR	435I	GLOVER, JAMES	0.00	200.00	200.00			
CURR	470I	FOOTE, VERONICA	0.00	176.20	176.20			
CURR	490I	HASTY, BENNETT	0.00	176.20	176.20			
PROPERTY TOTALS			0.00	21,359.85	16,528.60	0.00	0.00	4,831.25