

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: MARCH 8, 2013
RE: FEBRUARY 28, 2013

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$4,177 more than anticipated.

Expenses

Administrative

Expenses were \$308 under budget.

Service Contracts

There were no charges.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$29 under budget.

In summary, Total Expenses year-to-date were \$692 less than anticipated. Net Income year-to-date was \$4,869 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TWO MONTHS ENDING FEBRUARY 28, 2013

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

INCOME

DUES INCOME

Dues Income	\$ 5,000	\$ 9,902	\$ 4,902	98	\$ 22,000	\$ 26,202	\$ 4,202	19
TOTAL DUES INCOME	\$ 5,000	\$ 9,902	\$ 4,902	98	\$ 22,000	\$ 26,202	\$ 4,202	19

REIMBURSEMENTS

FEES COLLECTED

Late Fees	25	6	(19)	(76)	25	10	(15)	(60)
TOTAL FEES COLLECTED	\$ 25	\$ 6	\$ (19)	\$ (76)	\$ 25	\$ 10	\$ (15)	\$ (60)

MISCELLANEOUS INCOME

Bank Interest	5	0	(5)	(100)	10	0	(10)	(100)
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	\$ (100)	\$ 10	\$ 0	\$ (10)	\$ (100)

TOTAL INCOME	\$ 5,030	\$ 9,908	\$ 4,878	97	\$ 22,035	\$ 26,212	\$ 4,177	19
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OPERATING EXPENSES

ADMINISTRATIVE EXPENSES

Legal	75	(45)	120	160	150	(270)	420	280
Pstg/Copies/Ck Run	50	0	50	100	75	0	75	100
Meetings	50	0	50	100	50	0	50	100
Management Fees	750	750	0	0	1,500	1,500	0	0
Miscellaneous Admin	100	12	88	88	100	12	88	88
TOTAL ADMINISTRATIVE EXP	\$ 1,025	\$ 717	\$ 308	30	\$ 1,875	\$ 1,242	\$ 633	34

SERVICE CONTRACTS

REPAIRS AND MAINTENANCE

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
 FOR THE TWO MONTHS ENDING FEBRUARY 28, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
UTILITIES								
Electric	50	22	28	56	100	43	57	57
Water & Sewer	16	15	1	6	32	30	2	6
TOTAL UTILITIES	\$ 66	\$ 37	\$ 29	44	\$ 132	\$ 73	\$ 59	45
TAXES AND INSURANCE								
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 1,091	\$ 754	\$ 337	31	\$ 2,007	\$ 1,315	\$ 692	34
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	400	400	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 400	\$ 400	\$ 0	0
TOTAL EXPENSES	\$ 1,291	\$ 954	\$ 337	26	\$ 2,407	\$ 1,715	\$ 692	29
NET INCOME	\$ 3,739	\$ 8,954	\$ 5,215	139	\$ 19,628	\$ 24,497	\$ 4,869	25

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
FEBRUARY 28, 2013

OPERATING ACCOUNTS

Operating Account	\$ 29,573.06
Oper Acct-Due from Old Mg	25,510.47
Money Market Account	2,000.08

TOTAL CASH ACCOUNTS	\$ 57,083.61
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS	\$ 57,083.61
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
FEBRUARY 28, 2013

LIABILITIES

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	400.00

TOTAL CURRENT LIABILITIES	\$ 700.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES	\$ 700.00
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EQUITY

Current Earnings	24,496.50
Retained Earnings	31,887.11

TOTAL EQUITY	\$ 56,383.61
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TOTAL LIAB & EQUITY	\$ 57,083.61
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

For Cash Account : All
From Earliest To 2/28/2013

GL Account

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5230-0000 Management Fees						
00238 TIEGR - TIEHEN GROUP		MONTHLY MANAGMENT FEE AU MGMTFEE	002180		750.00	750.00
5270-0000 Miscellaneous Admin						
00239 TIEGR - TIEHEN GROUP		4TH QTR CK RUN BILLING AUT F 4TH QTR C	002181		12.35	12.35
5820-0000 Electric						
00240 WESEN - WESTAR ENERGY		ELEC 226 S INDIAN WELLS 12/28- 226 S INDI/	002182		21.67	21.67
5830-0000 Water & Sewer						
00241 CITO - CITY OF OLATHE		WATER 1887 W CEDAR 1/4-2/4 AL 1887 W CEI	002183		7.55	
00242 CITO - CITY OF OLATHE		WATER 226 S INDIAN WELLS 1/3- 226 S INDI/	002183		7.55	15.10
					Distribution Total	799.12

Account Summary

Account	Account Description	Debit	Credit
5230-0000	Management Fees	750.00	
5270-0000	Miscellaneous Admin	12.35	
5820-0000	Electric	21.67	
5830-0000	Water & Sewer	15.10	
1010-0000	OPERATING ACCT		799.12
		799.12	799.12

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 02/28/2013

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	1920E	NEWTON, JOSHUA	0.00	201.20	1.20	200.00		
CURR	1942FC	MASASABI, RICHARD	0.00	201.20	1.20	200.00		
CURR	1960E	BURGE, JAMES	0.00	201.20	1.20	200.00		
CURR	1975E	JOHNSON, SCOTT	0.00	201.20	1.20	200.00		
CURR	1980E	SAMUELS, SHARON	0.00	201.20	1.20	200.00		
CURR	1985E	BLANCAS, CRISTOBAL	0.00	479.51	2.86	200.00		276.65
CURR	1990FC	ESTES, RICKY	0.00	201.20	1.20	200.00		
CURR	1995E	HULL, EMMETT	0.00	934.17	5.57	200.00		728.60
CURR	4351	GLOVER, JAMES	0.00	201.20	1.20	200.00		
PROPERTY TOTALS			0.00	11,732.42	69.97	6,876.20	0.00	4,786.25