



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

****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	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT

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
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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

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

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			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5230-0000	Management Fees					
00238	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AI 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	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 1/4-2/4 AL 1887 W CEI	002183		7.55	
00242	CITOF - 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	435I	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