



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: APRIL 5, 2013
RE: MARCH 31, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,974 more than anticipated.

Expenses

Administrative

Expenses were \$82 over budget as we paid \$125 to Steve & Tracy's Minuteman Press for the newsletter.

Service Contracts

There were no charges.

Utilities

Expenses were \$19 under budget.

In Summary, Total Expenses year-to-date were \$1,583 less than anticipated and Net Income year-to-date was \$3,557 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE THREE MONTHS ENDING MARCH 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
INCOME								
DUES INCOME								
Dues Income	\$ 4,000	\$ 1,820	\$ (2,180)	(55)	\$ 26,000	\$ 28,022	\$ 2,022	8
TOTAL DUES INCOME	\$ 4,000	\$ 1,820	\$ (2,180)	(55)	\$ 26,000	\$ 28,022	\$ 2,022	8
REIMBURSEMENTS								
FEES COLLECTED								
Late Fees	25	7	(18)	(72)	50	17	(33)	(66)
TOTAL FEES COLLECTED	\$ 25	\$ 7	\$ (18)	(72)	\$ 50	\$ 17	\$ (33)	(66)
MISCELLANEOUS INCOME								
Bank Interest	5	0	(5)	(100)	15	0	(15)	(100)
TOTAL MISC INCOME	\$ 5	\$ 0	\$ (5)	(100)	\$ 15	\$ 0	\$ (15)	(100)
TOTAL INCOME	\$ 4,030	\$ 1,827	\$ (2,203)	(55)	\$ 26,065	\$ 28,039	\$ 1,974	8
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
Legal	75	32	43	57	225	(238)	463	206
Pstg/Copies/Ck Run	0	0	0	***	75	0	75	100
Meetings	0	0	0	***	50	0	50	100
Management Fees	750	750	0	0	2,250	2,250	0	0
Miscellaneous Admin	0	125	(125)	***	100	138	(38)	(38)
TOTAL ADMINISTRATIVE EXP	\$ 825	\$ 907	\$ (82)	(10)	\$ 2,700	\$ 2,150	\$ 550	20
SERVICE CONTRACTS								
Grounds Maintenance	655	0	655	100	655	0	655	100
Tree Work	300	0	300	100	300	0	300	100

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE THREE MONTHS ENDING MARCH 31, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
TOTAL SERVICE CONTRACTS	\$ 955	\$ 0	\$ 955	100	\$ 955	\$ 0	\$ 955	100
REPAIRS AND MAINTENANCE								
UTILITIES								
Electric	50	32	18	36	150	75	75	50
Water & Sewer	16	15	1	6	48	45	3	6
TOTAL UTILITIES	\$ 66	\$ 47	\$ 19	29	\$ 198	\$ 120	\$ 78	39
TAXES AND INSURANCE								
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 1,846	\$ 954	\$ 892	48	\$ 3,853	\$ 2,270	\$ 1,583	41
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	600	600	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 600	\$ 600	\$ 0	0
TOTAL EXPENSES	\$ 2,046	\$ 1,154	\$ 892	44	\$ 4,453	\$ 2,870	\$ 1,583	36
NET INCOME	\$ 1,984	\$ 673	\$ (1,311)	(66)	\$ 21,612	\$ 25,169	\$ 3,557	16

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MARCH 31, 2013

OPERATING ACCOUNTS

Operating Account	\$	29,445.88
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		3,000.25

TOTAL CASH ACCOUNTS

\$ 57,956.60

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 57,956.60
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MARCH 31, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	600.00

TOTAL CURRENT LIABILITIES	\$	900.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES		\$ 900.00

****EQUITY****

Current Earnings	25,169.49
Retained Earnings	31,887.11

TOTAL EQUITY		\$ 57,056.60

TOTAL LIAB & EQUITY		\$ 57,956.60
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 3/31/2013**

<u>GL Account</u>	<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
5015-0000 Legal							
00249	REGOF - REGISTER OF DEEDS		STATMENT OF LIEN 1872 FD PIN. 396-1872 FI	002188		8.00	
00250	REGOF - REGISTER OF DEEDS		LIEN RELEASE 1813 FD JAMILLO 396-1813 FI	002189		8.00	
00251	REGOF - REGISTER OF DEEDS		LIEN RELEASE 1824 C BRYAN AU 396-1824 C	002190		8.00	
00252	REGOF - REGISTER OF DEEDS		LIEN RELEASE 1869 C SHIRLEY / 396-1869 C	002191		8.00	32.00
5230-0000 Management Fees							
00243	TIEGR - TIEHEN GROUP		MONTHLY MANAGMENT FEE AU MGMTFEE	002185		750.00	750.00
5270-0000 Miscellaneous Admin							
00244	STE&T - STEVE & TRACY'S MINUTEMAN		MISC ADMIN AUT RDGE	42163	002184	125.41	125.41
5820-0000 Electric							
00245	WESEN - WESTAR ENERGY		ELEC 226 S INDIAN WELLS 1/29-2 226 S INDI/	002186		21.67	
00246	WESEN - WESTAR ENERGY		ELEC 1887 W CEDAR 1/29-2/27 AU 1887 W CEI	002186		10.20	31.87
5830-0000 Water & Sewer							
00247	CITOF - CITY OF OLATHE		WATER 226 S INDIAN WELLS AU 226 S INDI/	002187		7.55	
00248	CITOF - CITY OF OLATHE		WATER 1887 W CEDAR 2/4-3/4 AU 1887 W CEI	002187		7.55	15.10
Distribution Total							954.38

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5015-0000	Legal	32.00	
5230-0000	Management Fees	750.00	
5270-0000	Miscellaneous Admin	125.41	
5820-0000	Electric	31.87	
5830-0000	Water & Sewer	15.10	
1010-0000	OPERATING ACCT		954.38
		954.38	954.38

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 03/31/2013

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	201.20		1.20	200.00	
CURR	1805E	PHAR, JUSTIN	0.00	201.20		1.20	200.00	
CURR	1809FC	HOCHANADEL, DON	0.00	437.61		2.61	200.00	235.00
CURR	1813FD	JARAMILLO, HECTOR	0.00	201.20		1.20	200.00	
CURR	1815FC	ZWART, MARVIN	0.00	201.20		1.20	200.00	
CURR	1820C	THOMAS, CHRIS	0.00	201.20		1.20	200.00	
CURR	1825FD	REILING, WILLIAM	0.00	732.22		4.37	200.00	527.85
CURR	1827FC	LEE, SHANE	0.00	201.20		1.20	200.00	
CURR	1831E	HORNE, WESLEY	0.00	201.20		1.20	200.00	
CURR	1845FD	RICKETTS, LEE	0.00	201.20		1.20	200.00	
CURR	1849	SNORGRASS, NICKOLAS	0.00	201.20		1.20	200.00	
CURR	1853FD	MENDOZA, GRACIELA	0.00	302.40		1.80	200.00	100.60
CURR	1855FC	GUEVARA, YOSHIRO	0.00	1,137.03		6.78	200.00	930.25
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,947.41		11.61	200.00	1,735.80
CURR	1872FC	PINA, RODOLFO	0.00	529.21	75.00	2.71	200.00	251.50
CURR	1876	TAYLOR, CRAIG	0.00	201.20		1.20	200.00	
CURR	1877	ROSA, ROBINSON	0.00	201.20		1.20	200.00	
CURR	1891E	CALDWELL, MARLENA	0.00	76.66		0.46	76.20	
CURR	1897E	PHAR, JUSTIN D.	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	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	DIETZ, DEXTER	0.00	200.00	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	

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 03/31/2013

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
PROPERTY TOTALS			0.00	9,995.42	275.00	57.97	4,876.20	4,786.25