



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: MAY 6, 2013
RE: APRIL 30, 2013 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$1,178 more than anticipated.

Expenses

Administrative

Expenses were \$763 under budget.

Service Contracts

Expenses were \$625 under budget.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$8 under budget.

In summary, Total Expenses year-to-date were \$3,078 less than anticipated and Net Income year-to-date was \$4,256 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2013

SERVICE CONTRACTS

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2013

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
Irrigation	85	0	85	100	85	0	85	100
Grounds Maintenance	755	215	540	72	1,410	215	1,195	85
Tree Work	0	0	0	***	300	0	300	100
TOTAL SERVICE CONTRACTS	\$ 840	\$ 215	\$ 625	74	\$ 1,795	\$ 215	\$ 1,580	88
REPAIRS AND MAINTENANCE								
Contract Labor R&M	100	0	100	100	100	0	100	100
TOTAL REPAIRS & MAINT	\$ 100	\$ 0	\$ 100	100	\$ 100	\$ 0	\$ 100	100
UTILITIES								
Electric	50	43	7	14	200	119	81	41
Water & Sewer	16	15	1	6	64	60	4	6
TOTAL UTILITIES	\$ 66	\$ 58	\$ 8	12	\$ 264	\$ 179	\$ 85	32
TAXES AND INSURANCE								
MISCELLANEOUS EXPENSES								
TOTAL OPERATING EXP	\$ 3,206	\$ 1,710	\$ 1,496	47	\$ 7,059	\$ 3,981	\$ 3,078	44
NON-OPERATING EXPENSES								
Capital Reserve	200	200	0	0	800	800	0	0
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	0	\$ 800	\$ 800	\$ 0	0
TOTAL EXPENSES	\$ 3,406	\$ 1,910	\$ 1,496	44	\$ 7,859	\$ 4,781	\$ 3,078	39
NET INCOME	\$ (376)	\$ 323	\$ 699	186	\$ 21,236	\$ 25,492	\$ 4,256	20

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2013

OPERATING ACCOUNTS

Operating Account	\$	29,768.28
Oper Acct-Due from Old Mg		25,510.47
Money Market Account		3,200.51

TOTAL CASH ACCOUNTS

\$ 58,479.26

ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$ 58,479.26
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2013

****LIABILITIES****

CURRENT LIABILITIES

Prepaid Assessments	300.00
Reserve Payable	800.00

TOTAL CURRENT LIABILITIES	\$	1,100.00
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LONG TERM LIABILITIES

TOTAL LIABILITIES	\$	1,100.00
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****EQUITY****

Current Earnings	25,492.15
Retained Earnings	31,887.11

TOTAL EQUITY	\$	57,379.26

TOTAL LIAB & EQUITY	\$	58,479.26
		=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 4/30/2013**

<u>GL Account</u>			<u>Invoice</u>	<u>Check</u>		
<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>No.</u>	<u>No.</u>	<u>Amount</u>	<u>Account Total</u>
5030-0000	Pstg/Copies/Ck Run					
00257	TIEGR - TIEHEN GROUP	1ST QTR PSTG BILLING AUT RDC 1ST QTR P		002198	175.71	175.71
5035-0000	Meetings					
00260	OLAPU - OLATHE PUBLIC SCHOOLS	METTINGS AUT RDG	3740	002195	118.13	118.13
5230-0000	Management Fees					
00253	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE		002196	750.00	750.00
5250-0000	Social Exp					
00254	GREBE - GREG BEECH	EASTER EGG HUNT AUT RDG	EASTER EC	002193	268.27	
00255	ROSCA - ROSE CAHILL	HOA PICNIC AUT RDG	HOA PICNI	002194	115.10	383.37
5270-0000	Miscellaneous Admin					
00261	TIEGR - TIEHEN GROUP	1ST QTR CK RUN BILLING AUT R CK RUN BI		002198	9.75	9.75
5370-0000	Grounds Maintenance					
00256	DSLAW - DS LAWN CARE INC	GROUND MAINT AUT RDG	16983	002192	215.00	215.00
5820-0000	Electric					
00258	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 2/27-3 226 S INDI		002197	21.67	
00259	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 2/27-3/28 AU 1887 W CEI		002197	21.67	43.34
5830-0000	Water & Sewer					
00262	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 3/4-4/3 AU 1887 W CEI		002199	7.55	
00263	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 3/3- 226 S INDI		002199	7.55	15.10
Distribution Total						1,710.40

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5030-0000	Pstg/Copies/Ck Run	175.71	
5035-0000	Meetings	118.13	
5230-0000	Management Fees	750.00	
5250-0000	Social Exp	383.37	
5270-0000	Miscellaneous Admin	9.75	
5370-0000	Grounds Maintenance	215.00	
5820-0000	Electric	43.34	
5830-0000	Water & Sewer	15.10	
1010-0000	OPERATING ACCT		1,710.40
		1,710.40	1,710.40

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT
396 AUTUMN RIDGE

as of 04/30/2013

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	1809FC	HOCHANADEL, DON	0.00	437.61			2.61	435.00
CURR	1820C	THOMAS, CHRIS	0.00	201.20			1.20	200.00
CURR	1825FD	REILING, WILLIAM	0.00	732.22			4.37	727.85
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	1.20			1.20	
CURR	1853FD	MENDOZA, GRACIELA	0.00	302.40			1.80	300.60
CURR	1855FC	GUEVARA, YOSHIRO	0.00	1,137.03			6.78	1,130.25
CURR	1869FD	MILLER, KRISTOPHER	0.00	1,947.41			11.61	1,935.80
CURR	1872FC	PINA, RODOLFO	0.00	529.21		75.00	2.71	451.50
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	1985E	BLANCAS, CRISTOBAL	0.00	479.51			2.86	476.65
CURR	1990FC	DIETZ, DEXTER	0.00	200.00		200.00		
CURR	1995E	HULL, EMMETT	0.00	934.17			5.57	928.60
CURR	435I	GLOVER, JAMES	0.00	201.20			1.20	200.00
PROPERTY TOTALS			0.00	7,783.42	0.00	275.00	45.97	7,462.45