



Property Management • Leasing & Brokerage Services

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TO: MEADOWS AT AUTMN RIDGE BOARD OF DIRECTORS
FROM: THE TIEHEN GROUP / JOHN CLOCK
DATE: MARCH 6, 2014
RE: FEBRUARY 28, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$667 more than anticipated.

Expenses

Administrative

Expenses were \$135 over budget as we paid \$250 to Prairie Center Church for the annual meeting space.

Service Contracts

There were no charges.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$9 over budget due to electricity and water.

Taxes & Insurance

There were no charges.

In summary, Total Expenses year-to-date were \$210 more than anticipated and Net Income year-to-date was \$457 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE TWO MONTHS ENDING FEBRUARY 28, 2014

SERVICE CONTRACTS

MEADOWS AT AUTUMN RIDGE

Budget Comparison Report
FOR THE TWO MONTHS ENDING FEBRUARY 28, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANC	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	0	0	0	0	0	0	1,100
Grounds Maintenance	0	0	0	0	0	0	4,520
Tree Work	0	0	0	0	0	0	700
TOTAL SERVICE CONTRACTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,320
REPAIRS AND MAINTENANCE							
Contract Labor R&M	0	0	0	0	0	0	100
Holiday Decorations for M	0	0	0	0	0	0	100
Plumbing R&M	0	0	0	0	0	0	200
TOTAL REPAIRS & MAINT	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400
UTILITIES							
Electric	50	56	(6)	100	115	(15)	610
Water & Sewer	20	23	(3)	40	46	(6)	1,980
TOTAL UTILITIES	\$ 70	\$ 79	\$ (9)	\$ 140	\$ 161	\$ (21)	\$ 2,590
TAXES AND INSURANCE							
R.E. Taxes County	0	0	0	0	0	0	370
Insurance	0	0	0	0	0	0	1,050
TOTAL TAXES & INSURANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,420
MISCELLANEOUS EXPENSES							
TOTAL OPERATING EXP	\$ 935	\$ 1,079	\$ (144)	\$ 1,855	\$ 2,065	\$ (210)	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	400	400	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 400	\$ 400	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 1,135	\$ 1,279	\$ (144)	\$ 2,255	\$ 2,465	\$ (210)	\$ 27,650
NET INCOME	\$ 6,867	\$ 4,971	\$ (1,896)	\$ 21,749	\$ 22,206	\$ 457	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
FEBRUARY 28, 2014

OPERATING ACCOUNTS

Operating Account	\$	32,999.22
Money Market Account		5,202.96

TOTAL CASH ACCOUNTS		\$	38,202.18
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

****TOTAL ASSETS****

\$	38,202.18
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
FEBRUARY 28, 2014

****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	22,206.30
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	37,502.18
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TOTAL LIAB & EQUITY			\$	38,202.18
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 2/28/2014**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5035-0000 Meetings						
00347	PRACE - PRAIRIE CENTER CHURCH OF	MEETING RMBS AUT RIDGE	MEETING I	002261	250.00	250.00
5230-0000 Management Fees						
00348	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU	MGMTFEE	002262	750.00	750.00
5820-0000 Electric						
00349	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 12/31-1/30 A	1887 W CEI	002263	33.58	
00350	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN CRK 12/31-1/3	226 S INDI	002263	22.79	56.37
5830-0000 Water & Sewer						
00351	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 1/4-2/4 AU	1887 W CEI	002264	11.39	
00352	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS	226 S INDI	002264	11.39	22.78
Distribution Total						1,079.15

Account Summary

Account	Account Description	Debit	Credit
5035-0000	Meetings	250.00	
5230-0000	Management Fees	750.00	
5820-0000	Electric	56.37	
5830-0000	Water & Sewer	22.78	
1010-0000	OPERATING ACCT		1,079.15
		1,079.15	1,079.15

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 02/28/2014

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	1807FD	CHINDAHPORN, NORRASID	0.00	201.20	1.20	200.00		
CURR	1809FC	HOCHANADEL, DON	0.00	515.69	3.08	200.00		312.61
CURR	1813FD	JARAMILLO, HECTOR	0.00	201.20	1.20	200.00		
CURR	1820FC	LENZ, KRISTIE	0.00	201.20	1.20	200.00		
CURR	1823C	LAWSON, RYAN	0.00	201.20	1.20	200.00		
CURR	1824C	BRYAN, ANDREA	0.00	201.20	1.20	200.00		
CURR	1825FD	REILING, WILLIAM	0.00	937.81	5.59	200.00		732.22
CURR	1826FD	LEIN, RYAN	0.00	201.20	1.20	200.00		
CURR	1827C	AMOS, EDDIE	0.00	201.20	1.20	200.00		
CURR	1827FC	ADCOX, AARON	0.00	201.20	1.20	200.00		
CURR	1830FD	TERRELL, NANCY	0.00	1.20	1.20			
CURR	1831E	HORNE, WESLEY	0.00	479.06	2.86	200.00		276.20
CURR	1837FD	PANETHIERE, MICHAEL	0.00	201.20	1.20	200.00		
CURR	1840C	BENNETT, RICHARD	0.00	201.20	1.20	200.00		
CURR	1843C	FANNIE MAE	0.00	200.00		200.00		
CURR	1844C	KIGERA, CAROLYNE	0.00	201.20	1.20	200.00		
CURR	1845FD	RICKETTS, LEE	0.00	201.20	1.20	200.00		
CURR	1847C	JOLES, KEVIN	0.00	201.20	1.20	200.00		
CURR	1848C	ORR, KEVIN	0.00	201.20	1.20	200.00		
CURR	1849	SNORGRASS, NICKOLAS	0.00	201.20	1.20	200.00		
CURR	1850	GILMORE, SCOTT	0.00	176.05	1.05	175.00		
CURR	1850FD	TABORDA, GABRIEL	0.00	1.20	1.20			
CURR	1853FD	MENDOZA, GRACIELA	0.00	201.20	1.20	200.00		
CURR	1857	KURTH, DAVID	0.00	201.20	1.20	200.00		

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 02/28/2014

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	1863E	TAYLOR, JOHNNY	0.00	201.20	1.20	200.00		
CURR	1865	CRUISE, TONY	0.00	201.20	1.20	200.00		
CURR	1869FD	MILLER, KRISTOPHER	0.00	201.20	1.20	200.00		
CURR	1872FC	PINA, RODOLFO	0.00	733.59	4.38	200.00		529.21
CURR	1875C	BRUMITT, JASON	0.00	201.20	1.20	200.00		
CURR	1876	TAYLOR, CRAIG	0.00	201.20	1.20	200.00		
CURR	1877	ROSA, ROBINSON	0.00	479.06	2.86	200.00		276.20
CURR	1879C	SHEHAN, DANIEL	0.00	201.20	201.20			
CURR	1880	SHOEMAKER, JOHN	0.00	201.20	1.20	200.00		
CURR	1885	MEINE, DAVID	0.00	201.20	1.20	200.00		
CURR	1892FC	HOBSON, STEPHEN	0.00	1.20	1.20			
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	1961FC	MILLER, BRADLEY	0.00	201.20	1.20	200.00		
CURR	1995E	HULL, EMMETT	0.00	1,140.98	6.81	200.00		934.17
CURR	405I	NEU, JAMES	0.00	201.20	1.20	200.00		
CURR	435I	GLOVER, JAMES	0.00	479.06	2.86	200.00		276.20
CURR	470I	FOOTE, VERONICA	0.00	201.20	1.20	200.00		
PROPERTY TOTALS			0.00	11,583.30	271.49	7,975.00	0.00	3,336.81