



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 7, 2014
RE: MARCH 31, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$967 more than anticipated.

Expenses

Administrative

Expenses were \$447 over budget as we paid \$784 to Fun Flicks for the down payment on the three summer movies.

Service Contracts

There were no charges.

Utilities

Expenses were \$8 over budget primarily due to electricity.

In summary, Total Expenses year-to-date were \$47 less than anticipated and Net Income year-to-date was \$1,014 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE THREE MONTHS ENDING MARCH 31, 2014

SERVICE CONTRACTS

Budget Comparison Report
FOR THE THREE MONTHS ENDING MARCH 31, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	0	0	0	0	0	0	1,100
Grounds Maintenance	710	0	710	710	0	710	4,520
Tree Work	0	0	0	0	0	0	700
TOTAL SERVICE CONTRACTS	\$ 710	\$ 0	\$ 710	\$ 710	\$ 0	\$ 710	\$ 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	55	(5)	150	169	(19)	610
Water & Sewer	20	23	(3)	60	68	(8)	1,980
TOTAL UTILITIES	\$ 70	\$ 78	\$ (8)	\$ 210	\$ 237	\$ (27)	\$ 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	\$ 1,805	\$ 1,550	\$ 255	\$ 3,660	\$ 3,613	\$ 47	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	600	600	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 600	\$ 600	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 2,005	\$ 1,750	\$ 255	\$ 4,260	\$ 4,213	\$ 47	\$ 27,650
NET INCOME	\$ 1,097	\$ 1,652	\$ 555	\$ 22,846	\$ 23,860	\$ 1,014	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MARCH 31, 2014

OPERATING ACCOUNTS

Operating Account	\$	34,652.59	
Money Market Account		5,403.28	

TOTAL CASH ACCOUNTS			\$	40,055.87
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS

\$	40,055.87
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
MARCH 31, 2014

****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
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****EQUITY****

Current Earnings	23,859.99
Retained Earnings	15,295.88

TOTAL EQUITY			\$	39,155.87

TOTAL LIAB & EQUITY			\$	40,055.87
				=====

AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 3/31/2014**

GL Account

<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
5230-0000 Management Fees						
00353	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002265		800.00	800.00
5250-0000 Social Exp						
00358	FUNFL - FUN FLICKS KS	SUMMER MOVIES AUT RDGE	500847	002268	783.50	783.50
5820-0000 Electric						
00354	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 1/30-2 226 S INDI	002266		22.79	
00355	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 1/30-2/28 AU 1887 W CEI	002266		31.82	54.61
5830-0000 Water & Sewer						
00356	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS AU 226 S INDI	002267		11.39	
00357	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 2/4-3/3 AU 1887 W CEI	002267		11.38	22.77
Distribution Total						1,660.88

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5230-0000	Management Fees	800.00	
5250-0000	Social Exp	783.50	
5820-0000	Electric	54.61	
5830-0000	Water & Sewer	22.77	
1010-0000	OPERATING ACCT		1,660.88
		1,660.88	1,660.88

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 03/31/2014

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	1.20		1.20		
CURR	1807FD	CHINDAHPORN, NORRASID	0.00	201.20		1.20	200.00	
CURR	1809FC	HOCHANADEL, DON	0.00	215.69		3.08	200.00	12.61
CURR	1820FC	LENZ, KRISTIE	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	1827C	AMOS, EDDIE	0.00	1.20		1.20		
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	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	1849	SNORGRASS, NICKOLAS	0.00	201.20		1.20	200.00	
CURR	1853FD	MENDOZA, GRACIELA	0.00	201.20		1.20	200.00	
CURR	1857	KURTH, DAVID	0.00	201.20		1.20	200.00	
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	1.20		1.20		
CURR	1877	ROSA, ROBINSON	0.00	479.06		2.86	200.00	276.20
CURR	1880	SHOEMAKER, JOHN	0.00	201.20		1.20	200.00	
CURR	1892FC	HOBSON, STEPHEN	0.00	1.20		1.20		

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 03/31/2014

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	1897E	PHAR, JUSTIN D.	0.00	1.20		1.20		
CURR	1942FC	MASASABI, RICHARD	0.00	201.20		1.20	200.00	
CURR	1995E	HULL, EMMETT	0.00	1,140.98		6.81	200.00	934.17
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	8,092.85	0.00	56.04	5,000.00	3,036.81