



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, 2014
RE: APRIL 30, 2014 FINANCIALS

Enclosed are the financials. A review follows:

Income

Total Income year-to-date was \$149 more than anticipated.

Expenses

Administrative

Expenses were \$1,101 under budget.

Service Contracts

There were no charges.

Repairs & Maintenance

There were no charges.

Utilities

Expenses were \$136 over budget due to water.

In summary, Total Expenses year-to-date were \$1,877 less than anticipated and Net Income year-to-date were \$2,026 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2014

ADMINISTRATIVE EXPENSES

Budget Comparison Report
FOR THE FOUR MONTHS ENDING APRIL 30, 2014

	CURRENT BUDGET	CURRENT ACTUAL	CURRENT VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	2014 BUDGET
Irrigation	75	0	75	75	0	75	1,100
Grounds Maintenance	390	0	390	1,100	0	1,100	4,520
Tree Work	300	0	300	300	0	300	700
TOTAL SERVICE CONTRACTS	\$ 765	\$ 0	\$ 765	\$ 1,475	\$ 0	\$ 1,475	\$ 6,320
REPAIRS AND MAINTENANCE							
Contract Labor R&M	100	0	100	100	0	100	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	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0	\$ 100	\$ 400
UTILITIES							
Electric	50	55	(5)	200	224	(24)	610
Water & Sewer	20	151	(131)	80	219	(139)	1,980
TOTAL UTILITIES	\$ 70	\$ 206	\$ (136)	\$ 280	\$ 443	\$ (163)	\$ 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	\$ 3,150	\$ 1,320	\$ 1,830	\$ 6,810	\$ 4,933	\$ 1,877	\$ 25,250
NON-OPERATING EXPENSES							
Capital Reserve	200	200	0	800	800	0	2,400
TOTAL NON-OPERATING EXP	\$ 200	\$ 200	\$ 0	\$ 800	\$ 800	\$ 0	\$ 2,400
TOTAL EXPENSES	\$ 3,350	\$ 1,520	\$ 1,830	\$ 7,610	\$ 5,733	\$ 1,877	\$ 27,650
NET INCOME	\$ (298)	\$ 715	\$ 1,013	\$ 22,548	\$ 24,574	\$ 2,026	\$ 4,974

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2014

OPERATING ACCOUNTS

Operating Account	\$	35,366.94	
Money Market Account		5,603.60	

TOTAL CASH ACCOUNTS			\$	40,970.54
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ACCOUNTS RECEIVABLE

FIXED ASSETS

OTHER ASSETS

TOTAL ASSETS				-----
			\$	40,970.54
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MEADOWS AT AUTUMN RIDGE

BALANCE SHEET
APRIL 30, 2014

****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	24,574.66
Retained Earnings	15,295.88

TOTAL EQUITY		-----	\$	39,870.54
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TOTAL LIAB & EQUITY			\$	40,970.54
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AP Expense Distribution

396 - MEADOWS AT AUTUMN RIDGE

**For Cash Account : All
From Earliest To 4/30/2014**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5015-0000 Legal						
00364	REGOF - REGISTER OF DEEDS	STMNT OF LIEN WILDEBOOR AU STMNT OF	002273		8.00	
00365	REGOF - REGISTER OF DEEDS	STMNT OF LIEN CHINDAHPORN STMNT OF	002274		8.00	
00366	REGOF - REGISTER OF DEEDS	STMNT OF LIEN BRYAN AUT RD STMNT OF	002275		8.00	
00367	REGOF - REGISTER OF DEEDS	STMNT OF LIEN SNORGRASS AU STMNT OF	002276		8.00	
00369	REGOF - REGISTER OF DEEDS	STMNT OF LIEN MILLER AUT RD STMNT OF	002277		8.00	
00370	REGOF - REGISTER OF DEEDS	STMNT OF LIEN SHOEMAKER AU STMNT OF	002278		8.00	48.00
5030-0000 Pstg/Copies/Ck Run						
00361	TIEGR - TIEHEN GROUP	1ST QTR COPY/POST AUT RDGE 1ST QTR C	002269		258.36	258.36
5230-0000 Management Fees						
00360	TIEGR - TIEHEN GROUP	MONTHLY MANAGMENT FEE AU MGMTFEE	002270		800.00	800.00
5270-0000 Miscellaneous Admin						
00359	TIEGR - TIEHEN GROUP	1ST QTR CK RUN BILLING AUT R 1ST QTR C	002269		7.80	7.80
5820-0000 Electric						
00362	WESEN - WESTAR ENERGY	ELEC 1887 W CEDAR 2/28-3/31 AU 1887 W CEI	002271		32.28	
00363	WESEN - WESTAR ENERGY	ELEC 226 S INDIAN WELLS 2/28-3 226 S INDI	002271		22.79	55.07
5830-0000 Water & Sewer						
00371	CITOF - CITY OF OLATHE	WATER 1887 W CEDAR 3/3-4/4 AU 1887 W CEI	002272		130.50	
00372	CITOF - CITY OF OLATHE	WATER 226 S INDIAN WELLS 3/3- 226 S INDI	002272		20.53	151.03
Distribution Total						1,320.26

Account Summary

Account	Account Description	Debit	Credit
5015-0000	Legal	48.00	
5030-0000	Pstg/Copies/Ck Run	258.36	
5230-0000	Management Fees	800.00	
5270-0000	Miscellaneous Admin	7.80	
5820-0000	Electric	55.07	
5830-0000	Water & Sewer	151.03	
1010-0000	OPERATING ACCT		1,320.26
		1,320.26	1,320.26

**Delinquency / Aging Report
(Summarized)**

Property : MEADOWS AT AUTUMN
396 RIDGE

as of 04/30/2014

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Duc	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	1804FC	WILDEBOOR, SHAY	0.00	277.41	76.21		1.20	200.00
CURR	1807FD	CHINDAHPORN, NORRASID	0.00	277.41	76.21		1.20	200.00
CURR	1809FC	HOCHANADEL, DON	0.00	216.98	1.29		3.08	212.61
CURR	1824C	BRYAN, ANDREA	0.00	277.41	76.21		1.20	200.00
CURR	1825FD	REILING, WILLIAM	0.00	943.44	5.63		5.59	932.22
CURR	1831E	HORNE, WESLEY	0.00	481.93	2.87		2.86	476.20
CURR	1843C	FANNIE MAE	0.00	201.20	1.20			200.00
CURR	1849	SNORGRASS, NICKOLAS	0.00	277.41	76.21		1.20	200.00
CURR	1869FD	MILLER, KRISTOPHER	0.00	277.41	76.21		1.20	200.00
CURR	1872FC	PINA, RODOLFO	0.00	737.99	4.40		4.38	729.21
CURR	1877	ROSA, ROBINSON	0.00	481.93	2.87		2.86	476.20
CURR	1880	SHOEMAKER, JOHN	0.00	277.41	76.21		1.20	200.00
CURR	1995E	HULL, EMMETT	0.00	1,147.83	6.85		6.81	1,134.17
CURR	435I	GLOVER, JAMES	0.00	481.93	2.87		2.86	476.20
PROPERTY TOTALS			0.00	6,357.69	485.24	0.00	35.64	5,836.81