

FP Management, LLC

4018 Harvard Lane

Kansas City, Missouri 64133

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FPG Investments, LLC (FPG - Sterling
Pointe)
4018 Harvard Lane
Kansas City Missouri 64133

OWNER STATEMENT

Period Start Date 08/01/2009

Period End Date 08/31/2009

Portfolio Summary		
Previous Balance		-\$3,163.55
Income	+	\$66,600.39
Expenses	-	\$62,690.22
Mgmt Fees	-	\$2,695.22
Liabilities	+	-\$3,100.00
Assets	-	-\$1,804.93
Equity	-	\$9,175.35
Total		\$5,931.68
Contributions	+	\$0.00
Draws	-	\$931.68
Ending Balance		\$5,000.00
Portfolio Minimum	-	\$5,000.00
Due To Owner		0.00

Income	
Non-Rental Income:Administrative Fees	\$577.24
Non-Rental Income:Application Fees	\$70.00
Non-Rental Income:Cleaning Charges	\$350.00
Non-Rental Income:Damages	\$10.00
Non-Rental Income:Deposits Retained	\$250.00
Non-Rental Income:Key and Lock Changes	\$5.00
Non-Rental Income:Late Charges	\$484.71
Non-Rental Income:Laundry	\$517.00
Non-Rental Income:Month-to-Month Fees	\$163.14
Non-Rental Income:NSF Check Fees	\$66.93
Non-Rental Income:Pet Fee	\$135.00
Non-Rental Income:Short-term Lease Fee	\$20.00
Non-Rental Income:Transfer Fees	\$250.00
Non-Rental Income:Utility Income:RUBS - Gas	\$2,932.81
Non-Rental Income:Utility Income:Reimbursements - Electric	\$1,012.58
Non-Rental Income:Utility Income:Reimbursements - Gas	\$172.57
Rental Income:Employee Units	-\$160.00
Rental Income:Prepayments	-\$297.34
Rental Income:Rent	\$60,040.75
Total Income	\$66,600.39

Expenses	
Administrative:Automobile Expense	\$70.90
Administrative:Bank Fee	\$6.00
Administrative:Legal Fees	\$977.00
Administrative:Office Supplies	\$118.59
Administrative:Telephone and Internet	\$196.90
Advertising:Other	\$400.00
Advertising:Periodicals	\$325.66
Advertising:Referral Fees	\$989.00
Financing:Mortgage Interest	\$18,925.50
Insurance	\$2,478.54
Management Fees	\$2,695.22
Payroll:Commissions	\$900.00
Payroll:Contract Labor	\$4,965.30
Payroll:Drug Testing	\$50.00
Payroll:Medicare	\$59.32
Payroll:Social Security	\$253.66
Payroll:Unemployment	\$144.43
Payroll:Wages	\$3,191.17
Payroll:Workers Comp Insurance	\$195.91
Repairs and Maintenance:Appliance Parts	\$174.98
Repairs and Maintenance:Building Materials and Repairs	\$627.09
Repairs and Maintenance:Carpet Cleaning	\$886.00
Repairs and Maintenance:Contract Services:Pest Control	\$139.75
Repairs and Maintenance:Electrical	\$210.63
Repairs and Maintenance:Flooring	\$342.03
Repairs and Maintenance:Grounds	\$18.67
Repairs and Maintenance:HVAC Repairs	\$1,391.18
Repairs and Maintenance:Hardware and Supplies	\$482.25
Repairs and Maintenance:Painting and Walls:Contract Labor	\$752.84
Repairs and Maintenance:Painting and Walls:Materials	\$589.64
Repairs and Maintenance:Plumbing	\$1,451.41
Repairs and Maintenance:Window Coverings	\$86.88
Taxes	\$2,586.14
Utilities:Electric:House	\$4,329.83
Utilities:Electric:Occupied	\$4,140.20
Utilities:Electric:Vacant	\$1,685.99
Utilities:Gas:House	\$1,983.49
Utilities:Gas:Occupied	\$117.23
Utilities:Gas:Vacant	\$52.14
Utilities:Trash Removal	\$986.49
Utilities:Water / Sewer	\$5,407.48
Total Expense	\$65,385.44

Liabilities	
Security Deposits Payable	-\$3,100.00
Total Liabilities	-\$3,100.00

Assets	
Escrow Accounts:Replacement Reserves	-\$3,239.58
Real Estatic Owned:Capital Improvements:Carpet and Vinyl	\$1,434.65
Total Assets	-\$1,804.93

Equity

Owners Equity	\$9,175.35
Owners Equity:Cash Flow	-\$931.68
Total Equity	\$8,243.67

Unpaid Bills

Vendor	Bill Date	Location	Comments	Ref No	Amount	Paid Amount	Due
Premium Plus	08/20/2009	FPG-SP:POINTE:108		6374	\$300.00	\$0.00	\$300.00
Lighthouse Publishing	08/01/2009	FPG-SP		909319	\$91.00	\$0.00	\$91.00
Grainger	08/24/2009	FPG-SP		9062313839	\$19.57	\$0.00	\$19.57
Grainger	08/24/2009	FPG-SP		9062315636	\$53.38	\$0.00	\$53.38
Grainger	08/24/2009	FPG-SP		9062313821	\$78.28	\$0.00	\$78.28
Total amount Due							\$542.23

Management Fee Calculations

Calculated Date	Description
09/04/2009	4.0% of \$1,049.00 collected RENT = \$41.96 4.0% of \$517.00 collected NRINC-LAUN = \$20.68 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$297.34 PREPAY = \$11.89 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$250.00 SECFOR = \$10.00 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$484.71 LATE = \$19.39 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$58,991.75 RENT = \$2,359.67 FPG - Sterling Pointe/Sterling Pointe Apartments: 50.0% of \$70.00 APPFEE = \$35.00 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$41.93 NSFFEE = \$1.68 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$577.24 NRINC-ADM = \$23.09 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$350.00 NRINC-CLEAN = \$14.00 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$10.00 NRINC-DAMAG = \$0.40 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$5.00 NRINC-KEY = \$0.20 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$163.14 NRINC-MTM = \$6.53 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$20.00 NRINC-SHRT = \$0.80 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$250.00 NRINC-TRNSF = \$10.00 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$172.57 NRINC-UTILRG = \$6.90 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$160.00 EMPL = \$6.40 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$2,932.81 NRINC-UTIL-G = \$117.31 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$135.00 PETFEE = \$5.40 FPG - Sterling Pointe/Sterling Pointe Apartments: 4.0% of \$1,012.58 NRINC-UTILRE = \$40.50