

Austin REAL Pros, Inc.  
 1310 South First Street  
 Suite 210  
 Austin, TX 78704-3060

Jace Mogill  
 10002 Aurora Ave N  
 Ste 36-553  
 Seattle, WA 98133

## Monthly Owner Statement

Jace Mogill

December 16, 2013 to January 15, 2014

YEAR TO DATE SUMMARY			
Cash Accounting Year Starts January 1, 2013			
	Current	Year To Date	Balance
Beginning Balance on 12/16/2013			\$350.00
<b>INCOME</b>			
Taxable Income			
Rent	\$1,800.00	\$17,850.00	
Total Taxable Income	\$1,800.00	\$17,850.00	
Other Income			
Payment from Owner	\$0.00	\$350.00	
Total Other Income	\$0.00	\$350.00	
<b>TOTAL INCOME</b>	\$1,800.00	\$18,200.00	
<b>EXPENSES</b>			
Commission	\$0.00	\$1,800.00	
Keys & Locks	\$0.00	\$55.00	
Landscaping	\$0.00	(\$433.00)	
Management Fee	\$180.00	\$1,785.00	
Plumbing	\$0.00	\$741.16	
	\$180.00	\$3,948.16	
Other Expense			
Owner Disbursement	\$0.00	\$2,403.00	
Total Other Expenses	\$0.00	\$2,403.00	
<b>TOTAL EXPENSES</b>	\$180.00	\$6,351.16	
<b>NET INCOME (LOSS)</b>	\$1,620.00	\$11,848.84	
<b>ADJUSTMENTS</b>			
Cash Distribution	\$0.00	(\$10,228.84)	
<b>TOTAL ADJUSTMENTS</b>	\$0.00	(\$10,228.84)	

## Monthly Owner Statement

Jace Mogill

December 16, 2013 to January 15, 2014 (Continued)

NET CASH FLOW	\$1,620.00	\$1,620.00	
Ending Balance on 1/15/2014			\$1,970.00

Date	Description	Increase	Decrease	Balance
12/16/2013	Beginning Balance			\$350.00
1/1/2014	<b>2015 Goodrich Avenue</b>			
1/1/2014	Rent	\$1,800.00		
1/1/2014	Management Fee		\$180.00	
	Total 2015 Goodrich Avenue	\$1,800.00	\$180.00	\$1,620.00
	Net Balance Change	\$1,800.00	\$180.00	\$1,620.00
1/15/2014	Ending Balance			\$1,970.00

Unit	Tenant	Status	Security Deposit
<b>Units With Transaction Activity</b>			
2015 Goodrich Avenue	Robert M. Forkner	Current	\$1,800.00

Greetings from Austin,

We want you to be aware that costs of repairs especially air conditioning has gone up.

With the extreme heat and cold temperatures in Austin we may be required to make emergency decisions and those decisions may exceed our pre-approved spend limit. We don't do this lightly and will make every effort notify you as soon as possible. With the recent rains and cold weather we are not sure what the season holds, but we all want to be prepared! Quite often the ability to provide vendors with immediate approval can save you money in the long run. We appreciate your confidence in our services and hope you are having a wonderful winter!

Wishing you a happy holiday season!

Sincerely,

Your management team at Austin Real Pros

-Carrie York

-Bill Evans

-Beaux Briggs

-Kay Jackson