



**Rental Property Statement**

**Tax Year:** 2019  
**Physical Address (Street, City, State, Zip):** 23 Kintyre Avenue  
**Property Type:** 2 Multi-Family Residence

	Totals	January	February	March	April	May	June	July	August	September	October	November	December	Average Monthly
<b>Upper Apt</b>	<b>\$31,965.00</b>	\$2,690.00	\$2,690.00	\$2,690.00	\$2,690.00	\$2,690.00	\$2,695.00	\$2,695.00	\$2,695.00	\$2,000.00	\$1,795.00	\$3,940.00	\$2,695.00	\$2,663.75
<b>Ground Apt</b>	<b>\$37,200.00</b>	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,100.00
<b>Lower Apt</b>	<b>\$25,127.83</b>	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,027.83	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,093.99
<b>Total Income</b>	<b>\$94,292.83</b>	<b>\$7,890.00</b>	<b>\$7,890.00</b>	<b>\$7,890.00</b>	<b>\$7,890.00</b>	<b>\$7,890.00</b>	<b>\$7,822.83</b>	<b>\$7,895.00</b>	<b>\$7,895.00</b>	<b>\$7,200.00</b>	<b>\$6,995.00</b>	<b>\$9,140.00</b>	<b>\$7,895.00</b>	<b>\$7,857.74</b>
<b>Expenses</b>														
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Auto and Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning and Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank Charges	\$1.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.15
Insurance	\$2,125.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,125.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$177.13
Legal and Other Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage Interest	\$28,238.49	\$2,355.67	\$2,350.05	\$2,117.29	\$2,338.22	\$2,257.22	\$2,326.69	\$2,246.04	\$2,315.12	\$2,309.40	\$3,475.27	\$2,110.48	\$2,037.04	\$2,353.21
Cable and Internet Fees	\$1,973.16	\$172.71	\$0.00	\$169.50	\$172.50	\$179.34	\$180.61	\$182.89	\$174.99	\$186.85	\$195.87	\$178.95	\$178.95	\$164.43
Repairs and Maintenance	\$14,448.93	\$1,758.55	\$0.00	\$0.00	\$0.00	\$312.72	\$9,785.17	\$1,493.36	\$0.00	\$0.00	\$100.00	\$542.10	\$457.03	\$1,204.08
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Taxes	\$7,669.26	\$0.00	\$0.00	\$1,176.00	\$1,176.00	\$1,175.06	\$4,142.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$639.11
Utilities - Water	\$2,077.61	\$0.00	\$711.73	\$0.00	\$0.00	\$0.00	\$685.10	\$0.00	\$0.00	\$0.00	\$680.78	\$0.00	\$0.00	\$173.13
Utilities - Enbridge	\$1,544.82	\$128.28	\$130.77	\$129.84	\$129.84	\$129.84	\$129.84	\$129.84	\$106.83	\$77.62	\$150.84	\$150.64	\$150.64	\$128.74
Utilities - Hydro	\$2,514.60	\$126.30	\$202.73	\$238.72	\$197.41	\$210.33	\$200.65	\$160.91	\$261.33	\$265.04	\$254.71	\$175.68	\$220.79	\$209.55
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$60,594.27</b>	<b>\$4,541.51</b>	<b>\$3,395.28</b>	<b>\$3,831.35</b>	<b>\$4,013.97</b>	<b>\$4,264.51</b>	<b>\$17,450.26</b>	<b>\$6,338.64</b>	<b>\$2,860.07</b>	<b>\$2,838.91</b>	<b>\$4,857.47</b>	<b>\$3,157.85</b>	<b>\$3,044.45</b>	<b>\$5,049.52</b>
<b>Net Income</b>	<b>\$33,698.56</b>	<b>\$3,348.49</b>	<b>\$4,494.72</b>	<b>\$4,058.65</b>	<b>\$3,876.03</b>	<b>\$3,625.49</b>	<b>-\$9,627.43</b>	<b>\$1,556.36</b>	<b>\$5,034.93</b>	<b>\$4,361.09</b>	<b>\$2,137.53</b>	<b>\$5,982.15</b>	<b>\$4,850.55</b>	<b>\$2,808.21</b>

<b>Bank Reconciling Items</b>														
<b>Opening Bank Balance</b>	Opening Item:	\$ 13,710.04	\$ 17,133.14	\$ 19,308.35	\$ 20,814.73	\$ 22,359.42	\$ 23,572.57	\$ 11,602.27	\$ 10,735.11	\$ 13,415.60	\$ 15,416.53	\$ 15,552.16	\$ 19,085.23	<b>TOTALS</b>
Add P&L		\$ 3,348.49	\$ 4,494.72	\$ 4,058.65	\$ 3,876.03	\$ 3,625.49	\$ (9,627.43)	\$ 1,556.36	\$ 5,034.93	\$ 4,361.09	\$ 2,137.53	\$ 5,982.15	\$ 4,850.55	
Deposits received	\$ 9,350.00	\$ 2,388.50		\$ -	\$ -						\$ -	\$ -	\$ -	<b>\$ 11,738.50</b>
Mortgage payments - Principal	\$ 967,500.55	\$ (2,313.89)	\$ (2,319.51)	\$ (2,552.27)	\$ (2,331.34)	\$ (2,412.34)	\$ (2,342.87)	\$ (2,423.52)	\$ (2,354.44)	\$ (2,360.16)	\$ (2,001.90)	\$ (2,449.08)	\$ (2,522.52)	<b>\$ 939,116.71</b>
Loan from Mark	\$ 34,854.20	\$ -						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 34,854.20</b>
Increase In Mortgage Principal		\$ -									\$ -	\$ -	\$ -	<b>\$ -</b>
Closing Bank Balance		\$ 17,133.14	\$ 19,308.35	\$ 20,814.73	\$ 22,359.42	\$ 23,572.57	\$ 11,602.27	\$ 10,735.11	\$ 13,415.60	\$ 15,416.53	\$ 15,552.16	\$ 19,085.23	\$ 21,413.26	
balancing item		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Closing Bank Balance		\$ 17,133.14	\$ 19,308.35	\$ 20,814.73	\$ 22,359.42	\$ 23,572.57	\$ 11,602.27	\$ 10,735.11	\$ 13,415.60	\$ 15,416.53	\$ 15,552.16	\$ 19,085.23	\$ 21,413.26	