

**MALAKWA COMMUNITY ASSOCIATION  
OPERATING COSTS RECONCILIATION  
JULY 1, 2016- JUNE 30, 2017**

<b>16/17 Reconciliation</b>		
Utilities		27,698.61
Roof Depreciation	\$7,000 annually	7,000.00
Heating System Depreciation	\$5,350 annually	5,350.00
Property Taxes		SD 83 exempt at this time
Building Insurance	\$3,740 annually	3,740.00
Maintenance (Mech/Bldg/Elec)	SD 83 Work Orders (Maintenance Requests 16/17)	7,981.52
Alarm monitoring Service	Graydon (\$16.00/mo + GST)	201.60
Sub-Total		51,971.73
Administration Costs (5%)		2,598.59
Total Annual Triple Net Costs		<b>54,570.32</b>
GST 5% due (on Triple Net Costs)		2,728.52
Total Balance Due		<b>\$ 57,298.83</b>
<u>Payments Received 2016/17 (inc GST)</u>		<b>52,052.28</b>
Dec 6/16	26,026.14	
April 13/17	26,026.14	
<b>Total PY</b>	<b>52,052.28</b>	
<b>Outstanding Balance (not included in 17/18 triple net monthly lease payment)</b>		<b>\$ 5,246.55</b>

<b>17/18 Monthly Payment</b>		
Monthly Triple Net Cost Estimate: July 2016 - June 2017 triple net	\$ 4,547.53	4,547.53
GST 5%		227.38
<b>Monthly Payment 2017 - 2018</b>		<b>\$ 4,774.90</b>

Please remit payment for 16/17 Outstanding Balance \$ 5,246.55  
Please remit payment for July-Oct 2017 in the amount of (4 months @ \$4,749.39): \$ 19,099.61  
Please remit post-dated cheques for November 2017 onward, in the amount of: \$ 4,774.90

<b>17/18 Monthly Statement of Account</b>					
Malakwa RENT					
17/18	Rent	GST	Total	PY Rec'd	Balance Due
JULY 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 4,774.90
AUG 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 9,549.81
SEPT 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 14,324.71
OCT 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 19,099.61
<b>TOTAL OUTSTANDING 17/18</b>					<b>\$ 19,099.61</b>