

# How to Read

## Owner Statement - Detail

### Description:

The Owner Statement Detail displays a portfolio cash summary and transaction details. Additionally, it can include a list of balances for security deposit escrow accounts, a list of payments to security deposit accounts, and/or a list of unpaid bills.

**A**

**Cornerstone Select Properties**  
 105 Parkdale Ave North  
 Hamilton, ON L8H 5X1  
 ph. (289) 780-0748 fax (289) 780-0741  
 www.CornerstoneSelect.ca



**Cornerstone  
Select Properties**  
*Good Homes. Good People.*

**B**

Jane & John Doe  
 123 Anywhere St.  
 Hometown ON A1B 2C3

**OWNER STATEMENT**  
**Report Period:** 09/11/2019 - 10/10/2019

**C**

Thank You. We Appreciate Your Business!!! \*\*\*\*THIS STATEMENT IS FOR SAMPLE PURPOSES ONLY.\*\*\*

**D**

Portfolio Summary		
Previous Balance		\$500.00
Income	+	\$6,226.00
Expenses	-	\$460.97
Mgmt Fees	-	\$359.36
Liabilities	+	-\$380.00
<b>Total</b>		<b>\$5,525.67</b>
Contributions	+	\$0.00
Draws	-	\$4,952.22
<b>Ending Balance</b>		<b>\$573.45</b>
Portfolio Minimum	-	\$500.00
Unpaid Bills	-	\$73.45
<b>Due To Owner</b>		<b>\$0.00</b>

**E**

Income				
Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:3(BSMT):Caldwell, P.	\$824.00	\$194.38
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:3(BSMT):Caldwell, P.	\$824.00	\$629.62
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:GARAGE:Caldwell - Burgoyne	\$200.00	\$200.00
Charge	10/01/2019	JANEANDJOHND:45BUCHANAND:Hopl - Becker	\$1,734.00	\$1,734.00
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:GARAGE:Caldwell - Burgoyne	\$203.00	\$203.00
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:GARAGE:Caldwell - Burgoyne	\$203.00	\$203.00
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:2:Burgoyne - Burgoyne	\$1,367.00	\$1,367.00
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD:1:Hradil - Cordeiro	\$1,695.00	\$1,695.00
<b>Total Rent</b>				<b>\$6,226.00</b>
Total Income				\$6,226.00
<b>Expenses</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>HST Tax Expense (13%)</b>				
Bill	09/27/2019	JANEANDJOHND:333MOHAWKRD:-CSP- Cornerstone Select Properties	\$29.46	\$29.46
Bill	09/27/2019	JANEANDJOHND:333MOHAWKRD:-CSP- Cornerstone Select Properties	\$8.45	\$8.45
Bill	10/10/2019	JANEANDJOHND:333MOHAWKRD:-CSP- Cornerstone Select Properties	\$46.72	\$46.72
Bill	10/10/2019	JANEANDJOHND:45BUCHANAND:-CSP- Cornerstone Select Properties	\$9.75	\$9.75
<b>Total HST Tax Expense (13%)</b>				<b>\$94.38</b>
<b>Management Fees</b>				
Bill	10/10/2019	JANEANDJOHND:333MOHAWKRD:-CSP- Cornerstone Select Properties	\$359.36	\$359.36
<b>Total Management Fees</b>				<b>\$359.36</b>
<b>Repairs and Maintenance:Appliances</b>				

### A. Company Information

This section includes Cornerstone Select Properties company name, address, and logo

### B. Owner Information

This section includes the owner's name, address, and the statement Time Frame.

### C. Notice to Owner

### D. Portfolio Summary

This section lists a summary of transactions that affect the portfolio's balance by account type for the statement Time Frame.

### E. Transaction Summary

This section lists transactions, separated by account type and ordered by date, for the statement Time Frame.

### F. Unpaid Bills

This optional table lists any unpaid bill splits for the statement Time Frame.

### G. Management Fee Calculations

This optional table lists all management fee calculations created by the Mgmt Fee Calculator or the continuously calculated management fee mode.

### H. Security Deposits

This optional table lists all payments to security deposit accounts.

# How to Read

## Owner Statement Detail

Continued

E

Bill	09/27/2019	JANEANDJOHND:333MOHAWKRD: -CSP- Cornerstone Select Properties	\$226.59	\$226.59
<b>Total Repairs and Maintenance:Appliances</b>			<b>\$226.59</b>	
<b>Repairs and Maintenance:HVAC</b>				
Bill	10/10/2019	JANEANDJOHND:45BUCHANAND: -CSP- Cornerstone Select Properties	\$75.00	\$75.00
<b>Total Repairs and Maintenance:HVAC</b>			<b>\$75.00</b>	
<b>Repairs and Maintenance:Plumbing and Drain</b>				
Bill	09/27/2019	JANEANDJOHND:333MOHAWKRD: -CSP- Cornerstone Select Properties	\$65.00	\$65.00
<b>Total Repairs and Maintenance:Plumbing and Drain</b>			<b>\$65.00</b>	
Total Expense				\$820.33
<b>Net Operating Income</b>			<b>\$5,405.67</b>	
<b>Total Net Income</b>			<b>\$5,405.67</b>	
<b>Liabilities</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>Prepayments</b>				
Charge	09/24/2019	JANEANDJOHND:333MOHAWKRD: 1:Hradil - Cordeiro	\$1,695.00	\$1,695.00
Charge	09/24/2019	JANEANDJOHND:45BUCHANAND: Hopf - Becker	\$1,734.00	\$1,734.00
Charge	09/30/2019	JANEANDJOHND:333MOHAWKRD: 2:Burgoyne - Burgoyne	\$1,367.00	\$1,367.00
Prepayment Application	10/01/2019	JANEANDJOHND:333MOHAWKRD: 3(BSMT):Caldwell, P.	\$629.62	-\$629.62
Charge	10/01/2019	JANEANDJOHND:333MOHAWKRD: 3(BSMT):Caldwell, P.	\$249.62	\$249.62
Prepayment Application	10/01/2019	JANEANDJOHND:45BUCHANAND: Hopf - Becker	\$1,734.00	-\$1,734.00
Prepayment Application	10/01/2019	JANEANDJOHND:333MOHAWKRD: 2:Burgoyne - Burgoyne	\$1,367.00	-\$1,367.00
Prepayment Application	10/01/2019	JANEANDJOHND:333MOHAWKRD: 1:Hradil - Cordeiro	\$1,695.00	-\$1,695.00
<b>Total Prepayments</b>			<b>-\$380.00</b>	
Total				
Liabilities				-\$380.00
<b>Equity</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>Owner Draw</b>				
Check	10/10/2019	JANEANDJOHND:Jane & John Doe	\$4,952.22	-\$4,952.22
<b>Total Owner Draw</b>			<b>-\$4,952.22</b>	
Total Equity				-\$4,952.22

F

<b>Unpaid Bills</b>					
Vendor	Bill Date	Location	Amount	Paid Amount	Due
-CSP- Cornerstone Select Properties	10/05/2019	JANEANDJOHND:333MOHAWKRD	\$65.00	\$0.00	\$65.00
-CSP- Cornerstone Select Properties	10/05/2019	JANEANDJOHND:333MOHAWKRD	\$8.45	\$0.00	\$8.45
<b>Total Amount Due (Not including Credits)</b>					<b>\$73.45</b>

G

<b>Management Fee Calculations</b>		
Bill Date	Calculated Date	Description
10/10/2019	11/21/2019	Jane & John Doe / 333 Mohawk Rd: 8.0% of \$4,492.00 RENT = \$359.36

H

<b>Security Deposits</b>							
Payee	Date	Location	Comments	Ref No	Amount	Paid Amount	Due
Caldwell, P.	07/01/2014	JANEANDJOHND:333MOHAWKRD:3(BSM T)			\$795.00	\$795.00	\$0.00
Burgoyne - Burgoyne	09/01/2014	JANEANDJOHND:333MOHAWKRD:2			\$1,295.00	\$1,295.00	\$0.00
Hopf - Becker	04/01/2016	JANEANDJOHND:45BUCHANAND			\$1,650.00	\$1,650.00	\$0.00
Hradil - Cordeiro	06/01/2019	JANEANDJOHND:333MOHAWKRD:1			\$1,695.00	\$1,695.00	\$0.00
<b>Total Amount Due</b>					<b>\$0.00</b>		