Sunrex Management Ltd.

1209 – 21 Roslyn Road Winnipeg, MB, R3L 2S8 Ph: 987-9000 Fax: 987-9009

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Re: 2391 Portage Ave (Keller Apartments)

January 2024 Management Report

Enclosed, please find our January 2024 Management Report and Financial Statements.

The property suffered \$0.00 in vacancy for the month of January 2024.

As of today, we have:

- 0 vacancy for the month of February.
- 0 vacancy for the month of March.
- 1 vacancy for the month of April.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours truly,

Sunrex Management Ltd.

Per:

Phil McAmmond Managing Director

Financial Report

Attached is our Financial Reporting Package consisting of the following:

- 1. Financial Analysis
 - Income
 - Expenses
 - Receipts and Disbursement Schedule
 - Receivables Detail
 - Prepaid Detail
 - List of Accrued Expenses
 - List of Repairs and Maintenance
 - Vacancy Analysis
 - Shareholder Distribution Report
- 2. Year to Date Balance Sheet
- 3. Income Statement (Current Month & YTD)
- 4. Trial Balance
- 5. Accounts Receivable Report / Rent Roll (January 2024)
- 6. Accounts Payable Report
- 7. Bank Transaction Report
- 8. Copy of General Ledger
- 9. Copy of Invoices

Prepared by

Financial Analysis

Income

Residential Rent - **\$65,131.00** year to date.

- This amount is based on full occupancy.

- No variance to report.

Residential Vacancy - (\$0.00) year to date.

- Represents vacant units.

- No major variance to report.

Residential Discounts - (\$1,248.00) year to date.

- Represents discounts for securing leases.

- No major variance to report.

Parking Revenue **\$3,545.00** year to date.

- This amount is based on full occupancy.

No variance to report.

Parking Vacancy - (\$815.00) year to date.

- Represents vacant parking spots.

No major variance to report.

Other Revenue - **\$316.29** year to date.

- Represents NFS fees, late fees, etc.

- No major variance to report.

Operating Expenses

Cleaning – Supplies - **\$130.37** year to date.

- Represents cleaning supplies.

No major variance to report.

Cleaning – Common Area

- **\$262.50** year to date. Carpets

- Represents common area carpet cleaning.

No major variance to report.

Cleaning – Garbage Removal - **\$33.37** year to date.

- Represents the rental of garbage bins.

No major variance to report.

Cleaning -	Bulk Garbage
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Removal - \$124.99 year to date.

- Represents bulk garbage removal, if

required.

No major variance to report.

Cleaning – Windows - \$0.00 year to date.

- Represents window cleaning.

No major variance to report.

Cleaning – Parkade - **\$0.00** year to date.

Represents parking lot cleaning.

- No major variance to report.

Cleaning – Unit - **\$0.00** year to date.

- Represents the cleaning and recovery for

cleaning vacant units.

No major variance to report.

Cleaning – Vents - **\$0.00** year to date.

Represents the cleaning of dryer vents.

No major variance to report.

Repairs and Maintenance

R & M – Appliances - **\$543.57** year to date.

- Represents appliance repairs and

purchases.

- No major variance to report.

R & M – Resident Manager - \$1,559.00 year to date.

- Represents Resident Manager

compensation.

No variance to report.

R & M – R.M. Phone - **\$40.00** year to date.

Represents the phone for the caretaker.

No variance to report.

R & M – R.M. Hydro - **\$208.07** year to date.

- Represents hydro consumption for the

resident manager suite as this forms part of

their compensation.

No major variance to report.

Keller Apartments January 2024	Management Report Prepared by Sunrex Management Ltd.
R & M – Intercom	 \$22.60 year to date. Represents the phone line for the intercom system and fire panel. No major variance to report.
R & M – Electrical	\$0.00 year to date.Represents electrical repairs.No major variance to report.
R & M – Elevator	\$103.71 year to date.Represents elevator maintenance contract.No major variance to report.
R & M – Elevator – Extra Maintenance	 \$0.00 year to date. Represents extra maintenance of the elevator. No major variance to report.
R & M – Fire and Safety	 \$0.00 year to date. Represents fire alarm annual inspection and repairs. No major variance to report.
R & M – H.V.A.C	 \$400.41 year to date. Represents H.V.A.C repairs and maintenance. No major variance to report.
R & M – Labour Maintenance	 \$60.38 year to date. Represents labour costs required for repairs/maintenance. No major variance to report.
R & M – Locksmith	\$0.00 year to date.Represents lock repairs and replacements.No major variance to report.
R & M – Mat Rental	\$87.08 year to date.Represents mat rentals.No major variance to report.

Keller Apartments January 2024	Mana	Prepared by agement Report Sunrex Management Ltd.
R & M – Painting	-	\$724.61 year to date. Represents painting materials and painting labour for vacant suites and common area. Currently \$724.61 over budget since we did not budget for this line item.
R & M – Plumbing	- - -	\$0.00 year to date. Represents plumbing expenses if required. No major variance to report.
R & M – Pest Control	- - -	\$47.25 year to date. Represents monthly pest control. No major variance to report.
R & M – Pest Control Extra Call-Outs	- - -	\$0.00 year to date. Represents pest control extra call outs. No major variance to report.
R & M – General	- - -	\$87.48 year to date. Represents general repairs. No major variance to report. Detailed list to follow.
R & M – Sewer	- - -	\$0.00 year to date. Represents sewer services. No major variance to report.
<u>Utilities</u>		
Utilities – Electricity	-	\$1,799.09 year to date. Represents common hydro consumption. Currently under budget by 200.91 due to less consumption than anticipated.
Utilities – Electricity Vacant Un	it - -	\$0.00 year to date. Represents hydro consumption for vacant units. No major variance to report.
Utilities – Gas	- - -	\$159.33 year to date. Represents common gas consumption. No major variance to report.

Keller Apartments		Prepared by
January 2024	Management Report	Sunrex Management Ltd.

Utilities – Water - \$2,924.00 year to date.

- Represents water consumption.

No major variance to report.

Outside Maintenance

Outside Mtce – Landscaping - \$0.00 year to date.

- Represent landscaping costs.

- No major variance to report.

Outside Mtce – Snow Removal - \$0.00 year to date.

Represent snow removal and sanding

parking lot.

- No major variance to report.

Administration

Admin – Management Fees - \$2,811.03 year to date.

- Represents management fees based on

contract.

- No major variance to report.

Office- Credit Checks - **\$0.00** year to date.

Represents expenses related to credit

checks for new tenants moved in.

No major variance to report.

Leasing – Advertising - \$88.53 year to date.

Represents advertising to date.

No major variance to report.

Leasing – Commissions - \$0.00 year to date.

Represents leasing fee on rentals.

No major variance to report.

Fixed Exp. – Insurance - \$1,726.03 year to date.

Represents insurance premiums.

No major variance to report.

Fixed Exp. – Property Taxes - \$6,122.00 year to date.

Represents property taxes for the property.

No major variance to report.

Tenant Deposit Interest - **\$20.79** year to date.

Represents interest on security deposits.

No major variance to report.

Non-Operating Expenses

Professional Fees - \$0.00 year to date.

- Represents professional fees.

- No major variance to report.

Legal Fees - \$0.00 year to date.

- Represents legal fees.

No major variance to report.

Admin Expenses - **\$0.00** year to date.

Represents RTB and other admin

expenses.

No major variance to report.

Bad Debt Expenses - **\$0.00** year to date.

Represents bad debt expenses.

- No major variance to report.

Bank Charges - **\$0.00** year to date.

Represents bank charges.

No major variance to report.

Mortgage Payment - \$25,287.80 year to date.

Represents mortgage payment.

No variance to report.

Mortgage Principal Reduction - (\$12,010.70) year to date.

 Represents principal reduction of outstanding mortgage balance.

- No variance to report.

Receipts and Disbursements

Access Credit Union (General Trust)

Open Cash Balance \$69,471.96

Receipts:

Cash Receipts Journal \$71,026.00- See Report

Total Receipts \$71,026.00

Disbursements:

Monthly Disbursements \$8,355.80 - See Report

Management Fee 4,366.03 - Mgt. Fees, RM Phone, Insurance

Mortgage 25,287.80 TIPP Taxes 6,122.00

Total \$44,131.63

Closing Cash Balance \$96,366.33

Accounts Receivables Detail

Rents Receivable

• Please refer to the detailed list to follow.

Other Receivables

CMHC (Application Fee) \$6,900.00

Total \$6,900.00

Pre-paid Expenses

Garbage removal(for FEB and MAR) 66.74 Prepaid Utilities 4,640.00

Total \$4,743.71

Keller Apartments January 2024	Management Report	Prepared by Sunrex Management Ltd.
List of Accrued Expenses		
Hydro Water Gas Pest Control Insurance Management Fee		\$511.00 6,102.00 25.00 141.75 1,796.57 449.27
Total		<u>\$9,025.59</u>
List of Repairs and Mainte	nance	
January Rona – Supplies		\$87.48 \$87.48
_Total		<u>\$87.48</u>
<u>Distribution Analysis</u>		
January		\$ <u>0.00</u>
Total		\$ <u>0.00</u>
Vacancy Report		
Residential Vacancies		
January- None		<u>\$0.00</u>
Total		<u>\$0.00</u>
Parking Vacancies		
January 10 Stalls- Above Ground 7 Stalls- Under Ground 1 Stalls- Above Ground- rev And Nov-2023- unit 2		\$450.00 455.00 Dec (90.00)

Total <u>\$815.00</u>



Balance Sheet

As of 1/31/2024, Accrual Basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

2391 Portage Avenue

Assets	
Current Asset	
1010-Access Credit Union (General Trust)	96,366.33
1010-Access Credit Union (General Trust) - Pending EFTs	11,498.00
1100-Accounts Receivable	(30,716.40)
1150-Other Receivables	6,900.00
1300-Prepaid Utilities	4,640.00
1391-Prepaid Other	66.74
Total Current Asset	\$88,754.67
Total Assets	\$88,754.67
Liabilities	
Current Liability	
2000-Accounts Payable	3,716.83
2005-Accrued Liabilities	9,025.58
2070-Security Deposits	39,222.47
2072-Pet Deposits	1,329.54
Total Current Liability	\$53,294.42
Long Term Liability	
2500-Mortgages Payable	(538,438.70)
2510-Accrued Mortgage Interest	13,277.10
Total Long Term Liability	(\$525,161.60)
Total Liabilities	(\$471,867.18)
Equity	
2950-Due to Shareholders	(267,860.65)
Owner Draw	(218,500.00)
2960-Retained Earnings	1,013,416.50
Net Income	33,566.00
Total Equity	\$560,621.85
Total Liabilities & Equity	\$88,754.67



Budget vs. Actuals

Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

2391 Portage Avenue - 2024 Budget

		1/1/2024 - 1/3	31/2024			1/1/2024 - 1/3	31/2024	
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% o Budge
Income								
3200-Residential Rent	65,131.00	65,127.00	4.00	100.01 %	65,131.00	65,127.00	4.00	100.01 9
3210-Residential Vacancy	0.00	(1,305.00)	1,305.00	0.00 %	0.00	(1,305.00)	1,305.00	0.00 %
3220-Residential Discount	(1,248.00)	(1,313.00)	65.00	95.05 %	(1,248.00)	(1,313.00)	65.00	95.05 %
3300-Parking Revenue	3,545.00	3,545.00	0.00	100.00 %	3,545.00	3,545.00	0.00	100.00 9
3310-Parking Vacancy	(815.00)	(800.00)	(15.00)	101.88 %	(815.00)	(800.00)	(15.00)	101.88 9
3630-Other Income	316.29	0.00	316.29		316.29	0.00	316.29	
Total for Income	\$66,929.29	\$65,254.00	\$1,675.29	102.57 %	\$66,929.29	\$65,254.00	\$1,675.29	102.57 9
Expense								
I. Cleaning Expenses								
4120-Cleaning - Supplies	130.37	200.00	(69.63)	65.19 %	130.37	200.00	(69.63)	65.19
4125-Cleaning - Common Area Carpets	262.50	0.00	262.50		262.50	0.00	262.50	
4130-Cleaning - Garbage Removal	33.37	30.00	3.37	111.23 %	33.37	30.00	3.37	111.23
4135-Cleaning - Bulk Garbage Removal	124.99	0.00	124.99		124.99	0.00	124.99	
4140-Cleaning - Windows	0.00	0.00	0.00		0.00	0.00	0.00	
4150-Cleaning - Parkade	0.00	0.00	0.00		0.00	0.00	0.00	
4160-Cleaning - Units	0.00	50.00	(50.00)	0.00 %	0.00	50.00	(50.00)	0.00
4170-Cleaning - Vents	0.00	0.00	0.00		0.00	0.00	0.00	
Total for I. Cleaning Expenses	\$551.23	\$280.00	\$271.23	196.87 %	\$551.23	\$280.00	\$271.23	196.87
II. Repairs and Maintenance								
4220-R&M - Appliances	543.57	500.00	43.57	108.71 %	543.57	500.00	43.57	108.71
4230-R&M - Resident Manager	1,559.00	1,795.00	(236.00)	86.85 %	1,559.00	1,795.00	(236.00)	86.85
4232-R&M - Resident Manager Phone	40.00	40.00	0.00	100.00 %	40.00	40.00	0.00	100.00
4235-R&M - Resident Manager Hydro	208.07	190.00	18.07	109.51 %	208.07	190.00	18.07	109.51
4237-R&M - Intercom/Phone Lines/Internet	22.60	23.00	(0.40)	98.26 %	22.60	23.00	(0.40)	98.26
4260-R&M - Elevator	103.71	103.00	0.71	100.69 %	103.71	103.00	0.71	100.69
4265-R&M - Elevator Extra Maintenance	0.00	0.00	0.00		0.00	0.00	0.00	
4270-R&M - Fire & Safety	0.00	0.00	0.00		0.00	0.00	0.00	
4280-R&M - H.V.A.C	400.41	1,000.00	(599.59)	40.04 %	400.41	1,000.00	(599.59)	40.04
4285-R&M - Labour Maintenance	60.38	400.00	(339.62)	15.10 %	60.38	400.00	(339.62)	15.10
4290-R&M - Locksmith	0.00	0.00	0.00		0.00	0.00	0.00	
4295-R&M - Mat Rental	87.08	90.00	(2.92)	96.76 %	87.08	90.00	(2.92)	96.76
4300-R&M - Painting	724.61	0.00	724.61		724.61	0.00	724.61	
4310-R&M - Plumbing	0.00	0.00	0.00		0.00	0.00	0.00	
4360-R&M - Pest Control	47.25	48.00	(0.75)	98.44 %	47.25	48.00	(0.75)	98.44
4365-R&M - Pest Control Extra Call Outs	0.00	0.00	0.00		0.00	0.00	0.00	
4370-R&M - General	87.48	1,500.00	(1,412.52)	5.83 %	87.48	1,500.00	(1,412.52)	5.83
4380-R&M - Sewer	0.00	0.00	0.00		0.00	0.00	0.00	
Total for II. Repairs and Maintenance	\$3,884.16	\$5,689.00	(\$1,804.84)	68.27 %	\$3,884.16	\$5,689.00	(\$1,804.84)	68.27 9
III. Utilities								
4400-Utilities - Electricity	1,799.09	2,000.00	(200.91)	89.95 %	1,799.09	2,000.00	(200.91)	89.95 %
4405-Utilities - Vacant Unit	0.00	30.00	(30.00)	0.00 %	0.00	30.00	(30.00)	0.00 %



Budget vs. Actuals

Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

		1/1/2024 - 1/3	31/2024		1/1/2024 - 1/31/2024			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
4420-Utilities - Gas	159.33	90.00	69.33	177.03 %	159.33	90.00	69.33	177.03 %
4440-Utilities - Water	2,924.00	2,943.00	(19.00)	99.35 %	2,924.00	2,943.00	(19.00)	99.35 %
Total for III. Utilities	\$4,882.42	\$5,063.00	(\$180.58)	96.43 %	\$4,882.42	\$5,063.00	(\$180.58)	96.43 %
IV. Outside Maintenance								
4530-Outside Mtce - Landscaping	0.00	0.00	0.00		0.00	0.00	0.00	
4540-Outside Mtce - Snow Removal	0.00	1,200.00	(1,200.00)	0.00 %	0.00	1,200.00	(1,200.00)	0.00 %
Total for IV. Outside Maintenance	\$0.00	\$1,200.00	(\$1,200.00)	0.00 %	\$0.00	\$1,200.00	(\$1,200.00)	0.00 %
VI. Administration								
5040-Admin - Management Fees	2,811.03	2,741.00	70.03	102.55 %	2,811.03	2,741.00	70.03	102.55 %
7000-Leasing - Advertising	88.53	400.00	(311.47)	22.13 %	88.53	400.00	(311.47)	22.13 %
7010-Leasing - Commissions	0.00	100.00	(100.00)	0.00 %	0.00	100.00	(100.00)	0.00 %
7500-Fixed Expenses - Insurance	1,726.03	1,865.00	(138.97)	92.55 %	1,726.03	1,865.00	(138.97)	92.55 %
7510-Fixed Expenses - Property Taxes	6,122.00	4,908.00	1,214.00	124.74 %	6,122.00	4,908.00	1,214.00	124.74 %
9090-Tenant Deposit Interest	20.79	11.00	9.79	189.00 %	20.79	11.00	9.79	189.00 %
Total for VI. Administration	\$10,768.38	\$10,025.00	\$743.38	107.42 %	\$10,768.38	\$10,025.00	\$743.38	107.42 %
Total for Expense	\$20,086.19	\$22,257.00	(\$2,170.81)	90.25 %	\$20,086.19	\$22,257.00	(\$2,170.81)	90.25 %
Net Operating Income	\$46,843.10	\$42,997.00	\$3,846.10	108.95 %	\$46,843.10	\$42,997.00	\$3,846.10	108.95 %
Non-operating Expense								
5030-Admin - Legal Fees	0.00	0.00	0.00		0.00	0.00	0.00	
5045-Admin - Expense	0.00	0.00	0.00		0.00	0.00	0.00	
9050-Mortgage Payment	25,287.80	25,287.80	0.00	100.00 %	25,287.80	25,287.80	0.00	100.00 %
9055-Mortgage Principal Reduction	(12,010.70)	(11,750.00)	(260.70)	102.22 %	(12,010.70)	(11,750.00)	(260.70)	102.22 %
Total for Non-operating Expense	\$13,277.10	\$13,537.80	(\$260.70)	98.07 %	\$13,277.10	\$13,537.80	(\$260.70)	98.07 %
Net Non-operating Income	(\$13,277.10)	(\$13,537.80)	\$260.70	0.00 %	(\$13,277.10)	(\$13,537.80)	\$260.70	0.00 %
Net Income	\$33,566.00	\$29,459.20	\$4,106,80	113.94 %	\$33,566.00	\$29,459.20	\$4,106,80	113.94 %

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Trial Balance

For 2391 Portage Avenue

Statement date 1/1/2024 - 1/31/2024, Accrual **Basis**

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

2391 Portage Avenue

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Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Asset	1001-Access Credit Union (Payments Trust)	1,455.00	1,455.00	2,910.00	(1,455.00)	0.00
Asset	1010-Access Credit Union (General Trust)	87,654.96	64,576.30	44,366.93	20,209.37	107,864.33
Asset	1100-Accounts Receivable	(32,139.40)	68,591.79	67,168.79	1,423.00	(30,716.40)
Asset	1150-Other Receivables	6,900.00	0.00	0.00	0.00	6,900.00
Asset	1176-Undeposited Funds	0.00	7,254.00	7,254.00	0.00	0.00
Asset	1300-Prepaid Utilities	4,640.00	0.00	0.00	0.00	4,640.00
Asset	1391-Prepaid Other	103.71	66.74	103.71	(36.97)	66.74
Liability	2000-Accounts Payable	(5,341.01)	9,727.82	8,103.64	1,624.18	(3,716.83)
Liability	2005-Accrued Liabilities	(6,049.30)	206.00	3,182.28	(2,976.28)	(9,025.58)
Liability	2070-Security Deposits	(39,194.47)	670.00	698.00	(28.00)	(39,222.47)
Liability	2072-Pet Deposits	(2,669.54)	1,340.00	0.00	1,340.00	(1,329.54)
Liability	2074-Security deposit Clearing account	(1,455.00)	2,910.00	1,455.00	1,455.00	0.00
Liability	2500-Mortgages Payable	526,428.00	12,010.70	0.00	12,010.70	538,438.70
Liability	2510-Accrued Mortgage Interest	(13,277.10)	0.00	0.00	0.00	(13,277.10)
Equity	2950-Due to Shareholders	267,860.65	0.00	0.00	0.00	267,860.65
Equity	2960-Retained Earnings	(1,013,416.50)	0.00	0.00	0.00	(1,013,416.50)
Equity	Owner Draw	218,500.00	0.00	0.00	0.00	218,500.00
Income	3200-Residential Rent	0.00	0.00	65,131.00	(65,131.00)	(65,131.00)
Income	3210-Residential Vacancy	0.00	0.00	0.00	0.00	0.00
Income	3220-Residential Discount	0.00	1,248.00	0.00	1,248.00	1,248.00
Income	3300-Parking Revenue	0.00	0.00	3,545.00	(3,545.00)	(3,545.00)
Income	3310-Parking Vacancy	0.00	815.00	0.00	815.00	815.00
Income	3630-Other Income	0.00	0.00	316.29	(316.29)	(316.29)
Expense	5025-Admin - Professional Fees	0.00	0.00	0.00	0.00	0.00
Expense	5030-Admin - Legal Fees	0.00	0.00	0.00	0.00	0.00
Expense	5045-Admin - Expense	0.00	0.00	0.00	0.00	0.00
Expense	9010-Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Expense	9020-Service Charges	0.00	0.00	0.00	0.00	0.00
Expense	9050-Mortgage Payment	0.00	25,287.80	0.00	25,287.80	25,287.80
Expense	9055-Mortgage Principal Reduction	0.00	0.00	12,010.70	(12,010.70)	(12,010.70)
Expense	I. Cleaning Expenses - 4120-Cleaning - Supplies	0.00	130.37	0.00	130.37	130.37
Expense	I. Cleaning Expenses - 4125-Cleaning - Common Area Carpets	0.00	262.50	0.00	262.50	262.50
Expense	I. Cleaning Expenses - 4130-Cleaning - Garbage Removal	0.00	100.11	66.74	33.37	33.37
Expense	I. Cleaning Expenses - 4135-Cleaning - Bulk Garbage Removal	0.00	124.99	0.00	124.99	124.99
Expense	I. Cleaning Expenses - 4140-Cleaning - Windows	0.00	0.00	0.00	0.00	0.00
Expense	I. Cleaning Expenses - 4150-Cleaning - Parkade	0.00	0.00	0.00	0.00	0.00
Expense	I. Cleaning Expenses - 4160-Cleaning - Units	0.00	0.00	0.00	0.00	0.00
Expense	I. Cleaning Expenses - 4170-Cleaning - Vents	0.00	0.00	0.00	0.00	0.00
Expense	II. Repairs and Maintenance - 4220-R&M - Appliances	0.00	543.57	0.00	543.57	543.57
Expense	II. Repairs and Maintenance - 4230-R&M - Resident Manager	0.00	1,559.00	0.00	1,559.00	1,559.00
Expense	Repairs and Maintenance - 4232-R&M - Resident Manager Phone Repairs and Maintenance - 4235-R&M - Resident Manager Hydro	0.00	40.00	0.00	40.00	40.00
Expense		0.00	208.07	0.00	208.07	208.07
Expense	Repairs and Maintenance - 4237-R&M - Intercom/Phone Lines/Internet Repairs and Maintenance - 4250-R&M - Electrical	0.00	22.60	0.00	22.60	22.60
Expense	II. Repairs and Maintenance - 4250-R&M - Electrical II. Repairs and Maintenance - 4260-R&M - Elevator	0.00	0.00 103.71	0.00	0.00 103.71	0.00 103.71
Expense						
Expense	II. Repairs and Maintenance - 4265-R&M - Elevator Extra Maintenance	0.00	0.00	0.00	0.00	0.00
Expense	II. Repairs and Maintenance - 4270-R&M - Fire & Safety	0.00	0.00	0.00	0.00	0.00



Trial Balance

For 2391 Portage Avenue

Statement date 1/1/2024 - 1/31/2024, Accrual **Basis**

Account Type	Account Name	Beginning Balance	Total Debit	Total Credit	Net Activity	Ending Balance
Expense	II. Repairs and Maintenance - 4280-R&M - H.V.A.C	0.00	400.41	0.00	400.41	400.41
Expense	II. Repairs and Maintenance - 4285-R&M - Labour Maintenance	0.00	60.38	0.00	60.38	60.38
Expense	II. Repairs and Maintenance - 4290-R&M - Locksmith	0.00	0.00	0.00	0.00	0.00
Expense	II. Repairs and Maintenance - 4295-R&M - Mat Rental	0.00	87.08	0.00	87.08	87.08
Expense	II. Repairs and Maintenance - 4300-R&M - Painting	0.00	724.61	0.00	724.61	724.61
Expense	II. Repairs and Maintenance - 4310-R&M - Plumbing	0.00	0.00	0.00	0.00	0.00
Expense	II. Repairs and Maintenance - 4360-R&M - Pest Control	0.00	47.25	0.00	47.25	47.25
Expense	II. Repairs and Maintenance - 4365-R&M - Pest Control Extra Call Outs	0.00	0.00	0.00	0.00	0.00
Expense	II. Repairs and Maintenance - 4370-R&M - General	0.00	139.36	51.88	87.48	87.48
Expense	II. Repairs and Maintenance - 4380-R&M - Sewer	0.00	0.00	0.00	0.00	0.00
Expense	III. Utilities - 4400-Utilities - Electricity	0.00	1,988.09	189.00	1,799.09	1,799.09
Expense	III. Utilities - 4405-Utilities - Vacant Unit	0.00	0.00	0.00	0.00	0.00
Expense	III. Utilities - 4420-Utilities - Gas	0.00	176.33	17.00	159.33	159.33
Expense	III. Utilities - 4440-Utilities - Water	0.00	2,924.00	0.00	2,924.00	2,924.00
Expense	IV. Outside Maintenance - 4530-Outside Mtce - Landscaping	0.00	0.00	0.00	0.00	0.00
Expense	IV. Outside Maintenance - 4540-Outside Mtce - Snow Removal	0.00	136.64	136.64	0.00	0.00
Expense	VI. Administration - 5040-Admin - Management Fees	0.00	2,811.03	0.00	2,811.03	2,811.03
Expense	VI. Administration - 5265-Office - Credit Checks	0.00	0.00	0.00	0.00	0.00
Expense	VI. Administration - 7000-Leasing - Advertising	0.00	88.53	0.00	88.53	88.53
Expense	VI. Administration - 7010-Leasing - Commissions	0.00	0.00	0.00	0.00	0.00
Expense	VI. Administration - 7500-Fixed Expenses - Insurance	0.00	1,726.03	0.00	1,726.03	1,726.03
Expense	VI. Administration - 7510-Fixed Expenses - Property Taxes	0.00	6,122.00	0.00	6,122.00	6,122.00
Expense	VI. Administration - 7520-Property Tax Appeal / Rebate	0.00	0.00	0.00	0.00	0.00
Expense	VI. Administration - 9090-Tenant Deposit Interest	0.00	20.79	0.00	20.79	20.79
Total for 2391 Portage Avenue			\$216,706.60	\$216,706.60		



Accounts receivable summary

As of 1/31/2024

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Unit	Resident	Status	Balance
2391 Portage A	Avenue		
101	Angel Toy, Jordan Connolly	Active	(1,613.00)
105	Quy Dinh Hang, Thi Tram Anh Ha	Active	(1,296.40)
106	Anastasiia Vorontsova, Denys Buliubash	Active	(1,360.00)
107	Kyle Coyston, Edward Semeniuk	Active	(1,487.00)
201	Vladyslav Dmytriev, vladyslav vlasov	Active	(1,566.00)
202	Matthew Boychuk	Active	(362.00)
204	Roberto Checa, Paulina Silva	Active	(1,410.00)
205	Courtney Dumas	Active	(1,455.00)
206	Dean Kalinowsky, Alyssa Lavell, Charity Kalinowsky (Guarantor)	Active	(1,350.00)
303	Denys Pazii, Yuliia Pazii	Active	(1,245.00)
304	Ashley Washburn, Katie-Anne Larrivee	Active	(1,566.00)
305	Mallery Paynter, Dennie Paynter (Guarantor)	Active	65.00
404	Aaron Budding, Rachel Budding	Active	(1,546.00)
405	Carlin Kilbrei	Active	(1,502.00)
406	Kayden Buffalo, Rebecca Welch	Active	(1,304.00)
501	James Popoola, Abiola Popoola	Active	(1,563.00)
503	Rachel Beaudette	Active	(1,312.00)
504	Kayla Sinclair, Taylor Sinclair	Active	(1,558.00)
507	Sai Anand, Jeremie Prevost	Active	(1,460.00)
602	Aryanne Lu Mangubat	Active	(1,631.00)
604	Jordan Mazur, Michelle Pasnak-Mazur	Active	(1,435.00)
605	Osagbemworhue Osa-Ogunbor	Active	(1,454.00)
B04	Harinder Kingra, Navjot Kaur	Active	(1,240.00)
Parking Only #6	Dylan Hill	Active	(66.00)
Adjustments			0.00
Total for 239	1 Portage Avenue		(\$30,716.40)
Grand total for	all properties		(\$30,716.40)

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Unpaid Bills By Property

For 2391 Portage Avenue As of 1/31/2024 Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

2391 Portage Avenue

Date	Vendor	Ref. No	Description	Due Date	Total	Current	1-30 Days	31-60 Days	Over 60 Days
12/31/2023	Auld's Quik Sand	82907	1 drum sand	12/31/2023	\$192.64				192.64
1/31/2024	Manitoba Hydro	6170398-01/23/24	Electric Deposit Interest Applied		(\$314.29)				
1/25/2024	Manitoba Hydro	6387359-01/23/24	RM Hydro Electricity -ActualUnit 401	1/25/2024	\$208.07			208.07	
1/11/2024	Auld's Quik Sand	82890	1 Drum of Sand and salt	1/11/2024	\$136.64			136.64	
1/11/2024	Auld's Quik Sand	82890CR	Credit		(\$136.64)				
1/29/2024	Bell MTS	32259913-01/19/24	Intercom	1/29/2024	\$22.60			22.60	
1/17/2024	Cloverdale Paint Inc.	249236886	Paint	1/17/2024	\$397.01			397.01	
1/19/2024	Diamond Carpet Cleaning	9229	2391 portage clean basement and 1st floor get water from #307 buzz 4444 930/10am	1/19/2024	\$262.50			262.50	
1/12/2024	Ghost Garbage	1745	Garbage Picked up!	1/12/2024	\$124.99			124.99	
1/30/2024	Imperial Soap & Supplies Ltd.	388036	Cleaning Supplies	1/30/2024	\$130.37			130.37	
1/18/2024	Parsons Plumbing & Heating Co. Ltd.	231224-1	to Inspect the fire dampers and install the sticker an the piping and dampers	1/18/2024	\$400.41			400.41	
1/19/2024	Promat Service Ltd.	091426	Mat rental	1/19/2024	\$87.08			87.08	
1/31/2024	Manitoba Hydro	6170398-01/23/24	Electricity -Actual	1/31/2024	\$1,988.09			1,988.09	
1/31/2024	Manitoba Hydro	6170398-01/23/24	Gas-Actual	1/31/2024	\$176.33			176.33	
Total for 2	391 Portage Avenue		Ending cash balance:	\$61,831.24	\$3,675.80	\$0.00	\$0.00	\$3,934.09	\$192.64

			Aged Amounts					
Property or Company	Ending Cash Balance	Total	Current	1-30 Days	31-60 Days	Over 60 Days		
2391 Portage Avenue	\$61,831.24	\$3,675.80	\$0.00	\$0.00	\$3,934.09	\$192.64		
Grand total		\$3,675.80	\$0.00	\$0.00	\$3,934.09	\$192.64		

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As of 1/31/2024, 2391 Portage Avenue, Current leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. Winnipeg MB R3L2S8

									Recurring				
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
2391 Portag	ge Avenue												
101	Angel Toy, Jordan Connolly	2/1/2021	1/31/2025	2 Bed/1 Bath	Monthly	2/1/2023	1,514.00	130.00	76.00	54.00	1,400.00	0.00	(1,613.00)
				3	300-Parkin	ig Revenue		130.00					
				1100)-Accounts	Receivable			76.00				
102	Jeremy Siemens (Guarantor), Keishna Abenstein	4/1/2023	3/31/2025	2 Bed/1 Bath			1,555.00	1,555.00	0.00	1,555.00	778.00	0.00	0.00
				;	3200-Resid	dential Rent		1,555.00					
103	Kostyantyn Kolomiyets, Shayanne Gauthier	7/15/2023	3/31/2024	1 Bed/1 Bath	Monthly	7/15/2023	1,348.00	1,413.00	0.00	1,413.00	1,344.00	0.00	0.00
						dential Rent		1,348.00					
				3	300-Parkin	ig Revenue		65.00					
104	Shayla Hickie, Jesse Smith	9/1/2021	8/31/2024	2 Bed/1 Bath	Monthly	9/1/2023	1,501.00	1,546.00	0.00	1,546.00	722.50	0.00	0.00
				3	300-Parkin	ig Revenue		45.00					
				;	3200-Resid	dential Rent		1,501.00					
105	Quy Dinh Hang, Thi Tram Anh Ha	8/1/2023	7/31/2024	2 Bed/1 Bath	Monthly	8/1/2023	1,453.00	1,583.00	0.00	1,583.00	726.00	0.00	(1,296.40)
						dential Rent		1,453.00					
				3	300-Parkin	ig Revenue		130.00					
106	Anastasiia Vorontsova, Denys Buliubash	10/1/2022	9/30/2024	1 Bed/1 Bath	Monthly	10/1/2023	1,349.00	1,394.00	34.00	1,360.00	625.00	0.00	(1,360.00)
						dential Rent		1,349.00					
						g Revenue Receivable		45.00	34.00				
107	Kyle Coyston, Edward Semeniuk	12/1/2022	11/30/2024	2 Bed/1 Bath	Monthly	12/1/2023	1,397.00	1,487.00	0.00	1,487.00	630.00	0.00	(1,487.00)
				3	300-Parkin	ig Revenue		90.00					
				;	3200-Resid	dential Rent		1,397.00					
201	Vladyslav Dmytriev, vladyslav vlasov	1/1/2024	12/31/2024	2 Bed/1 Bath	Monthly	1/1/2024	1,566.00	1,566.00	0.00	1,566.00	783.00	0.00	(1,566.00)
				;	3200-Resid	dential Rent		1,566.00					
202	Matthew Boychuk	12/1/2021	11/30/2024	2 Bed/1 Bath	Monthly	12/1/2023	1,559.00	1,559.00	0.00	1,559.00	697.50	0.00	(362.00)
				:	3200-Resid	dential Rent		1,559.00					
203	Asiah Roulette, Gavin Hunter	10/1/2023	9/30/2024	1 Bed/1 Bath	Í		1,249.00	1,359.00	0.00	1,359.00	1,249.00	0.00	0.00
						dential Rent ig Revenue		1,249.00 110.00					
204	Roberto Checa, Paulina Silva	4/1/2022	3/31/2025	2 Bed/1 Bath	Monthly	4/1/2023	1,542.00	1,587.00	177.00	1,410.00	670.00	0.00	(1,410.00)
						g Revenue		45.00					
						dential Rent Receivable		1,542.00	177.00				
205	Courte and Duran	0/4/2022	6/20/2024				1455.00	1.455.00		1455.00	704.00	0.00	(1.4EE 00)
205	Courtney Dumas	8/1/2023	6/30/2024	2 Bed/1 Bath	-	8/1/2023 dential Rent	1,455.00	1,455.00 1,455.00	0.00	1,455.00	761.00	0.00	(1,455.00)



As of 1/31/2024, 2391 Portage Avenue, Current leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

									Recurring				
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
206	Dean Kalinowsky, Alyssa Lavell, Charity Kalinowsky (Guarantor)	5/1/2022	4/30/2024	1 Bed/1 Bath	Monthly		1,349.00	1,479.00	129.00	1,350.00	1,842.50	0.00	(1,350.00)
						g Revenue		130.00					
						dential Rent Receivable		1,349.00	129.00				
207	Antonios (Tony) Vasilarakis, Brittany Vasilarakis	11/7/2022	6/30/2024	2 Bed/1 Bath	Monthly	7/1/2023	1,398.00	1,488.00	0.00	1,488.00	699.00	0.00	0.00
						ig Revenue		90.00					
				3	3200-Resid	dential Rent		1,398.00					
301	Stephanie Kamperman	1/31/2022	8/31/2024	2 Bed/1 Bath	Monthly	9/1/2023	1,557.00	1,602.00	62.00	1,540.00	697.50	0.00	0.00
						g Revenue		45.00					
						dential Rent		1,557.00	62.00				
				1100	-Accounts	Receivable			62.00				
302	Jacqueline Price, Edmond Prince	3/1/2021	at-will	2 Bed/1 Bath	Í		1,454.00	1,499.00	0.00	1,499.00	647.50	0.00	0.00
						g Revenue dential Rent		45.00 1,454.00					
				`	3200-Kesik	Jenuar Kent		1,434.00					
303	Denys Pazii, Yuliia Pazii	10/1/2023	8/31/2024	1 Bed/1 Bath			1,245.00	1,245.00	0.00	1,245.00	622.50	0.00	(1,245.00)
				3	3200-Resid	dential Rent		1,245.00					
304	Ashley Washburn, Katie- Anne Larrivee	7/1/2021	6/30/2024	2 Bed/1 Bath	Monthly	7/1/2023	1,501.00	1,566.00	0.00	1,566.00	2,215.00	0.00	(1,566.00)
				3	300-Parkin	ig Revenue		65.00					
				:	3200-Resid	dential Rent		1,501.00					
305	Mallery Paynter, Dennie Paynter (Guarantor)	9/1/2021	4/30/2024	2 Bed/1 Bath	Monthly	5/1/2023	1,453.00	1,518.00	113.00	1,405.00	0.00	0.00	65.00
				3	300-Parkin	ıg Revenue		65.00					
				3	3200-Resid	dential Rent		1,453.00					
				1100)-Accounts	Receivable			113.00				
306	Anhad Grewal	5/1/2022	4/30/2025	1 Bed/1 Bath	Monthly	5/1/2023	1,348.00	1,393.00	108.00	1,285.00	600.00	0.00	0.00
				3	300-Parkin	ig Revenue		45.00					
				\$	3200-Resid	dential Rent		1,348.00					
				1100)-Accounts	Receivable			108.00				
307	Okan Firat, Zhanna Dyshleva	1/15/2024	5/31/2024	2 Bed/1 Bath	Monthly	1/15/2024	1,396.00	1,396.00	0.00	1,396.00	698.00	0.00	0.00
				\$	3200-Resid	dential Rent		1,396.00					
401	Ryanne (RM) Chartrand, Cam Chartrand	3/1/2022	7/31/2024	2 Bed/1 Bath	Monthly	8/1/2023	1,559.00	1,604.00	1,604.00	0.00	0.00	0.00	0.00
						ig Revenue		45.00					
		II. Donada				dential Rent		1,559.00	455000				
		ıı. Kepairs	ana Maintena	ance - 4230-R& 1100		nt Manager Receivable			1,559.00 45.00				
				1100	, Accounts	cc.ivable			43.00				
402	Chelsea Knox	5/1/2021	4/30/2024		300-Parkin	ig Revenue	1,557.00	1,602.00 45.00	0.00	1,602.00	2,242.50	0.00	0.00
					3200-Resid	dential Rent		1,557.00					



As of 1/31/2024, 2391 Portage Avenue, Current leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Recurring

									Recurring				
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
403	Hailey Dueck, Trevor Letkeman (Guarantor)	7/1/2023	6/30/2024	1 Bed/1 Bath	Monthly	7/1/2023	1,142.00	1,207.00	0.00	1,207.00	570.00	0.00	0.00
						dential Rent		1,142.00 65.00					
404	Aaron Budding,	12/1/2022	11/30/2024	2 Bed/1 Bath			150100	1,546.00	0.00	1,546.00	700.00	0.00	(1,546.00)
404	Rachel Budding	12/1/2022	11/30/2024				1,301.00	45.00	0.00	1,540.00	700.00	0.00	(1,540.00)
						g Revenue dential Rent		1,501.00					
405	Carlin Kilbrei	9/1/2023	8/31/2024	2 Bed/1 Bath	Monthly	9/1/2023	1,457.00	1,502.00	0.00	1,502.00	1,457.00	0.00	(1,502.00)
				3	3200-Resid	dential Rent		1,457.00					
				3	300-Parkin	g Revenue		45.00					
406	Kayden Buffalo, Rebecca Welch	11/1/2023	10/31/2024	1 Bed/1 Bath	Monthly	11/1/2023	1,349.00	1,349.00	0.00	1,349.00	1,348.00	0.00	(1,304.00)
				3	3200-Resid	dential Rent		1,349.00					
407	Christine Morrison	10/1/2021	9/30/2024	2 Bed/1 Bath	Monthly	10/1/2023	1,395.00	1,440.00	11.00	1,429.00	1,240.00	0.00	0.00
				3	300-Parkin	g Revenue		45.00					
						dential Rent		1,395.00					
				1100)-Accounts	Receivable			11.00				
501	James Popoola, Abiola Popoola	12/10/2022	6/30/2024				1,558.00	1,603.00	40.00	1,563.00	707.50	0.00	(1,563.00)
						g Revenue		45.00					
						dential Rent Receivable		1,558.00	40.00				
502	Parth Kashyap, Ryleah Smith	6/15/2023	5/31/2024	2 Bed/1 Bath			1,555.00	1,620.00	0.00	1,620.00	777.50	0.00	0.00
	,			3	3200-Resid	dential Rent		1,555.00					
				3	300-Parkin	g Revenue		65.00					
503	Rachel Beaudette	9/1/2023	8/31/2024	1 Bed/1 Bath	Monthly	9/1/2023	1,247.00	1,312.00	0.00	1,312.00	1,247.00	0.00	(1,312.00)
				3	3200-Resid	dential Rent		1,247.00					
				3	300-Parkin	g Revenue		65.00					
504	Kayla Sinclair, Taylor Sinclair	12/1/2023	11/30/2024	2 Bed/1 Bath			1,558.00	1,558.00	0.00	1,558.00	579.00	0.00	(1,558.00)
				3	3200-Resid	dential Rent		1,558.00					
505	Craig Linde	12/1/2021	12/31/2024	2 Bed/1 Bath	Monthly	1/1/2024	1,507.00	1,552.00	0.00	1,552.00	647.50	0.00	0.00
						g Revenue		45.00					
				3	3200-Resid	dential Rent		1,507.00					
506	Oleksandr Novikov, Viktoriia Kost	5/1/2023	8/31/2024	1 Bed/1 Bath	Monthly	9/1/2023	1,350.00	1,415.00	50.00	1,365.00	600.00	0.00	0.00
				3	300-Parkin	g Revenue		65.00					
				3	3200-Resid	dential Rent		1,350.00					
				1100)-Accounts	Receivable			50.00				
507	Sai Anand, Jeremie Prevost	1/2/2022	10/31/2024	2 Bed/1 Bath	Monthly	11/1/2023	1,395.00	1,460.00	0.00	1,460.00	631.00	0.00	(1,460.00)
				3	300-Parkin	g Revenue		65.00					
				3	3200-Resid	dential Rent		1,395.00					
601	Anna Barseghyan	10/1/2021	9/30/2024	2 Bed/1 Bath	Monthly	10/1/2023	1,454.00	1,499.00	0.00	1,499.00	700.00	0.00	0.00
						g Revenue		45.00					
				3	3200-Resid	dential Rent		1,454.00					



As of 1/31/2024, 2391 Portage Avenue, Current leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. Winnipeg MB R3L2S8

March Marc										Recurring				
Mary Buston 1967	Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
Marca Manual Marc	602		2/1/2021	1/31/2025	2 Bed/1 Bath	n Monthly	2/1/2023	1,520.00	65.00	0.00	65.00	697.50	0.00	(1,631.00)
Section Content		mangasat			:	3300-Parkin	g Revenue		65.00					
Particum Messer, Mes	603	Nancy Bossuyt	7/1/2021	6/30/2024	1 Bed/1 Bath	Monthly	7/1/2023	1,245.00	1,245.00	0.00	1,245.00	1,064.00	0.00	0.00
Michical Parish Maria Michical Parish Maria Michical Parish Maria Michical Parish Michical P						3200-Resid	ential Rent		1,245.00					
Column	604	Michelle Pasnak-	8/1/2023	7/31/2024	2 Bed/1 Bath	n Monthly	8/1/2023	1,552.00	1,597.00	162.00	1,435.00	727.50	0.00	(1,435.00)
Composition						3200-Resid	ential Rent		1,552.00					
Column C									45.00					
Control Cont					110	0-Accounts	Receivable			162.00				
Curis Busch 12/12/22 12/12/	605		4/1/2023	3/31/2025	2 Bed/1 Bath	n Monthly	4/1/2023	1,454.00	1,454.00	0.00	1,454.00	725.00	0.00	(1,454.00)
Michael Marrier Marrie						3200-Resid	ential Rent		1,454.00					
Month Parking Parkin	606	Curtis Busch	12/1/2023	11/30/2024	1 Bed/1 Bath	Monthly	12/1/2023	1,349.00	1,414.00	0.00	1,414.00	1,349.00	0.00	0.00
Marke French Marke Marke														
Parking only 17					:	3300-Parkin	g Revenue		65.00					
Michael Masnyk 71/2017 679/2024 791/2017 71/20	607		9/1/2021	8/31/2024	2 Bed/1 Bath	n Monthly	9/1/2023	1,399.00	1,464.00	39.00	1,425.00	1,200.51	0.00	0.00
Parking Only 17 ACANT Control of Minimal Residue Parking Only 18 ACANT Control of Minimal Residue Control of Minimal R														
Michiael Masinyk, Patrick Tylertam									1,399.00	30.00				
Patrick Tylerian Patrick Tyl					110	0-Accounts	Receivable			39.00				
	B01		7/1/2021	6/30/2024	1 Bed/1 Bath	Monthly	7/1/2023	1,037.00	1,167.00	0.00	1,167.00	497.50	0.00	0.00
B02 Holly Becker, Mark Fields 21/17/2022 1/31/2025 2 Bed/l Bath Monthly 2/12/2023 1.307.00 90.00 0.00 90.00 620.00 0														
Mark Fields						3200-Resid	ential Rent		1,037.00					
B03	B02		2/17/2022	1/31/2025	2 Bed/1 Bath	n Monthly	2/1/2023	1,307.00	90.00	0.00	90.00	620.00	0.00	0.00
B04		Mark Ficials			;	3300-Parkin	g Revenue		90.00					
Parking Only #1	B03	Megan Gran	8/1/2023	7/31/2024	2 Bed/1 Bath	n Monthly	8/1/2023	1,354.00	1,419.00	0.00	1,419.00	1,291.00	0.00	0.00
Parking Only #10 VACANT Control only #10 VACANT Control only #10 VACANT Control only #11 VACANT Control only #11 VACANT Control only #12 VACANT Control only #14 VACANT Control only #15 VACANT Control only #16 VACANT Control only #17 VACANT Control only #18 Control only #18 Control only #19 VACANT Control only #10 Control only #10 VACANT						3200-Resid	ential Rent		1,354.00					
Parking Only #10 VACANT -/1 Bath -/1 Bath -/2 -/1 Bath -/2 -/1 Bath -/2					:	3300-Parkin	g Revenue		65.00					
Parking only 17 Amritpal Singh 12/1/2022 at-will -/I Bath - 0.00	B04	_	8/1/2023	1/31/2025	1 Bed/1 Bath	Monthly	8/1/2023	1,141.00	65.00	0.00	65.00	525.00	0.00	(1,240.00)
Parking Only #1					:	3300-Parkin	g Revenue		65.00					
Parking Only #2 VACANT -/1 Bath - 0.00 </td <td>Parking only 17</td> <td>Amritpal Singh</td> <td>12/1/2022</td> <td>at-will</td> <td>- /1 Bath</td> <td></td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	Parking only 17	Amritpal Singh	12/1/2022	at-will	- /1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #4 VACANT -/1 Bath - 0.00 <td>Parking Only #1</td> <td>VACANT</td> <td></td> <td></td> <td>- /1 Bath</td> <td></td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	Parking Only #1	VACANT			- /1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #6 Dylan Hill 11/1/2021 at-will -/1 Bath Monthly 1/1/2024 65.00 65.00 0.00 0.00 0.00 (66.00) Parking Only #10 VACANT -/1 Bath -/1 Bath - 0.00 <td>Parking Only #2</td> <td>VACANT</td> <td></td> <td></td> <td>- /1 Bath</td> <td></td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	Parking Only #2	VACANT			- /1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #10 VACANT -/1 Bath -/2 0.00 0.0								-						
Parking Only #11 VACANT -/1 Bath - 0.00<	Parking Only #6	Dylan Hill	11/1/2021	at-will		-		65.00		0.00	65.00	0.00	0.00	(66.00)
Parking Only #14 VACANT -/1 Bath - 0.00 </td <td>Parking Only #10</td> <td>VACANT</td> <td></td> <td></td> <td>- /1 Bath</td> <td></td> <td></td> <td>-</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	Parking Only #10	VACANT			- /1 Bath			-	0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #20 VACANT -/I Bath - 0.00<	Parking Only #11	VACANT			- /1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #30 VACANT -/1 Bath - 0.00<								-						
Parking only #49 VACANT -/1 Bath - 0.00<								-						
Parking Only #50 VACANT -/1 Bath - 0.00<														
Parking Only # 46 Harrison Funnell 10/1/2023 at-will -/1 Bath Monthly 10/1/2023 65.00 65.00 0.00 65.00 0.00 0.00 0.00 0								_						
Parking Only - 7 VACANT -/1 Bath 0.00 0.00 0.00 0.00 0.00 0.00 0.00			10/1/2023	at-will		Monthly	10/1/2023	65.00						
	•													
	Parking Only - 7	VACANT			- /1 Bath			_	0.00	0.00	0.00	0.00	0.00	0.00
								\$65,261.00						



As of 1/31/2024, 2391 Portage Avenue, Current leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Grand totals

	Amount
Market rent	\$90.00
Rent	\$65,261.00
Recurring charges	\$62,199.00
Recurring credits	\$2,605.00
Deposits held	\$40,552.01
Balance due	(\$30,716.40)

Totals and averages	60	11	49	81.67%		\$90.00	\$45.00			
- /1 Bath	14	11	3	21.43%		90.00	45.00			
1 Bed/1 Bath	14	0	14	100.00%						
2 Bed/1 Bath	32	0	32	100.00%						
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total Average	Total	Average	Avg./Sq.Ft.		
Summary by bed/bath			Occupancy	upancy Square Feet			Market Rent			

Summary by property			Occupancy		Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total Average	Total	Average	Avg./Sq.Ft.	
2391 Portage Avenue	60	11	49	81.67%		90.00	45.00		
Totals and averages	60	11	49	81.67%		\$90.00	\$45.00		

	2391 P		
Future			
Unit	Name	Amount	Move in Date
Total		\$ -	
	2070/2072 - Security	& Pet Deposits	
	As per B/S		
	Security deposit	\$ 39,222.47	
	Pet deposit	\$ 1,329.54	
	Total	\$ 40,552.01	
	As per Rent Roll		
	Current leases	\$ 40,552.01	
	Expired leases	\$ -	
	Future lease	\$ -	
	Total	\$ 40,552.01	
	Variance	\$ -	



As of 1/31/2024, 2391 Portage Avenue, Expired leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Recurring

Recurring													
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
2391 Portag	ge Avenue												
102	Hazel Smart	6/1/2021	1/15/2023	2 Bed/1 Bath	Monthly	6/1/2022	1,555.00	1,555.00	0.00	1,555.00	0.00	0.00	0.00
103	Blake Chartrand	3/1/2022	3/31/2023	1 Bed/1 Bath	Monthly	3/1/2023	1,348.00	1,393.00	81.00	1,312.00	0.00	0.00	0.00
103	Quy Dinh Hang, Thi Tram Anh Ha	4/15/2023	7/14/2023	1 Bed/1 Bath	Monthly	4/15/2023	1,348.00	1,413.00	0.00	1,413.00	0.00	0.00	0.00
103	Alexander Lang	11/1/2021	11/30/2021	1 Bed/1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
105	Alyssa Brisebois, Tianna Williamson	6/1/2021	4/22/2022	2 Bed/1 Bath	Monthly	6/1/2021	1,453.00	1,518.00	58.00	1,460.00	0.00	0.00	0.00
105	Ashley Gray	4/23/2022	1/31/2023	2 Bed/1 Bath	Monthly	4/23/2022	1,453.00	1,563.00	33.00	1,530.00	0.00	0.00	0.00
105	Dario Sbeih, Rana Matta	2/1/2023	7/31/2023	2 Bed/1 Bath	Monthly	2/1/2023	1,453.00	1,498.00	33.00	1,465.00	0.00	0.00	0.00
106	Kenneth Humeniuk	10/26/2021	9/30/2022	1 Bed/1 Bath	Monthly	10/26/2021	1,349.00	45.00	134.00	(89.00)	0.00	0.00	0.00
107	Michael Busam	9/14/2021	11/30/2022	2 Bed/1 Bath	Monthly	9/1/2022	1,397.00	1,397.00	137.00	1,260.00	0.00	0.00	0.00
201	Jason Dahle	7/1/2021	11/30/2023	2 Bed/1 Bath	Monthly	7/1/2023	1,520.00	1,520.00	0.00	1,520.00	0.00	0.00	0.00
203	Cassandra McElwee	10/15/2021	9/30/2022	1 Bed/1 Bath	Monthly	10/15/2021	1,249.00	1,314.00	54.00	1,260.00	0.00	0.00	0.00
203	Lifman Galbraith	10/15/2022	5/14/2023	1 Bed/1 Bath	Monthly	10/15/2022	1,249.00	1,249.00	34.00	1,215.00	0.00	0.00	0.00
203	Yiannis Tsalatsidis	5/15/2023	9/30/2023	1 Bed/1 Bath	Monthly	5/15/2023	1,249.00	1,249.00	34.00	1,215.00	0.00	0.00	0.00
204	Chia-Wei (Jason) Chang	4/1/2021	3/31/2022	2 Bed/1 Bath	Monthly	4/1/2021	1,542.00	1,607.00	202.00	1,405.00	0.00	0.00	0.00
205	Brendan Stothers	8/1/2021	7/31/2023	2 Bed/1 Bath	Monthly	8/1/2022	1,455.00	0.00	195.00	(195.00)	0.00	0.00	0.00
206	Prithvi Prithvi	8/1/2021	3/31/2022	1 Bed/1 Bath	Monthly	8/1/2021	1,349.00	1,414.00	97.00	1,317.00	0.00	0.00	0.00
207	Emily Morrison, Maxwell (Peter) Lucas	7/1/2021	11/6/2022	2 Bed/1 Bath	Monthly	7/1/2022	1,398.00	1,508.00	0.00	1,508.00	0.00	0.00	0.00
301	Corey Melnyk, Rossnagel Brandon	9/1/2021	1/30/2022	2 Bed/1 Bath	Monthly	9/1/2021	1,557.00	1,557.00	162.00	1,395.00	0.00	0.00	0.00
303	Sharon Potter	10/15/2021	8/31/2022	1 Bed/1 Bath	Monthly	10/15/2021	1,245.00	1,245.00	130.00	1,115.00	0.00	0.00	0.00
303	Yuliia Ryndia, Yaroslav Chebotaiev	9/1/2022	9/30/2023	1 Bed/1 Bath	Monthly	9/1/2023	1,245.00	1,290.00	0.00	1,290.00	0.00	0.00	0.00
306	Riel Lynch	8/1/2021	2/28/2022	1 Bed/1 Bath	Monthly	8/1/2021	1,348.00	1,413.00	153.00	1,260.00	0.00	0.00	0.00
307	Vladimir Bogoyavlensky, Marcia Bogoyavlensky	6/1/2021	1/14/2024	2 Bed/1 Bath	Monthly	6/1/2023	1,396.00	1,441.00	0.00	1,441.00	0.00	0.00	0.00
401	Bryan (RM) Mintenko	10/1/2021	2/28/2022	2 Bed/1 Bath	Monthly	10/1/2021	1,559.00	1,559.00	1,559.00	0.00	0.00	0.00	0.00
403	Justice Sigurdson, Bradley Karacsony	7/1/2021	6/30/2023	1 Bed/1 Bath	Monthly	7/1/2022	1,142.00	1,207.00	0.00	1,207.00	0.00	0.00	0.00
404	Sherri Wimble	6/1/2021	6/30/2022	2 Bed/1 Bath	Monthly	6/1/2022	1,501.00	1,501.00	81.00	1,420.00	0.00	0.00	0.00
404	Edwin McCrae, Marjorie McCrae	9/1/2022	11/30/2022	2 Bed/1 Bath	Monthly	9/1/2022	1,501.00	1,546.00	101.00	1,445.00	0.00	0.00	0.00
405	Peter Arnott	11/1/2021	7/19/2022	2 Bed/1 Bath	Monthly	11/1/2021	1,457.00	1,457.00	0.00	1,457.00	0.00	0.00	0.00
405	Brett Philion	7/20/2022	8/31/2023	2 Bed/1 Bath	Monthly	7/20/2022	1,457.00	1,457.00	0.00	1,457.00	0.00	0.00	0.00
406	Donna Jaremy, Ronald Jaremy	11/1/2021	10/31/2022	1 Bed/1 Bath	Monthly	11/1/2021	1,349.00	1,414.00	132.00	1,282.00	0.00	0.00	0.00
406	Madison Danyluk, Tanner Kozier	11/1/2022	10/31/2023	1 Bed/1 Bath	Monthly	11/1/2022	1,349.00	1,479.00	100.00	1,379.00	0.00	0.00	0.00



As of 1/31/2024, 2391 Portage Avenue, Expired leases, All units

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Recurring

									Recurring				
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
501	Monica Munoz- Gomez, Liam Fisher	7/1/2021	12/9/2022	2 Bed/1 Bath	Monthly	7/1/2022	1,558.00	1,603.00	143.00	1,460.00	0.00	0.00	0.00
502	Nicholas Blanchard, Delanie Pike	4/1/2021	3/31/2022	2 Bed/1 Bath	Monthly	4/1/2021	1,555.00	1,555.00	114.00	1,441.00	0.00	0.00	0.00
502	Sean Taubner, Charmaine Bacon	4/1/2022	5/31/2023	2 Bed/1 Bath	Monthly	4/1/2023	1,555.00	1,685.00	135.00	1,550.00	0.00	0.00	0.00
503	Krista Sigvaldason, Bronson Ammeter	10/1/2021	8/31/2023	1 Bed/1 Bath	Monthly	10/1/2022	1,247.00	1,377.00	0.00	1,377.00	0.00	0.00	0.00
504	Tylor Burelle, Kirissa Haugh- Barnes	10/1/2021	11/30/2023	2 Bed/1 Bath	Monthly	10/1/2023	1,558.00	1,603.00	0.00	1,603.00	0.00	0.00	0.00
506	Brett Philion	6/1/2021	7/31/2022	1 Bed/1 Bath	Monthly	6/1/2021	1,350.00	1,480.00	155.00	1,325.00	0.00	0.00	0.00
506	Divya Arora, Teg Singh	8/1/2022	4/29/2023	1 Bed/1 Bath	Monthly	8/1/2022	1,350.00	1,415.00	150.00	1,265.00	0.00	0.00	0.00
506	Harleen Kaur Chahal	2/1/2005	2/2/2005	1 Bed/1 Bath	Monthly	2/1/2005	1,350.00	1,415.00	150.00	1,265.00	0.00	0.00	0.00
507	Matthew Knoll	11/1/2020	12/31/2021	2 Bed/1 Bath				0.00	0.00	0.00	0.00	0.00	0.00
604	Carlo Andal, Angel Andal	8/15/2021	4/30/2022	2 Bed/1 Bath	Monthly	8/15/2021	1,552.00	1,552.00	267.00	1,285.00	0.00	0.00	0.00
604	Jonathan Moore	5/1/2022	7/31/2023	2 Bed/1 Bath	Monthly	5/1/2022	1,552.00	1,617.00	324.00	1,293.00	0.00	0.00	0.00
605	Evelyn Sparkes	12/1/2021	3/31/2022	2 Bed/1 Bath	Monthly	12/1/2021	1,454.00	1,519.00	35.00	1,484.00	0.00	0.00	0.00
605	Andrew Neil	4/1/2022	3/31/2023	2 Bed/1 Bath	Monthly	4/1/2022	1,454.00	1,499.00	35.00	1,464.00	0.00	0.00	0.00
606	Tera Mroz	10/15/2021	10/31/2023	1 Bed/1 Bath	Monthly	11/1/2022	1,349.00	1,414.00	130.00	1,284.00	0.00	0.00	0.00
B02	Patrick Comia, Janine Gapit	1/1/2021	1/31/2022	2 Bed/1 Bath	Monthly	1/1/2021	1,307.00	1,307.00	0.00	1,307.00	0.00	0.00	0.00
В03	Jonathan Moore	5/1/2022	5/2/2022	2 Bed/1 Bath	Monthly	5/1/2022	1,478.00	1,478.00	0.00	1,478.00	0.00	0.00	0.00
B03	Darryl Delagua	11/1/2022	5/31/2023	2 Bed/1 Bath	Monthly	2/1/2023	1,354.00	1,419.00	126.00	1,293.00	0.00	0.00	0.00
В03	Dexter Mann, Sydney Binne	2/1/2022	3/31/2022	2 Bed/1 Bath	Monthly	2/1/2022	1,478.00	1,543.00	258.00	1,285.00	0.00	0.00	0.00
B03	Jennita Lough	11/1/2020	1/31/2022	2 Bed/1 Bath	Monthly	11/1/2020	1,354.00	1,444.00	0.00	1,444.00	0.00	0.00	0.00
B04	Breanna Irving	2/1/2021	11/30/2022	1 Bed/1 Bath	Monthly	2/1/2022	1,141.00	1,186.00	111.00	1,075.00	0.00	0.00	0.00
B04	Paige Bonham, Noah Sinclair	12/1/2022	7/31/2023	1 Bed/1 Bath	Monthly	2/1/2023	1,141.00	1,186.00	91.00	1,095.00	0.00	0.00	0.00
Parking Only #1	Brandon Pretty	1/1/2022	1/1/2022	- /1 Bath	Monthly	1/1/2022	45.00	45.00	0.00	45.00	0.00	0.00	0.00
Parking Only #2	19-2461 Jesse & Funnell Pullman & Harrison	12/1/2021	8/1/2023	- /1 Bath	Monthly	12/1/2021	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Only #4	Jade Tanner, Steven Robinson	12/1/2022	3/31/2023	- /1 Bath	Monthly	12/1/2022	45.00	45.00	0.00	45.00	0.00	0.00	0.00
Parking Only #10	4-2451 Alexsandar Sintai	1/1/2022	1/1/2022	- /1 Bath	Monthly	1/1/2022	45.00	45.00	0.00	45.00	0.00	0.00	0.00
Parking Only #10	Tiffany and Nathanial Kohinski	8/1/2022	3/31/2023	- /1 Bath	Monthly	8/1/2022	65.00	65.00	0.00	65.00	0.00	0.00	0.00
Parking Only #11	2-2461 Marilyn Sexton	1/1/2022	5/31/2022	- /1 Bath	Monthly	1/1/2022	45.00	45.00	0.00	45.00	0.00	0.00	0.00
Parking Only #14	4-2461 Stephanie Corpuz	12/1/2021	7/31/2022	- /1 Bath	Monthly	12/1/2021	45.00	45.00	10.00	35.00	0.00	0.00	0.00
Parking Only #20	Keele Thompson	12/1/2022	10/31/2023	- /1 Bath				45.00	0.00	45.00	0.00	0.00	0.00
Parking Only #30	Derek Forsyth	12/1/2022	5/31/2023	- /1 Bath			-	45.00	0.00	45.00	0.00	0.00	0.00
Parking only #49	Gord Blumenschein	11/1/2022	4/30/2023	- /1 Bath			-	65.00	0.00	65.00	0.00	0.00	0.00
Parking Only - 7	Bradley Nickel	12/1/2022	10/31/2023	- /1 Bath	Monthly	12/1/2022	45.00	45.00	0.00	45.00	0.00	0.00	0.00



As of 1/31/2024, 2391 Portage Avenue, Expired leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Recurring

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
Total for 2391 Portage Avenue					\$68,945.00	\$68,596.00	\$5,744.00	\$62,852.00	\$0.00	\$0.00	\$0.00		

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As of 1/31/2024, 2391 Portage Avenue, Expired leases, All units 1209-21 Roslyn Road GST # 876772547

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Grand totals

	Amount
Market rent	\$90.00
Rent	\$68,945.00
Recurring charges	\$68,596.00
Recurring credits	\$5,744.00
Deposits held	\$0.00
Balance due	\$0.00

Summary by bed/bath		Occupancy			Square Feet	Square Feet		Market Rent	
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total Averag	e Total	Average	Avg./Sq.Ft.	
2 Bed/1 Bath	30	0	30	100.00%					
1 Bed/1 Bath	21	0	21	100.00%					
- /1 Bath	11	0	11	100.00%		90.00	45.00		
Totals and averages	62	0	62	100.00%		\$90.00	\$45.00		

Summary by property	Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total Average	Total	Average	Avg./Sq.Ft.
2391 Portage Avenue	62	0	62	100.00%		90.00	45.00	
Totals and averages	62	0	62	100.00%		\$90.00	\$45.00	

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Bank Transactions

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Bank account 1010-Access Credit Union (General Trust)

Statement date 1/1/2024 - 1/31/2024
Property 2391 Portage Avenue

2391 Portage Avenue

2391 Po	rtage	Avenue							
Date	Num	Payee	Memo	Payment	Deposit	Property	Amount	Rec.	Balanc
Beginning b	balance								\$69,471.9
1/1/2024			MFs	2,640.29		2391 Portage Avenue	(2,640.29)	R	\$66,831.6
1/2/2024	EFT	Deposit			6,765.00	2391 Portage Avenue	6,765.00	R	\$73,596.6
1/2/2024			Mort.	25,287.80		2391 Portage Avenue	(25,287.80)	R	\$48,308.8
1/2/2024			mfs	1,725.74		2391 Portage Avenue	(1,725.74)	R	\$46,583.1
1/2/2024			property tax	6,122.00		2391 Portage Avenue	(6,122.00)	R	\$40,461.1
1/3/2024	EFT	Deposit			38,720.00	2391 Portage Avenue	38,720.00	R	\$79,181.1
1/3/2024	4114	Manitoba Hydro	6170398-12/20/23 - 2391 Portage	1,307.31		2391 Portage Avenue	(1,307.31)	R	\$77,873.8
1/3/2024	4115	Manitoba Hydro	6389239-12/13/23 - 2391 Portage	66.78		2391 Portage Avenue	(66.78)	R	\$77,807.0
1/3/2024	4116	Manitoba Hydro	Multiple bills	154.12		2391 Portage Avenue	(154.12)	R	\$77,652.9
1/3/2024					4,399.00	2391 Portage Avenue	4,399.00	R	\$82,051.9
1/5/2024	EFT	Deposit			1,285.00	2391 Portage Avenue	1,285.00	R	\$83,336.9
1/6/2024	4131	Sunrex Management Ltd.	Multiple bills	90.56		2391 Portage Avenue	(90.56)	R	\$83,246.3
1/10/2024	4138	Christine Morrison	Refund for overpayment on account	10.00		2391 Portage Avenue	(10.00)	R	\$83,236.3
1/11/2024	EFT	Deposit			698.00	2391 Portage Avenue	698.00	R	\$83,934.3
1/12/2024	4143	Bell MTS	Multiple bills	22.60		2391 Portage Avenue	(22.60)	R	\$83,911.7
1/12/2024	4156	Ghost Garbage	Multiple bills	1,132.41		2391 Portage Avenue	(1,132.41)	R	\$82,779.3
1/12/2024	4167	Low-cost Exterminators Ltd.	Multiple bills	231.00		2391 Portage Avenue	(231.00)	R	\$82,548.3
1/12/2024	4169	Mantario Lock & Key Ltd.	Multiple bills	314.90		2391 Portage Avenue	(314.90)	R	\$82,233.4
1/12/2024	4175	Promat Service Ltd.	Multiple bills	87.08		2391 Portage Avenue	(87.08)	R	\$82,146.3
1/12/2024	4178	Parsons Plumbing & Heating Co. Ltd.	Multiple bills	254.81		2391 Portage Avenue	(254.81)	R	\$81,891.5
1/12/2024	4179	Riker Contracting Corp	Multiple bills	354.90		2391 Portage Avenue	(354.90)	R	\$81,536.6
1/12/2024	4180	Rona Inc	Multiple bills	184.09		2391 Portage Avenue	(184.09)	R	\$81,352.5
1/12/2024	4186	Sunrex Management Ltd.	Multiple bills	327.60		2391 Portage Avenue	(327.60)	R	\$81,024.9
1/13/2024	4193	Southport Fire Protection	5131 - 2391 Portage	616.00		2391 Portage Avenue	(616.00)	R	\$80,408.9
1/15/2024	4199	Sunrex Management Ltd.	2391P/Tsfer Assignment fee 12-31-2023 - 2391P/Tsfer Assignment fee 12-31-2023 for unit 205	75.00		2391 Portage Avenue	(75.00)	R	\$80,333.9
1/15/2024	4201	Rentsync	Multiple bills	131.84		2391 Portage Avenue	(131.84)	R	\$80,202.1
1/16/2024	4204	Manitoba Hydro	Multiple bills	35.37		2391 Portage Avenue	(35.37)	R	\$80,166.7
1/19/2024	EFT	Deposit			90.00	2391 Portage Avenue	90.00	R	\$80,256.7
1/22/2024	4207	Vladimir Bogoyavlensky	Refund	2,030.79		2391 Portage Avenue	(2,030.79)	R	\$78,225.9
1/23/2024	4210	Brothers Lock & Safe	Multiple bills	89.60		2391 Portage Avenue	(89.60)	R	\$78,136.3
1/23/2024	4212	Sunrex Management Ltd.	Multiple bills	60.38		2391 Portage Avenue	(60.38)	R	\$78,075.9
1/24/2024					1,400.00	2391 Portage Avenue	1,400.00	R	\$79,475.9
1/25/2024	4222	Kijiji Canada Ltd.	CA240101613 - Multiple Buildings	88.53		2391 Portage Avenue	(88.53)	R	\$79,387.4
1/26/2024	EFT	Deposit			1,558.00	2391 Portage Avenue	1,558.00	R	\$80,945.4
1/26/2024					1,455.00	2391 Portage Avenue	1,455.00	R	\$82,400.4
1/26/2024	4224	First Class Appliance Service	Multiple bills	543.57		2391 Portage Avenue	(543.57)	R	\$81,856.8
1/26/2024	4226	GFL Environmental Inc.	Multiple bills	100.11		2391 Portage Avenue	(100.11)	R	\$81,756.7
1/26/2024	4228	Rona Inc	Multiple bills	46.45		2391 Portage Avenue	(46.45)	R	\$81,710.3
1/30/2024	EFT	Deposit			11,462.00	2391 Portage Avenue	11,462.00	R	\$93,172.3
1/31/2024	EFT	Deposit			3,194.00	2391 Portage Avenue	3,194.00	R	\$96,366.3

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1/1/2024 - 1/31/2024, Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

2391 Portage Avenue

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
Assets	71-				200.0	0.00	20.000
	cess Credit Ur	nion (Payments Tr	ust)				
Previous		u uymenta 11					\$1,455.00
	Check 2536		Sunrex Management Ltd.	2391/205/COURTNEY DUMAS		1,455.00	0.00
1/24/2024	Gen Journal			E Trans COURTNEY DUMAS	1,455.00		1,455.00
1/31/2024	Check 2576		Sunrex Management Ltd.	EFT/ACU General Trust		1,455.00	0.00
Tota	I for 1001-Acces	s Credit Union (Paym	ents Trust)		\$1,455.00	\$2,910.00	
1010-Ac	cess Credit Ur	nion (General Trus	st)				
Previous	balance						\$87,654.96
1/1/2024	Payment	506	Oleksandr Novikov	by Oleksandr Novikov	1,365.00		89,019.96
1/1/2024	Payment	104	Shayla Hickie	by Shayla Hickie	1,546.00		90,565.96
1/1/2024	Payment	402	Chelsea Knox	by Chelsea Knox	1,602.00		92,167.96
1/1/2024	Payment	607	Valerie French	by Valerie French	1,425.00		93,592.96
1/1/2024	Payment	B01	Michael Masnyk	by Michael Masnyk	1,167.00		94,759.96
1/1/2024	Payment	B02	Holly Becker	by Holly Becker	1,369.00		96,128.96
1/1/2024	Payment	207	Antonios (Tony) Vasilarakis	by Antonios (Tony) Vasilarakis	1,488.00		97,616.96
1/1/2024	Payment	102	Keishna Abenstein	by Keishna Abenstein	1,555.00		99,171.96
1/1/2024	Payment	403	Trevor Letkeman (Guarantor)	by Trevor Letkeman (Guarantor)	1,207.00		100,378.96
1/1/2024	Payment	B03	Megan Gran	by Megan Gran	1,419.00		101,797.96
1/1/2024	Payment	105	Thi Tram Anh Ha	by Thi Tram Anh Ha	1,583.00		103,380.96
1/1/2024	Payment	407	Christine Morrison	by Christine Morrison	1,439.00		104,819.96
1/1/2024	Payment	301	Stephanie Kamperman	by Stephanie Kamperman	1,540.00		106,359.96
1/1/2024	Payment	Parking Only # 46	Harrison Funnell	by Harrison Funnell	65.00		106,424.96
1/1/2024	Payment	602	Aryanne Lu Mangubat	by Aryanne Lu Mangubat	1,502.00		107,926.96
1/1/2024	Payment	505	Craig Linde	by Craig Linde	1,552.00		109,478.96
1/1/2024	Payment	507	Sai Anand	by Sai Anand	1,460.00		110,938.96
1/1/2024	Gen Journal			MFs		2,640.29	108,298.67
1/2/2024	Payment	603	Nancy Bossuyt	by Nancy Bossuyt	1,245.00		109,543.67
1/2/2024	Payment	606	Curtis Busch	by Curtis Busch	1,414.00		110,957.67
1/2/2024	Payment	203	Gavin Hunter	by Gavin Hunter	1,359.00		112,316.67
1/2/2024	Gen Journal			Mort.		25,287.80	87,028.87
1/2/2024	Gen Journal			mfs		1,725.74	85,303.13
1/2/2024	Gen Journal			property tax		6,122.00	79,181.13
1/3/2024	Check 4114		Manitoba Hydro	Electricity-Actual		1,399.34	77,781.79
1/3/2024	Check 4114		Manitoba Hydro	Gas-Estimated		91.39	77,690.40
1/3/2024	Check 4114		Manitoba Hydro	Vacant unit Credits	183.42		77,873.82
1/3/2024	Check 4115		Manitoba Hydro	Unit 606-Electricity - Actual		66.78	77,807.04



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/3/2024	Check 4116		Manitoba Hydro	RM Hydro Electricity - Estimated Unit 401		154.12	77,652.92
1/3/2024	Payment	306	Anhad Grewal	by Anhad Grewal	1,285.00		78,937.92
1/3/2024	Deposit				4,399.00		83,336.92
1/6/2024	Check 4131		Sunrex Management Ltd.	Install the fire emergency plan procedure-2391P-all floors-Dec 29		86.25	83,250.67
1/6/2024	Check 4131		Sunrex Management Ltd.	GST		4.31	83,246.36
1/9/2024	Payment	307	Zhanna Dyshleva	by Zhanna Dyshleva	698.00		83,944.36
1/10/2024	Refund 4138	407	Christine Morrison	Refund for overpayment on account		10.00	83,934.36
1/12/2024	Check 4143		Bell MTS	Intercom		22.60	83,911.76
1/12/2024	Check 4156		Ghost Garbage	Garbage Pick up		944.92	82,966.84
1/12/2024	Check 4156		Ghost Garbage	Garbage Picked up!		187.49	82,779.35
1/12/2024	Check 4167		Low-cost Exterminators Ltd.	WO # 13416		89.25	82,690.10
1/12/2024	Check 4167		Low-cost Exterminators Ltd.	October, November, December Service		141.75	82,548.35
1/12/2024	Check 4169		Mantario Lock & Key Ltd.	Intercom has power.		204.70	82,343.65
1/12/2024	Check 4169		Mantario Lock & Key Ltd.	I helped to her to program new fobs.		110.20	82,233.45
1/12/2024	Check 4175		Promat Service Ltd.	November 30,2023 to December 28,2023		87.08	82,146.37
1/12/2024	Check 4178		Parsons Plumbing & Heating Co. Ltd.	Leaking pipe near hot water tank.		103.61	82,042.76
1/12/2024	Check 4178		Parsons Plumbing & Heating Co. Ltd.	To inspect the hot water tank in unit 405		151.20	81,891.56
1/12/2024	Check 4179		Riker Contracting Corp	Parking lot clearing - Plow Truck - Dec 28- 2hrs		354.90	81,536.66
1/12/2024	Check 4180		Rona Inc	Supplies		34.01	81,502.65
1/12/2024	Check 4180		Rona Inc	Supplies		150.08	81,352.57
1/12/2024	Check 4186		Sunrex Management Ltd.	Unit 307-Shane A		327.60	81,024.97
1/13/2024	Check 4193		Southport Fire Protection	2023 Sprinkler Deficiency Repairs		616.00	80,408.97
1/15/2024	Check 4199		Sunrex Management Ltd.	2391P/Tsfer Assignment fee 12-31- 2023 for unit 205		75.00	80,333.97
1/15/2024	Check 4201		Rentsync	Ads		131.84	80,202.13
1/16/2024	Check 4204		Manitoba Hydro	Unit 203-Electricity - Actual		18.86	80,183.27
1/16/2024	Check 4204		Manitoba Hydro	Unit 504-Electricity - Estimated		16.51	80,166.76
1/17/2024	Payment	406	Rebecca Welch	by Rebecca Welch	90.00		80,256.76
1/22/2024	Refund 4207	307	Vladimir Bogoyavlensky	Refund		2,030.79	78,225.97
1/23/2024	Check 4210		Brothers Lock & Safe	Keys		89.60	78,136.37
1/23/2024	Check 4212		Sunrex Management Ltd.	sealed with foam insulations		28.75	78,107.62
1/23/2024	Check 4212		Sunrex Management Ltd.	GST		1.44	78,106.18



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/23/2024	Check 4212		Sunrex Management Ltd.	Check and trouble shoot the low water presure		28.75	78,077.43
1/23/2024	Check 4212		Sunrex Management Ltd.	GST		1.44	78,075.99
1/24/2024	Payment	504	Kayla Sinclair	by Kayla Sinclair	1,558.00		79,633.99
1/24/2024	Deposit				1,400.00		81,033.99
1/25/2024	Check 4222		Kijiji Canada Ltd.	Ads		88.53	80,945.46
1/26/2024	Check 4224		First Class Appliance Service	Unit 206-Dishwasher -Not cleaning		78.35	80,867.11
1/26/2024	Check 4224		First Class Appliance Service	Unit 603- Range/washer Glass dish shattered/ no hot water		465.22	80,401.89
1/26/2024	Check 4226		GFL Environmental Inc.	CONTAINER RENTAL, Jan 01/24 - Mar 31/24		100.11	80,301.78
1/26/2024	Check 4228		Rona Inc	Supplies		51.88	80,249.90
1/26/2024	Check 4228		Rona Inc	Supplies		46.45	80,203.45
1/26/2024	Check 4228		Rona Inc	Returned Supplies	51.88		80,255.33
1/26/2024	Deposit				1,455.00		81,710.33
1/27/2024	Payment	404	Aaron Budding	by Aaron Budding	1,546.00		83,256.33
1/27/2024	Payment	107	Edward Semeniuk	by Edward Semeniuk	1,486.00		84,742.33
1/27/2024	Payment	206	Dean Kalinowsky	by Dean Kalinowsky	1,350.00		86,092.33
1/28/2024	Payment	507	Sai Anand	by Sai Anand	1,460.00		87,552.33
1/28/2024	Payment	605	Osagbemworhue Osa-Ogunbor	by Osagbemworhue Osa-Ogunbor	1,454.00		89,006.33
1/29/2024	Payment	B04	Harinder Kingra	by Harinder Kingra	1,240.00		90,246.33
1/29/2024	Payment	106	Denys Buliubash	by Denys Buliubash	1,360.00		91,606.33
1/29/2024	Payment	201	vladyslav vlasov	by vladyslav vlasov	1,566.00		93,172.33
1/29/2024	Payment	602	Aryanne Lu Mangubat	by Aryanne Lu Mangubat	1,631.00		94,803.33
1/29/2024	Payment	501	James Popoola	by James Popoola	1,563.00		96,366.33
Tota	I for 1010-Acces	s Credit Union (Gen	eral Trust)		\$53,078.30	\$44,366.93	
1010-Ac	cess Credit U	nion (General Tru	st) - Pending EFTs				
Previous	balance						\$0.00
1/30/2024	Payment	101	Jordan Connolly	by Jordan Connolly	1,613.00		1,613.00
1/31/2024	Payment	304	Ashley Washburn	by Ashley Washburn	1,566.00		3,179.00
1/31/2024	Payment	Parking Only #6	Dylan Hill	by Dylan Hill	66.00		3,245.00
1/31/2024	Payment	503	Rachel Beaudette	by Rachel Beaudette	1,312.00		4,557.00
1/31/2024	Payment	604	Jordan Mazur	by Jordan Mazur	1,435.00		5,992.00
1/31/2024	Payment	405	Carlin Kilbrei	by Carlin Kilbrei	1,502.00		7,494.00
1/31/2024	Payment	303	Denys Pazii	by Denys Pazii	1,245.00		8,739.00
1/31/2024	Payment	204	Paulina Silva	by Paulina Silva	1,410.00		10,149.00
1/31/2024	Payment	406	Rebecca Welch	by Rebecca Welch	1,349.00		11,498.00
Tota	I for 1010-Acces	ss Credit Union (Gen	eral Trust) - Pending EFTs		\$11,498.00	\$0.00	
1100-Ac	counts Receiv	rable					
Previous	balance						(\$32,139.40)
4/4/0004	Charge	101		UG-58	65.00		(32,074.40)



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/1/2024	Charge	101		UG-60	65.00		(32,009.40)
1/1/2024	Charge	101		Rent	1,514.00		(30,495.40)
1/1/2024	Charge	104		19-OS	45.00		(30,450.40)
1/1/2024	Charge	104		Rent	1,501.00		(28,949.40)
1/1/2024	Charge	202		Rent	1,559.00		(27,390.40)
1/1/2024	Charge	302		27-OS	45.00		(27,345.40)
1/1/2024	Charge	302		Rent	1,454.00		(25,891.40)
1/1/2024	Charge	304		59-UG	65.00		(25,826.40)
1/1/2024	Charge	304		Rent	1,501.00		(24,325.40)
1/1/2024	Charge	305		UG-62	65.00		(24,260.40)
1/1/2024	Charge	305		Rent	1,453.00		(22,807.40)
1/1/2024	Charge	307		23-OS	45.00		(22,762.40)
1/1/2024	Charge	307		Rent	1,396.00		(21,366.40)
1/1/2024	Charge	402		9-OS	45.00		(21,321.40)
1/1/2024	Charge	402		Rent	1,557.00		(19,764.40)
1/1/2024	Charge	407		16-OS	45.00		(19,719.40)
1/1/2024	Charge	407		Rent	1,395.00		(18,324.40)
1/1/2024	Charge	505		OS-01	45.00		(18,279.40)
1/1/2024	Charge	505		Rent	1,507.00		(16,772.40)
1/1/2024	Charge	507		UG-64	65.00		(16,707.40)
1/1/2024	Charge	507		Rent	1,395.00		(15,312.40)
1/1/2024	Charge	601		31-OS	45.00		(15,267.40)
1/1/2024	Charge	601		Rent	1,454.00		(13,813.40)
1/1/2024	Charge	602		51-UG	65.00		(13,748.40)
1/1/2024	Charge	602		Rent	1,520.00		(12,228.40)
1/1/2024	Charge	603		Rent	1,245.00		(10,983.40)
1/1/2024	Charge	607		UG-43	65.00		(10,918.40)
1/1/2024	Charge	607		Rent	1,399.00		(9,519.40)
1/1/2024	Charge	B01		42-UG	65.00		(9,454.40)
1/1/2024	Charge	B01		UG-41	65.00		(9,389.40)
1/1/2024	Charge	B01		Rent	1,037.00		(8,352.40)
1/1/2024	Charge	301		Parking OS-15	45.00		(8,307.40)
1/1/2024	Charge	301		Rent	1,557.00		(6,750.40)
1/1/2024	Charge	B02		OS-21	45.00		(6,705.40)
1/1/2024	Charge	B02		Rent	1,307.00		(5,398.40)
1/1/2024	Charge	B02		OS-5	45.00		(5,353.40)
1/1/2024	Charge	204		OS-28	45.00		(5,308.40)
1/1/2024	Charge	204		Rent	1,542.00		(3,766.40)
1/1/2024	Charge	401		OS-33	45.00		(3,721.40)
1/1/2024	Charge	401		Rent	1,559.00		(2,162.40)
1/1/2024	Charge	306		OS - 12	45.00		(2,117.40)
1/1/2024	Charge	306		Rent	1,348.00		(769.40)
1/1/2024	Charge	206		UG-48	65.00		(704.40)
1/1/2024	Charge	206		UG-47	65.00		(639.40)
1/1/2024	Charge	206		Rent	1,349.00		709.60



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/1/2024	Charge	106		Rent	1,349.00		2,058.60
1/1/2024	Charge	106		parking for AG-17	45.00		2,103.60
1/1/2024	Charge	207		OS-11	45.00		2,148.60
1/1/2024	Charge	207		OS-10	45.00		2,193.60
1/1/2024	Charge	207		Rent	1,398.00		3,591.60
1/1/2024	Charge	107		AG - 22	45.00		3,636.60
1/1/2024	Charge	107		AG-26	45.00		3,681.60
1/1/2024	Charge	107		Rent	1,397.00		5,078.60
1/1/2024	Charge	404		OS - 14	45.00		5,123.60
1/1/2024	Charge	404		Rent	1,501.00		6,624.60
1/1/2024	Charge	501		OS-18	45.00		6,669.60
1/1/2024	Charge	501		Rent	1,558.00		8,227.60
1/1/2024	Charge	506		UG-50	65.00		8,292.60
1/1/2024	Charge	506		Rent	1,350.00		9,642.60
1/1/2024	Charge	605		Rent	1,454.00		11,096.60
1/1/2024	Charge	102		Rent	1,555.00		12,651.60
1/1/2024	Charge	502		Rent	1,555.00		14,206.60
1/1/2024	Charge	502		UG-35	65.00		14,271.60
1/1/2024	Charge	403		Rent	1,142.00		15,413.60
1/1/2024	Charge	403		UG-57	65.00		15,478.60
1/1/2024	Charge	105		Rent	1,453.00		16,931.60
1/1/2024	Charge	105		UG-38	65.00		16,996.60
1/1/2024	Charge	105		UG-40	65.00		17,061.60
1/1/2024	Charge	205		Rent	1,455.00		18,516.60
1/1/2024	Charge	604		Rent	1,552.00		20,068.60
1/1/2024	Charge	604		OS-25	45.00		20,113.60
1/1/2024	Charge	B03		Rent	1,354.00		21,467.60
1/1/2024	Charge	B03		UG-56	65.00		21,532.60
1/1/2024	Charge	103		Rent	1,348.00		22,880.60
1/1/2024	Charge	103		UG-49	65.00		22,945.60
1/1/2024	Charge	405		Rent	1,457.00		24,402.60
1/1/2024	Charge	405		OS-24	45.00		24,447.60
1/1/2024	Charge	B04		Rent	1,141.00		25,588.60
1/1/2024	Charge	B04		parking UG_45	65.00		25,653.60
1/1/2024	Charge	503		Rent	1,247.00		26,900.60
1/1/2024	Charge	503		UG-63	65.00		26,965.60
1/1/2024	Charge	203		Rent	1,249.00		28,214.60
1/1/2024	Charge	203		Parking AG-3	45.00		28,259.60
1/1/2024	Charge	203		Parking UG-37	65.00		28,324.60
1/1/2024	Charge	303		Rent	1,245.00		29,569.60
1/1/2024 1/1/2024	Charge	406 Parking Only # 46		Rent	1,349.00 65.00		30,918.60
	Charge	Parking Only # 46		Rent			30,983.60
1/1/2024 1/1/2024	Charge	504		Rent Rent	1,558.00		32,541.60
	Charge	606			1,349.00		33,890.60
1/1/2024	Charge	606		UG parking-44	65.00		33,955.60



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/1/2024	Charge	201		Rent	1,566.00		35,521.60
1/1/2024	Charge	Parking Only #6		UG-65	65.00		35,586.60
1/1/2024	Payment	506	Oleksandr Novikov	by Oleksandr Novikov		1,365.00	34,221.60
1/1/2024	Payment	104	Shayla Hickie	by Shayla Hickie		1,546.00	32,675.60
1/1/2024	Payment	402	Chelsea Knox	by Chelsea Knox		1,602.00	31,073.60
1/1/2024	Payment	607	Valerie French	by Valerie French		1,425.00	29,648.60
1/1/2024	Payment	B01	Michael Masnyk	by Michael Masnyk		1,167.00	28,481.60
1/1/2024	Payment	B02	Holly Becker	by Holly Becker		1,369.00	27,112.60
1/1/2024	Payment	207	Antonios (Tony) Vasilarakis	by Antonios (Tony) Vasilarakis		1,488.00	25,624.60
1/1/2024	Payment	102	Keishna Abenstein	by Keishna Abenstein		1,555.00	24,069.60
1/1/2024	Payment	403	Trevor Letkeman (Guarantor)	by Trevor Letkeman (Guarantor)		1,207.00	22,862.60
1/1/2024	Payment	B03	Megan Gran	by Megan Gran		1,419.00	21,443.60
1/1/2024	Payment	105	Thi Tram Anh Ha	by Thi Tram Anh Ha		1,583.00	19,860.60
1/1/2024	Payment	407	Christine Morrison	by Christine Morrison		1,439.00	18,421.60
1/1/2024	Payment	301	Stephanie Kamperman	by Stephanie Kamperman		1,540.00	16,881.60
1/1/2024	Payment	Parking Only # 46	Harrison Funnell	by Harrison Funnell		65.00	16,816.60
1/1/2024	Payment	602	Aryanne Lu Mangubat	by Aryanne Lu Mangubat		1,502.00	15,314.60
1/1/2024	Payment	505	Craig Linde	by Craig Linde		1,552.00	13,762.60
1/1/2024	Payment	507	Sai Anand	by Sai Anand		1,460.00	12,302.60
1/1/2024	Credit	101		Recurring credit		76.00	12,226.60
1/1/2024	Credit	305		Discount		113.00	12,113.60
1/1/2024	Credit	407		Discount		11.00	12,102.60
1/1/2024	Credit	602		Recurring credit		83.00	12,019.60
1/1/2024	Credit	607		Discount		39.00	11,980.60
1/1/2024	Credit	301		Discount		62.00	11,918.60
1/1/2024	Credit	B02		Recurring credit		28.00	11,890.60
1/1/2024	Credit	204		Discount		177.00	11,713.60
1/1/2024	Credit	401		RM Duties		1,559.00	10,154.60
1/1/2024	Credit	401		Parking credit - Included in RM Fee		45.00	10,109.60
1/1/2024	Credit	306		Discount		108.00	10,001.60
1/1/2024	Credit	206		Discount		129.00	9,872.60
1/1/2024	Credit	106		Discount		34.00	9,838.60
1/1/2024	Credit	501		Discount		40.00	9,798.60
1/1/2024	Credit	506		Discount		50.00	9,748.60
1/1/2024	Credit	604		Discount		162.00	9,586.60
1/1/2024	Credit	B04		discount		91.00	9,495.60
1/2/2024	Payment	603	Nancy Bossuyt	by Nancy Bossuyt		1,245.00	8,250.60
1/2/2024	Payment	606	Curtis Busch	by Curtis Busch		1,414.00	6,836.60
1/2/2024	Payment	203	Gavin Hunter	by Gavin Hunter		1,359.00	5,477.60
1/3/2024	Charge	601		clear account	1.00		5,478.60



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/3/2024	Payment	302	Jacqueline Price	RBC		1,499.00	3,979.60
1/3/2024	Payment	601	Anna Barseghyan	RBC		1,500.00	2,479.60
1/3/2024	Payment	305	Mallery Paynter	RBC		1,400.00	1,079.60
1/3/2024	Payment	306	Anhad Grewal	by Anhad Grewal		1,285.00	(205.40)
1/8/2024	Charge	307		Security deposit	698.00		492.60
1/9/2024	Charge	Parking Only #6		Charge	1.00		493.60
1/9/2024	Payment	307	Zhanna Dyshleva	by Zhanna Dyshleva		698.00	(204.40)
1/10/2024	Refund 4138	407	Christine Morrison	Refund for overpayment on account	10.00		(194.40)
1/17/2024	Payment	406	Rebecca Welch	by Rebecca Welch		90.00	(284.40)
1/22/2024	Credit	307		Credit - deposit interest		20.79	(305.19)
1/22/2024	Refund 4207	307	Vladimir Bogoyavlensky	Refund	20.79		(284.40)
1/24/2024	Payment	305	Mallery Paynter	Rent		1,400.00	(1,684.40)
1/24/2024	Payment	504	Kayla Sinclair	by Kayla Sinclair		1,558.00	(3,242.40)
1/26/2024	Payment	205	Courtney Dumas	EFT		1,455.00	(4,697.40)
1/27/2024	Payment	404	Aaron Budding	by Aaron Budding		1,546.00	(6,243.40)
1/27/2024	Payment	107	Edward Semeniuk	by Edward Semeniuk		1,486.00	(7,729.40)
1/27/2024	Payment	206	Dean Kalinowsky	by Dean Kalinowsky		1,350.00	(9,079.40)
1/28/2024	Payment	507	Sai Anand	by Sai Anand		1,460.00	(10,539.40)
1/28/2024	Payment	605	Osagbemworhue Osa-Ogunbor	by Osagbemworhue Osa-Ogunbor		1,454.00	(11,993.40)
1/29/2024	Payment	B04	Harinder Kingra	by Harinder Kingra		1,240.00	(13,233.40)
1/29/2024	Payment	106	Denys Buliubash	by Denys Buliubash		1,360.00	(14,593.40)
1/29/2024	Payment	201	vladyslav vlasov	by vladyslav vlasov		1,566.00	(16,159.40)
1/29/2024	Payment	602	Aryanne Lu Mangubat	by Aryanne Lu Mangubat		1,631.00	(17,790.40)
1/29/2024	Payment	501	James Popoola	by James Popoola		1,563.00	(19,353.40)
1/31/2024	Charge	207		credit reversal for NOV and DEC parking- OS-11	90.00		(19,263.40)
1/31/2024	Charge	406		JAN- parking charges OS-11	45.00		(19,218.40)
Tota	I for 1100-Accou	nts Receivable			\$68,591.79	\$55,670.79	
1100-Ac	counts Receiv	able - Pending EF	Ts				
Previous	balance						\$0.00
1/30/2024	Payment	101	Jordan Connolly	by Jordan Connolly		1,613.00	(1,613.00)
1/31/2024	Payment	304	Ashley Washburn	by Ashley Washburn		1,566.00	(3,179.00)
1/31/2024	Payment	Parking Only #6	Dylan Hill	by Dylan Hill		66.00	(3,245.00)
1/31/2024	Payment	503	Rachel Beaudette	by Rachel Beaudette		1,312.00	(4,557.00)
1/31/2024	Payment	604	Jordan Mazur	by Jordan Mazur		1,435.00	(5,992.00)
1/31/2024	Payment	405	Carlin Kilbrei	by Carlin Kilbrei		1,502.00	(7,494.00)
1/31/2024	Payment	303	Denys Pazii	by Denys Pazii		1,245.00	(8,739.00)
1/31/2024	Payment	204	Paulina Silva	by Paulina Silva		1,410.00	(10,149.00)
1/31/2024	Payment	406	Rebecca Welch	by Rebecca Welch		1,349.00	(11,498.00)
Total for 1100-Accounts Receivable - Pending EFTs						\$11,498.00	



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1150-Ot	her Receiva	bles					
Previous	balance						\$6,900.00
Tota	I for 1150-Oth	er Receivables			\$0.00	\$0.00	
1176-Un	deposited F	unds					
Previous	balance						\$0.00
1/3/2024	Payment	302	Jacqueline Price	RBC	1,499.00		1,499.00
1/3/2024	Payment	601	Anna Barseghyan	RBC	1,500.00		2,999.00
1/3/2024	Payment	305	Mallery Paynter	RBC	1,400.00		4,399.00
1/3/2024	Deposit					4,399.00	0.00
1/24/2024	Payment	305	Mallery Paynter	Rent	1,400.00		1,400.00
1/24/2024	Deposit					1,400.00	0.00
1/26/2024	Payment	205	Courtney Dumas	EFT	1,455.00		1,455.00
1/26/2024	Deposit					1,455.00	0.00
Tota	I for 1176-Und	eposited Funds			\$7,254.00	\$7,254.00	
1300-Pr	repaid Utiliti	es					
Previous	balance						\$4,640.00
Tota	I for 1300-Pre	paid Utilities			\$0.00	\$0.00	
1391-Pre	epaid Other						
Previous	balance						\$103.71
1/31/2024	Gen Journal			adj Garbage removal	66.74		170.45
1/31/2024	Gen Journal			adj Ele for JAN-24		103.71	66.74
	Gen Journal I for 1391-Prep			adj Ele for JAN-24	\$66.74	103.71 \$103.71	66.74
	I for 1391-Prep			adj Ele for JAN-24	\$66.74 \$141,943.83		\$88, 754.67
Tota	l for 1391-Prepr Assets			adj Ele for JAN-24		\$103.71	
Total fo	l for 1391-Prepr Assets	oaid Other		adj Ele for JAN-24		\$103.71	
Total fo	I for 1391-Prepr Assets	oaid Other		adj Ele for JAN-24		\$103.71	
Total fo Liabilities 2000-A	r Assets ccounts Pay	oaid Other	Kijiji Canada Ltd.	adj Ele for JAN-24 Multiple Buildings		\$103.71	\$88,754.67 \$5,341.0
Total fo Liabilities 2000-A Previous 1/3/2024	r Assets ccounts Pay	oaid Other	Kijiji Canada Ltd. Manitoba Hydro			\$103.71 \$121,803.43	\$88,754.67 \$5,341.01 5,429.54
Total fo Liabilities 2000-A Previous 1/3/2024	r Assets ccounts Pay balance Bill Check 4114	oaid Other	••	Multiple Buildings 6170398-12/20/23 -	\$141,943.83	\$103.71 \$121,803.43	\$88,754.67 \$5,341.01 5,429.54 4,122.23
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024	r Assets ccounts Pay balance Bill Check 4114	oaid Other	Manitoba Hydro	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 -	\$141,943.83 1,307.31	\$103.71 \$121,803.43	\$88,754.67
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024	r Assets ccounts Pay balance Bill Check 4114 Check 4115	oaid Other	Manitoba Hydro Manitoba Hydro	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage	\$141,943.83 1,307.31 66.78	\$103.71 \$121,803.43	\$88,754.67 \$5,341.01 5,429.54 4,122.23 4,055.48
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024	r Assets accounts Pay balance Bill Check 4114 Check 4115 Check 4116	oaid Other	Manitoba Hydro Manitoba Hydro Manitoba Hydro	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY	\$141,943.83 1,307.31 66.78	\$103.71 \$121,803.43 88.53	\$5,341.01 5,429.54 4,122.23 4,055.45 3,901.33 5,356.33
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/3/2024	r Assets accounts Pay balance Bill Check 4114 Check 4115 Check 4116 Bill	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd.	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS	\$141,943.83 1,307.31 66.78 154.12	\$103.71 \$121,803.43 88.53	\$5,341.01 \$5,429.54 4,122.23 4,055.45 3,901.33
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/3/2024 1/4/2024 1/6/2024	r Assets accounts Pay balance Bill Check 4114 Check 4115 Check 4116 Bill Check 4131	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd.	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS Multiple bills EFT-ACU(General Trust)-\$1,455.00 - 2391/205/COURTNEY	\$141,943.83 1,307.31 66.78 154.12 90.56	\$103.71 \$121,803.43 88.53	\$5,341.01 5,429.54 4,122.23 4,055.48 3,901.33 5,356.33
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/4/2024 1/6/2024	r Assets ccounts Pay balance Bill Check 4114 Check 4116 Bill Check 4131 Check 2536	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd. Sunrex Management Ltd. Sunrex Management Ltd.	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS Multiple bills EFT-ACU(General Trust)-\$1,455.00 - 2391/205/COURTNEY DUMAS	\$141,943.83 1,307.31 66.78 154.12 90.56	\$103.71 \$121,803.43 88.53	\$5,341.0° 5,429.54 4,122.23 4,055.49 3,901.33 5,356.33 5,265.7° 3,810.7° 3,947.4
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/4/2024 1/6/2024 1/6/2024 1/16/2024	r Assets accounts Pay balance Bill Check 4114 Check 4116 Bill Check 4131 Check 2536	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd. Sunrex Management Ltd. Sunrex Management Ltd. Auld's Quik Sand	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS Multiple bills EFT-ACU(General Trust)-\$1,455.00 - 2391/205/COURTNEY DUMAS 2391 Portage	\$141,943.83 1,307.31 66.78 154.12 90.56	\$103.71 \$121,803.43 88.53 1,455.00	\$88,754.67 \$5,341.01 5,429.54 4,122.23 4,055.48 3,901.33 5,356.33 5,265.77 3,810.77
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/4/2024 1/6/2024 1/6/2024 1/1/2024 1/1/2024	r Assets accounts Pay balance Bill Check 4114 Check 4116 Bill Check 4536 Bill Bill Bill	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd. Sunrex Management Ltd. Sunrex Management Ltd. Auld's Quik Sand Sunrex Management Ltd.	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS Multiple bills EFT-ACU(General Trust)-\$1,455.00 - 2391/205/COURTNEY DUMAS 2391 Portage 2391 Portage	\$141,943.83 1,307.31 66.78 154.12 90.56 1,455.00	\$103.71 \$121,803.43 88.53 1,455.00	\$88,754.67 \$5,341.04 5,429.54 4,122.23 4,055.45 3,901.33 5,356.33 5,265.77 3,810.77 3,947.44 4,275.04 4,138.37
Total fo Liabilities 2000-A Previous 1/3/2024 1/3/2024 1/3/2024 1/4/2024 1/6/2024 1/6/2024 1/11/2024 1/11/2024 1/11/2024	r Assets ccounts Pay balance Bill Check 4114 Check 4116 Bill Check 42536 Bill Check 2536	rable	Manitoba Hydro Manitoba Hydro Manitoba Hydro Sunrex Management Ltd. Sunrex Management Ltd. Sunrex Management Ltd. Auld's Quik Sand Sunrex Management Ltd. Auld's Quik Sand	Multiple Buildings 6170398-12/20/23 - 2391 Portage 6389239-12/13/23 - 2391 Portage Multiple bills 2391/205/COURTNEY DUMAS Multiple bills EFT-ACU(General Trust)-\$1,455.00 - 2391/205/COURTNEY DUMAS 2391 Portage 2391 Portage	\$141,943.83 1,307.31 66.78 154.12 90.56 1,455.00	\$103.71 \$121,803.43 88.53 1,455.00	\$88,754.67 \$5,341.01 5,429.54 4,122.23 4,055.45 3,901.33 5,356.33 5,265.77 3,810.77



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/12/2024	Check 4167		Low-cost Exterminators Ltd.	Multiple bills	231.00		2,877.35
1/12/2024	Check 4169		Mantario Lock & Key Ltd.	Multiple bills	314.90		2,562.45
1/12/2024	Check 4175		Promat Service Ltd.	Multiple bills	87.08		2,475.37
1/12/2024	Check 4178		Parsons Plumbing & Heating Co. Ltd.	Multiple bills	254.81		2,220.56
1/12/2024	Check 4179		Riker Contracting Corp	Multiple bills	354.90		1,865.66
1/12/2024	Check 4180		Rona Inc	Multiple bills	184.09		1,681.57
1/12/2024	Check 4186		Sunrex Management Ltd.	Multiple bills	327.60		1,353.97
1/13/2024	Check 4193		Southport Fire Protection	5131 - 2391 Portage	616.00		737.97
1/15/2024	Check 4199		Sunrex Management Ltd.	2391P/Tsfer Assignment fee 12-31- 2023 - 2391P/Tsfer Assignment fee 12-31- 2023 for unit 205	75.00		662.97
1/15/2024	Check 4201		Rentsync	Multiple bills	131.84		531.13
1/16/2024	Bill		GFL Environmental Inc.	2391 Portage		100.11	631.24
1/16/2024	Check 4204		Manitoba Hydro	Multiple bills	35.37		595.87
1/17/2024	Bill		Cloverdale Paint Inc.	2391 Portage		397.01	992.88
1/17/2024	Bill		First Class Appliance Service	2391 Portage		78.35	1,071.23
1/17/2024	Bill		First Class Appliance Service	2391 Portage		465.22	1,536.45
1/18/2024	Bill		Sunrex Management Ltd.	2391p-b03 Jan 16		30.19	1,566.64
1/18/2024	Bill		Parsons Plumbing & Heating Co. Ltd.	2391 Portage		400.41	1,967.05
1/19/2024	Bill		Diamond Carpet Cleaning	2391 Portage		262.50	2,229.55
1/19/2024	Bill		Promat Service Ltd.	2391 Portage		87.08	2,316.63
1/19/2024	Bill		Rona Inc	2391 Portage		51.88	2,368.51
1/19/2024	Bill		Rona Inc	2391 Portage		46.45	2,414.96
1/19/2024	Vendor Credit		Rona Inc	2391 Portage	51.88		2,363.08
1/23/2024	Bill		Sunrex Management Ltd.	2391P-307-Jan 22		30.19	2,393.27
1/23/2024	Check 4210		Brothers Lock & Safe	Multiple bills	89.60		2,303.67
1/23/2024	Check 4212		Sunrex Management Ltd.	Multiple bills	30.19		2,273.48
1/23/2024	Check 4212		Sunrex Management Ltd.	Multiple bills	30.19		2,243.29
1/25/2024	Bill		Manitoba Hydro	2391 Portage		208.07	2,451.36
1/25/2024	Check 4222		Kijiji Canada Ltd.	CA240101613 - Multiple Buildings	88.53		2,362.83
1/26/2024	Bill		Sunrex Management Ltd.	205-2391 EFT_Courtney Dumas		1,455.00	3,817.83
1/26/2024	Check 4224		First Class Appliance Service	Multiple bills	543.57		3,274.26
1/26/2024	Check 4226		GFL Environmental Inc.	Multiple bills	100.11		3,174.15
1/26/2024	Check 4228		Rona Inc	Multiple bills	46.45		3,127.70
1/29/2024	Bill		Bell MTS	2391 Portage		22.60	3,150.30
1/29/2024	Bill		Rona Inc	2391 Portage		41.03	3,191.33
1/30/2024	Bill		Imperial Soap & Supplies Ltd.	2391 Portage		130.37	3,321.70
1/31/2024	Bill		Manitoba Hydro	2391 Portage		2,164.42	5,486.12
1/31/2024	Check 2576		Sunrex Management Ltd.	EFT/ACU General Trust - 205-2391 EFT_Courtney Dumas	1,455.00		4,031.12
1/31/2024	Vendor Credit		Manitoba Hydro	2391 Portage	314.29		3,716.83
Tota	I for 2000-Acco	ounts Pavable			\$9,727.82	\$8,103.64	



1/1/2024 - 1/31/2024, Accrual basis

Det	Tura	l lmit	Nama	Description	D. b.	0	Dele
Date	Type	Unit	Name	Description	Debit	Credit	Balance
	ccrued Liabilit	ies					# 6.040.34
Previous				Adi Flan	100.00		\$6,049.30
1/31/2024	Gen Journal Gen Journal			Adj Elec	189.00		5,860.30
1/31/2024				Adj Gas	17.00	2.024.00	5,843.30
1/31/2024	Gen Journal			Adj Water		2,924.00	8,767.30
1/31/2024	Gen Journal			adj pest control		47.25	8,814.5
1/31/2024	Gen Journal			adj MF for JAN-24	#20C 00	211.03	9,025.58
	for 2005-Accr				\$206.00	\$3,182.28	
	ecurity Deposi	its					400 404 41
Previous							\$39,194.47
1/8/2024	•	307		Security deposit		698.00	39,892.4
1/22/2024		307	Vladimir Bogoyavlensky	Refund	670.00		39,222.4
	I for 2070-Secu	rity Deposits			\$670.00	\$698.00	
2072-P€	et Deposits						
Previous	balance						\$2,669.54
1/22/2024	Refund 4207	307	Vladimir Bogoyavlensky	Refund	1,340.00		1,329.54
Tota	I for 2072-Pet D	eposits			\$1,340.00	\$0.00	
2074-Se	ecurity deposi	t Clearing acc	ount				
Previous	balance						\$1,455.00
1/4/2024	Bill		Sunrex Management Ltd.	2391/205/COURTNEY DUMAS	1,455.00		0.00
1/24/2024	Gen Journal			E Trans COURTNEY DUMAS		1,455.00	1,455.00
1/26/2024	Bill		Sunrex Management Ltd.	EFT/ACU General Trust	1,455.00		0.00
Tota	I for 2074-Secu	rity deposit Clea	ring account		\$2,910.00	\$1,455.00	
2500-M	ortgages Pay	able					
Previous	balance						(\$526,428.00
1/1/2024	Gen Journal			adj mortgage principal reduction	12,010.70		(538,438.70
Tota	I for 2500-Mort	gages Payable			\$12,010.70	\$0.00	
2510-Ac	crued Mortga	ge Interest					
Previous	balance						\$13,277.10
Tota	I for 2510-Accru	ıed Mortgage Int	erest		\$0.00	\$0.00	
	r Liabilities				\$26,864.52	\$13,438.92	(\$471,867.18
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Equity							
2950-D	ue to Shareho	lders					
Previous	balance						(\$267,860.65
Tota	I for 2950-Due	to Shareholders			\$0.00	\$0.00	
2960-R	etained Earnir	ıgs					
Previous	balance						\$1,013,416.50
Tota	I for 2960-Retai	ned Earnings			\$0.00	\$0.00	
Owner	Draw						
Previous	balance						(\$218,500.00
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,



1/1/2024 - 1/31/2024, Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
Tota	for Owner D	Draw			\$0.00	\$0.00	
Total fo	or Equity				\$0.00	\$0.00	\$527,055.85
Income							
3200-R	esidential R	ent					
Previous	balance						\$0.00
1/1/2024	Charge	101		Rent		1,514.00	1,514.00
1/1/2024	Charge	104		Rent		1,501.00	3,015.00
1/1/2024	Charge	202		Rent		1,559.00	4,574.00
1/1/2024	Charge	302		Rent		1,454.00	6,028.00
1/1/2024	Charge	304		Rent		1,501.00	7,529.00
1/1/2024	Charge	305		Rent		1,453.00	8,982.00
1/1/2024	Charge	307		Rent		1,396.00	10,378.00
1/1/2024	Charge	402		Rent		1,557.00	11,935.00
1/1/2024	Charge	407		Rent		1,395.00	13,330.00
1/1/2024	Charge	505		Rent		1,507.00	14,837.00
1/1/2024	Charge	507		Rent		1,395.00	16,232.00
1/1/2024	Charge	601		Rent		1,454.00	17,686.00
1/1/2024	Charge	602		Rent		1,520.00	19,206.00
1/1/2024	Charge	603		Rent		1,245.00	20,451.00
1/1/2024	Charge	607		Rent		1,399.00	21,850.00
1/1/2024	Charge	B01		Rent		1,037.00	22,887.00
1/1/2024	Charge	301		Rent		1,557.00	24,444.00
1/1/2024	Charge	B02		Rent		1,307.00	25,751.00
1/1/2024	Charge	204		Rent		1,542.00	27,293.00
1/1/2024	Charge	401		Rent		1,559.00	28,852.00
1/1/2024	Charge	306		Rent		1,348.00	30,200.00
1/1/2024	Charge	206		Rent		1,349.00	31,549.00
1/1/2024	Charge	106		Rent		1,349.00	32,898.00
1/1/2024	Charge	207		Rent		1,398.00	34,296.00
1/1/2024	Charge	107		Rent		1,397.00	35,693.00
1/1/2024	Charge	404		Rent		1,501.00	37,194.00
1/1/2024	Charge	501		Rent		1,558.00	38,752.00
1/1/2024	Charge	506		Rent		1,350.00	40,102.00
1/1/2024	Charge	605		Rent		1,454.00	41,556.00
1/1/2024	Charge	102		Rent		1,555.00	43,111.00
1/1/2024	Charge	502		Rent		1,555.00	44,666.00
4/4/0.0 = -				_			

Rent

Rent

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Rent

1/1/2024 Charge

1/1/2024 Charge

1/1/2024 Charge

1/1/2024 Charge

1/1/2024 Charge

1/1/2024 Charge

Charge

1/1/2024

403

105

205

604

B03

103

405

45,808.00

47,261.00 48,716.00

50,268.00

51,622.00

52,970.00 54,427.00

1,142.00

1,453.00

1,455.00

1,552.00

1,354.00

1,348.00

1,457.00



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/1/2024	Charge	B04		Rent		1,141.00	55,568.00
1/1/2024	Charge	503		Rent		1,247.00	56,815.00
1/1/2024	Charge	203		Rent		1,249.00	58,064.00
1/1/2024	Charge	303		Rent		1,245.00	59,309.00
1/1/2024	Charge	406		Rent		1,349.00	60,658.00
1/1/2024	Charge	504		Rent		1,558.00	62,216.00
1/1/2024	Charge	606		Rent		1,349.00	63,565.00
1/1/2024	Charge	201		Rent		1,566.00	65,131.00
Tota	I for 3200-Re	sidential Rent			\$0.00	\$65,131.00	
3210-Re	esidential Va	icancy					
Previous	balance						\$0.00
Tota	I for 3210-Re	sidential Vacancy			\$0.00	\$0.00	
3220-R	esidential D	iscount					
Previous	balance						\$0.00
1/1/2024	Credit	101		Recurring credit	76.00		(76.00)
1/1/2024	Credit	305		Discount	113.00		(189.00)
1/1/2024	Credit	407		Discount	11.00		(200.00)
1/1/2024	Credit	602		Recurring credit	83.00		(283.00)
1/1/2024	Credit	607		Discount	39.00		(322.00)
1/1/2024	Credit	301		Discount	62.00		(384.00)
1/1/2024	Credit	B02		Recurring credit	28.00		(412.00)
1/1/2024	Credit	204		Discount	177.00		(589.00)
1/1/2024	Credit	401		Parking credit - Included in RM Fee	45.00		(634.00)
1/1/2024	Credit	306		Discount	108.00		(742.00)
1/1/2024	Credit	206		Discount	129.00		(871.00)
1/1/2024	Credit	106		Discount	34.00		(905.00)
1/1/2024	Credit	501		Discount	40.00		(945.00)
1/1/2024	Credit	506		Discount	50.00		(995.00)
1/1/2024	Credit	604		Discount	162.00		(1,157.00)
1/1/2024	Credit	B04		discount	91.00		(1,248.00)
Tota	I for 3220-Re	sidential Discount			\$1,248.00	\$0.00	
3300-P	arking Reve	nue					
Previous	balance						\$0.00
1/1/2024	Charge	101		UG-58		65.00	65.00
1/1/2024	Charge	101		UG-60		65.00	130.00
1/1/2024	Charge	104		19-OS		45.00	175.00
1/1/2024	Charge	302		27-OS		45.00	220.00
1/1/2024	Charge	304		59-UG		65.00	285.00
1/1/2024	Charge	305		UG-62		65.00	350.00
1/1/2024	Charge	307		23-OS		45.00	395.00
1/1/2024	Charge	402		9-OS		45.00	440.00
1/1/2024	Charge	407		16-OS		45.00	485.00
1/1/2024	Charge	505		OS-01		45.00	530.00
1/1/2024	Charge	507		UG-64		65.00	595.00



1/1/2024 - 1/31/2024, Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Date 1/1/2024 1/1/2024	Type Charge	Unit 601	Name	Description	Debit	Credit	Balance
	Charge			31-OS		45.00	640.00
17172021	Charge	602		51-UG		65.00	705.00
1/1/2024	Charge	607		UG-43		65.00	770.00
1/1/2024	Charge	B01		42-UG		65.00	835.00
1/1/2024	Charge	B01		UG-41		65.00	900.00
1/1/2024	Charge	301		Parking OS-15		45.00	945.00
1/1/2024	Charge	B02		OS-21		45.00	990.00
1/1/2024	Charge	B02		OS-5		45.00	1,035.00
1/1/2024	Charge	204		OS-28		45.00	1,080.00
1/1/2024	Charge	401		OS-33		45.00	1,125.00
1/1/2024	Charge	306		OS - 12		45.00	1,170.00
1/1/2024	Charge	206		UG-48		65.00	1,235.00
1/1/2024	Charge	206		UG-47		65.00	1,300.00
1/1/2024	Charge	106		parking for AG-17		45.00	1,345.00
1/1/2024	Charge	207		OS-11		45.00	1,390.00
1/1/2024	Charge	207		OS-10		45.00	1,435.00
1/1/2024	Charge	107		AG - 22		45.00	1,480.00
1/1/2024	Charge	107		AG-26		45.00	1,525.00
1/1/2024	Charge	404		OS - 14		45.00	1,570.00
1/1/2024	Charge	501		OS-18		45.00	1,615.00
1/1/2024	Charge	506		UG-50		65.00	1,680.00
1/1/2024	Charge	502		UG-35		65.00	1,745.00
1/1/2024	Charge	403		UG-57		65.00	1,810.00
1/1/2024	Charge	105		UG-38		65.00	1,875.00
1/1/2024	Charge	105		UG-40		65.00	1,940.00
1/1/2024	Charge	604		OS-25		45.00	1,985.00
1/1/2024	Charge	B03		UG-56		65.00	2,050.00
1/1/2024	Charge	103		UG-49		65.00	2,115.00
1/1/2024	Charge	405		OS-24		45.00	2,160.00
1/1/2024	Charge	B04		parking UG_45		65.00	2,225.00
1/1/2024	Charge	503		UG-63		65.00	2,290.00
1/1/2024	Charge	203		Parking AG-3		45.00	2,335.00
1/1/2024	Charge	203		Parking UG-37		65.00	2,400.00
1/1/2024	Charge	Parking Only # 46		Rent		65.00	2,465.00
1/1/2024	Charge	606		UG parking-44		65.00	2,530.00
1/1/2024	Charge	Parking Only #6		UG-65		65.00	2,595.00
1/31/2024	Charge	207		credit reversal for NOV and DEC parking- OS-11		90.00	2,685.00
1/31/2024	Charge	406		JAN- parking charges OS-11		45.00	2,730.00
1/31/2024	Gen Journal			adj parking for JAN- 24		815.00	3,545.00
Tota	I for 3300-Parki	ng Revenue			\$0.00	\$3,545.00	

3310-Parking Vacancy

Previous balance \$0.00

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1/1/2024 - 1/31/2024, Accrual basis

	Туре	Unit	Name	Description	Debit	Credit	Balance
1/31/2024	Gen Journal			adj parking for JAN- 24	815.00		(815.00
Tota	I for 3310-Parkin	g Vacancy			\$815.00	\$0.00	
3630-O	ther Income						
Previous	balance						\$0.00
1/3/2024	Charge	601		clear account		1.00	1.00
1/9/2024	Charge	Parking Only #6		Charge		1.00	2.00
1/31/2024	Vendor Credit		Manitoba Hydro	Electric Deposit Interest Applied		197.21	199.2
1/31/2024	Vendor Credit		Manitoba Hydro	Gas Deposit Interest Applied		117.08	316.29
Tota	I for 3630-Other	Income			\$0.00	\$316.29	
Total for	r Income				\$2,063.00	\$68,992.29	\$66,929.29
Expenses							
-	dmin - Profess	ional Fees					
Previous	balance						\$0.00
Tota	I for 5025-Admir	n - Professional Fee	s		\$0.00	\$0.00	
5030-A	dmin - Legal F	ees					
Previous	balance						\$0.00
Tota	I for 5030-Admi	n - Legal Fees			\$0.00	\$0.00	
5045-Ad	dmin - Expense	e					
Previous	balance						\$0.00
Tota	l for 5045-Admir	ı - Expense			\$0.00	\$0.00	
9010-Ba	ad Debt Expen	se					
Previous	balance						\$0.00
Tota	I for 9010-Bad D	ebt Expense			\$0.00	\$0.00	
9020-Se	ervice Charge:	5					
Previous	balance						\$0.00
Tota	I for 9020-Servi	ce Charges			\$0.00	\$0.00	
9050-M	lortgage Paym	ent					
Previous	balance						\$0.00
1/2/2024	Gen Journal			Mort.	25,287.80		25,287.80
Tota	l for 9050-Morto	jage Payment			\$25,287.80	\$0.00	
9055-M	ortgage Princi	pal Reduction					
Previous	balance						\$0.00
1/1/2024	Gen Journal			adj mortgage principal reduction		12,010.70	(12,010.70
Tota	I for 9055-Mortg	gage Principal Reduc	ction		\$0.00	\$12,010.70	
I. Clean	ing Expenses	- 4120-Cleaning -	- Supplies				
Previous	balance						\$0.00
11001003	Rill		Imperial Soap & Supplies Ltd.	Cleaning Supplies	130.37		130.3
1/30/2024	D						



1/1/2024 - 1/31/2024, Accrual basis

Date							
	Туре	Unit	Name	Description	Debit	Credit	Balance
1/19/2024	Bill		Diamond Carpet Cleaning	2391 portage clean basement and 1st floor get water from #307 buzz 4444 930/10am	262.50		262.50
Total	for I. Cleaning I	Expenses - 4125-	Cleaning - Common Area Carpets		\$262.50	\$0.00	
I. Cleani	ng Expenses	- 4130-Cleanin	g - Garbage Removal				
Previous b	palance						\$0.00
1/16/2024	Bill		GFL Environmental Inc.	CONTAINER RENTAL, Jan 01/24 - Mar 31/24	100.11		100.1
1/31/2024	Gen Journal			adj Garbage removal		66.74	33.3
Total	for I. Cleaning I	Expenses - 4130-	Cleaning - Garbage Removal		\$100.11	\$66.74	
I. Cleani	ng Expenses	- 4135-Cleanin	g - Bulk Garbage Removal				
Previous b	palance						\$0.00
1/12/2024	Bill		Ghost Garbage	Garbage Picked up!	124.99		124.99
Total	for I. Cleaning I	Expenses - 4135-	Cleaning - Bulk Garbage Removal		\$124.99	\$0.00	
I. Cleani	ng Expenses	- 4140-Cleanin	g - Windows				
Previous b	palance						\$0.00
Total	for I. Cleaning I	Expenses - 4140-	-Cleaning - Windows		\$0.00	\$0.00	
I. Cleani	ng Expenses	- 4150-Cleanin	g - Parkade				
Previous b	palance						\$0.00
Total	for I. Cleaning I	Expenses - 4150-	-Cleaning - Parkade		\$0.00	\$0.00	
I. Cleani	ng Expenses	- 4160-Cleanin	g - Units				
Donat dance le	palance						\$0.00
Previous i							40.00
		Expenses - 4160-	-Cleaning - Units		\$0.00	\$0.00	40.00
Total	for I. Cleaning I	Expenses - 4160- - 4170-Cleanin			\$0.00	\$0.00	
Total	for I. Cleaning I	·			\$0.00	\$0.00	
Total I. Cleanin Previous b	for I. Cleaning I ng Expenses	- 4170-Cleanin			\$0.00 \$0.00	\$0.00 \$0.00	
Total I. Cleanin Previous t Total	for I. Cleaning Eng Expenses palance for I. Cleaning E	- 4170-Cleanin Expenses - 4170-	g - Vents		<u>`</u>	<u> </u>	
Total I. Cleanin Previous t Total	for I. Cleaning I ng Expenses palance for I. Cleaning I rs and Mainte	- 4170-Cleanin Expenses - 4170-	g - Vents Cleaning - Vents		<u>`</u>	<u> </u>	\$0.00
I. Cleanii Previous b Total	for I. Cleaning B ng Expenses palance for I. Cleaning B rs and Mainte	- 4170-Cleanin Expenses - 4170-	g - Vents Cleaning - Vents	Unit 206-Dishwasher -Not cleaning	<u>`</u>	<u> </u>	\$0.00 \$0.00
Total I. Cleania Previous t Total II. Repair Previous t	for I. Cleaning Eng Expenses collance for I. Cleaning Engraphers and Mainten collance Bill	- 4170-Cleanin Expenses - 4170-	g - Vents Cleaning - Vents R&M - Appliances		\$0.00	<u> </u>	\$0.00 \$0.00 78.3
Total I. Cleanii Previous t Total II. Repaii Previous t 1/17/2024	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill Bill	- 4170-Cleanin Expenses - 4170- enance - 4220 -	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no	\$0.00 78.35	<u> </u>	\$0.00 \$0.00 78.3
Total I. Cleanii Previous t Total II. Repaii Previous t 1/17/2024 1/17/2024 Total	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill Bill for II. Repairs a	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no	\$0.00 78.35 465.22	\$0.00	\$0.00 \$0.00 78.3
Total I. Cleanii Previous t Total II. Repaii Previous t 1/17/2024 1/17/2024 Total	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill Bill for II. Repairs a	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no	\$0.00 78.35 465.22	\$0.00	\$0.0 6 \$0.0 6 78.3 543.5
Total I. Cleanii Previous t Total II. Repaii Previous t 1/17/2024 1/17/2024 Total II. Repaii	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill for II. Repairs a rs and Mainte palance	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no	\$0.00 78.35 465.22	\$0.00	\$0.00 \$0.00 78.3 543.5
Total I. Cleanii Previous b Total II. Repaii Previous b 1/17/2024 Total II. Repaii Previous b 1/17/2024	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill Bill for II. Repairs a rs and Mainte palance Credit	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance enance - 4230-	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no hot water	\$0.00 78.35 465.22 \$543.57	\$0.00	\$0.00 \$0.00 78.3 543.5
Total I. Cleanii Previous b Total II. Repaii Previous b 1/17/2024 Total II. Repaii Previous b 1/17/2024 Total Total Total Total	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill for II. Repairs a rs and Mainte palance Credit for II. Repairs a	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance enance - 4230- 401 and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service - 4220-R&M - Appliances R&M - Resident Manager	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no hot water	\$0.00 78.35 465.22 \$543.57	\$0.00 \$0.00	\$0.00 \$0.00 78.3 543.5
Total I. Cleanii Previous b Total II. Repaii Previous b 1/17/2024 Total II. Repaii Previous b 1/17/2024 Total Total Total Total	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill for II. Repairs a rs and Mainte palance Credit for II. Repairs a	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance enance - 4230- 401 and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service - 4220-R&M - Appliances R&M - Resident Manager - 4230-R&M - Resident Manager	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no hot water	\$0.00 78.35 465.22 \$543.57	\$0.00 \$0.00	\$0.00 78.3 543.5 \$0.00 1,559.00
Total I. Cleanii Previous b Total II. Repaii Previous b 1/17/2024 Total II. Repaii Previous b 1/1/2024 Total II. Repaii Previous b 1/1/2024 Total II. Repaii	for I. Cleaning II ng Expenses palance for I. Cleaning II rs and Mainte palance Bill for II. Repairs a rs and Mainte palance Credit for II. Repairs a	- 4170-Cleanin Expenses - 4170- enance - 4220- and Maintenance enance - 4230- 401 and Maintenance	g - Vents Cleaning - Vents R&M - Appliances First Class Appliance Service First Class Appliance Service - 4220-R&M - Appliances R&M - Resident Manager - 4230-R&M - Resident Manager	-Not cleaning Unit 603- Range/washer Glass dish shattered/ no hot water	\$0.00 78.35 465.22 \$543.57	\$0.00 \$0.00	\$0.00 78.3! 543.5 \$0.00 1,559.00



1/1/2024 - 1/31/2024, Accrual basis

Date	Туре	Unit	Name	Description	Debit	Credit	Balance
1/25/2024	Bill		Manitoba Hydro	RM Hydro Electricity - ActualUnit 401	208.07		208.07
Tota	I for II. Repairs	and Maintenance -	4235-R&M - Resident Manager Hydro		\$208.07	\$0.00	
II. Repa	irs and Maint	enance - 4237-F	R&M - Intercom/Phone Lines/Intern	et			
Previous	balance						\$0.00
/29/2024	Bill		Bell MTS	Intercom	22.60		22.60
Tota	I for II. Repairs	and Maintenance -	4237-R&M - Intercom/Phone Lines/Inter	net	\$22.60	\$0.00	
II. Repa	irs and Maint	enance - 4250-l	R&M - Electrical				
Previous	balance						\$0.00
Tota	I for II. Repairs	and Maintenance -	4250-R&M - Electrical		\$0.00	\$0.00	
II. Repa	irs and Maint	enance - 4260-l	R&M - Elevator				
Previous	balance						\$0.00
1/31/2024	Gen Journal			adj Ele for JAN-24	103.71		103.7
Tota	I for II. Repairs	and Maintenance -	4260-R&M - Elevator		\$103.71	\$0.00	
II. Repa	irs and Maint	enance - 4265-I	R&M - Elevator Extra Maintenance				
Previous	balance						\$0.00
Tota	I for II. Repairs	and Maintenance -	4265-R&M - Elevator Extra Maintenance	•	\$0.00	\$0.00	
II. Repa	irs and Maint	enance - 4270-l	R&M - Fire & Safety				
Previous	balance						\$0.00
Tota	I for II. Repairs	and Maintenance -	4270-R&M - Fire & Safety		\$0.00	\$0.00	
II. Repa	irs and Maint	enance - 4280-l	R&M - H.V.A.C				
Previous	balance						\$0.00
1/18/2024	Bill		Parsons Plumbing & Heating Co. Ltd	 to Inspect the fire dampers and install the sticker an the piping and dampers 	400.41		400.41
Tota	I for II. Repairs	and Maintenance -	4280-R&M - H.V.A.C		\$400.41	\$0.00	
II. Repa	irs and Maint	enance - 4285-I	R&M - Labour Maintenance				
Previous	balance						\$0.00
1/18/2024	Bill		Sunrex Management Ltd.	sealed with foam insulations	28.75		28.75
1/18/2024	Bill		Sunrex Management Ltd.	GST	1.44		30.19
1/23/2024	Bill		Sunrex Management Ltd.	Check and trouble shoot the low water presure	28.75		58.94
1/23/2024	Bill		Sunrex Management Ltd.	GST	1.44		60.38
Tota	I for II. Repairs	and Maintenance -	4285-R&M - Labour Maintenance		\$60.38	\$0.00	
II D	irs and Maint	enance - 4290-l	R&M - Locksmith				
н. кера	halance						\$0.00
Previous	balance	and Maintananca	4290-R&M - Locksmith		\$0.00	\$0.00	
Previous		and Maintenance -					
Previous Tota	I for II. Repairs		R&M - Mat Rental				
Previous Tota	I for II. Repairs		R&M - Mat Rental				\$0.00
Previous Tota	I for II. Repairs Irs and Maint balance		R&M - Mat Rental Promat Service Ltd.	Mat rental	87.08		\$0.00 87.08



1/1/2024 - 1/31/2024, Accrual basis

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

	Type l	Unit	Name	Description	Debit	Credit	Balance
1/11/2024	Bill		Sunrex Management Ltd.	Unit 307-Shane A	327.60		327.60
1/17/2024	Bill		Cloverdale Paint Inc.	Paint	397.01		724.6
Tota	I for II. Repairs and	d Maintenance -	4300-R&M - Painting		\$724.61	\$0.00	
II. Repa	airs and Mainten	ance - 4310-R	&M - Plumbing				
Previous	s balance						\$0.00
Tota	I for II. Repairs and	d Maintenance -	4310-R&M - Plumbing		\$0.00	\$0.00	
II. Repa	airs and Mainten	ance - 4360-R	R&M - Pest Control				
Previous	s balance						\$0.00
1/31/2024	Gen Journal			adj pest control	47.25		47.25
Tota	I for II. Repairs and	d Maintenance -	4360-R&M - Pest Control		\$47.25	\$0.00	
II. Repa	airs and Mainten	ance - 4365-R	R&M - Pest Control Extra Call Ou	uts			
Previous	s balance						\$0.00
Tota	I for II. Repairs and	d Maintenance -	4365-R&M - Pest Control Extra Call C	Duts	\$0.00	\$0.00	
II. Repa	airs and Mainten	ance - 4370-R	&M - General				
Previous	s balance						\$0.00
1/19/2024	Bill		Rona Inc	Supplies	51.88		51.88
1/19/2024	Bill		Rona Inc	Supplies	46.45		98.33
1/19/2024	Vendor Credit		Rona Inc	Returned Supplies		51.88	46.4
1/29/2024	Bill		Rona Inc	Supplies	41.03		87.48
Tota	I for II. Repairs and	d Maintenance -	4370-R&M - General		\$139.36	\$51.88	
II. Repa	airs and Mainten	ance - 4380-R	≀&M - Sewer				
Previous	s balance						\$0.00
Tota	I for II. Repairs and	d Maintenance -	4380-R&M - Sewer		\$0.00	\$0.00	
III. Utili	ities - 4400-Utilit	ies - Electricit	у				
Previous	s balance						\$0.00
1/31/2024	Bill		Manitoba Hydro	Electricity -Actual	1,988.09		1,988.09
1/31/2024	Gen Journal			Adj Elec		189.00	1,799.09
	Gen Journal I for III. Utilities - 4	400-Utilities - Ele	ectricity	Adj Elec	\$1,988.09	189.00 \$189.00	1,799.09
Tota				Adj Elec	\$1,988.09		1,799.09
Tota	for III. Utilities - 4			Adj Elec	\$1,988.09		
Tota III. Utilii	al for III. Utilities - 4	ies - Vacant U	nit	Adj Elec	\$1,988.09 \$0.00		
Tota III. Utilii Previous Tota	al for III. Utilities - 44 ities - 4405-Utiliti s balance	ies - Vacant U 405-Utilities - Va	nit	Adj Elec		\$189.00	
Tota III. Utilii Previous Tota III. Utilii	al for III. Utilities - 44 ities - 4405-Utiliti s balance al for III. Utilities - 44	ies - Vacant U 405-Utilities - Va	nit	Adj Elec		\$189.00	\$0.00
Tota III. Utilii Previous Tota III. Utilii	al for III. Utilities - 4dities - 4d05-Utilities balance al for III. Utilities - 4dities - 4d20-Utilities balance	ies - Vacant U 405-Utilities - Va	nit	Adj Elec Gas-Actual		\$189.00	\$0.00 \$0.00
Tota III. Utilii Previous Tota III. Utilii Previous 1/31/2024	al for III. Utilities - 4dities - 4d05-Utilities balance al for III. Utilities - 4dities - 4d20-Utilities balance	ies - Vacant U 405-Utilities - Va	unit ecant Unit		\$0.00	\$189.00	\$0.00 \$0.00 176.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 1/31/2024	al for III. Utilities - 4-405-Utilities balance al for III. Utilities - 4-420-Utilities balance Bill	ies - Vacant U 405-Utilities - Va ies - Gas	ecant Unit Manitoba Hydro	Gas-Actual	\$0.00	\$189.00 \$0.00	\$0.00 \$0.00 176.33
Tota III. Utilii Previous Tota III. Utilii Previous 1/31/2024 1/31/2024 Tota	ities - 4405-Utilities - 4405-Utilities balance al for III. Utilities - 44 ities - 4420-Utilities balance Bill Gen Journal	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga	ecant Unit Manitoba Hydro	Gas-Actual	\$0.00 176.33	\$189.00 \$0.00	\$0.00 \$0.00 176.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 1/31/2024 Tota III. Utilir	al for III. Utilities - 4-405-Utilities balance al for III. Utilities - 4-420-Utilities balance Bill Gen Journal al for III. Utilities - 4-444 for III. Utilities - 4-4444 for I	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga	ecant Unit Manitoba Hydro	Gas-Actual	\$0.00 176.33	\$189.00 \$0.00	\$0.00 \$0.00 176.33 159.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 1/31/2024 Tota III. Utilir Previous	ities - 4405-Utilities - 4405-Utilities balance al for III. Utilities - 44 ities - 4420-Utilities balance Bill Gen Journal al for III. Utilities - 44 ities - 4440-Utilities - 44	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga	ecant Unit Manitoba Hydro	Gas-Actual	\$0.00 176.33	\$189.00 \$0.00	\$0.00 \$0.00 176.33 159.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 Tota III. Utilir Previous 1/31/2024	ities - 4405-Utilities - 4405-Utilities balance al for III. Utilities - 44 ities - 4420-Utilities balance Bill Gen Journal al for III. Utilities - 44 ities - 4440-Utilities balance	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga ies - Water	Manitoba Hydro	Gas-Actual Adj Gas	\$0.00 176.33 \$176.33	\$189.00 \$0.00	\$0.00 \$0.00 176.33 159.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 Tota III. Utilir Previous 1/31/2024 Tota Tota 1/31/2024 Tota	ities - 4405-Utilities - 4405-Utilities balance al for III. Utilities - 44 ities - 4420-Utilities balance Bill Gen Journal al for III. Utilities - 44 ities - 4440-Utilities balance Gen Journal	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga ies - Water	Manitoba Hydro	Gas-Actual Adj Gas	\$0.00 176.33 \$176.33	\$189.00 \$0.00 17.00 \$17.00	\$0.00 \$0.00 176.33 159.33
Tota III. Utilir Previous Tota III. Utilir Previous 1/31/2024 Tota III. Utilir Previous 1/31/2024 Tota III. Utilir Previous 1/31/2024 Tota IV. Outs	ities - 4405-Utilities - 4405-Utilities balance al for III. Utilities - 44 ities - 4420-Utilities balance Bill Gen Journal al for III. Utilities - 44 ities - 4440-Utilities balance Gen Journal	ies - Vacant U 405-Utilities - Va ies - Gas 420-Utilities - Ga ies - Water	Manitoba Hydro	Gas-Actual Adj Gas	\$0.00 176.33 \$176.33	\$189.00 \$0.00 17.00 \$17.00	\$0.00 \$0.00 \$0.00 176.33 159.33 \$0.00 2,924.00

IV. Outside Maintenance - 4540-Outside Mtce - Snow Removal

Generated 02/22/2024 14:40:21 Page 17 of 18



1/1/2024 - 1/31/2024, Accrual basis

Previous	balance						\$0.00
1/11/2024	Bill		Auld's Quik Sand	1 Drum of Sand and salt	136.64		136.6
1/11/2024	Vendor Cred	dit	Auld's Quik Sand	Credit		136.64	0.0
Tota	I for IV. Outsi	de Maintenance	- 4540-Outside Mtce - Snow Removal		\$136.64	\$136.64	
VI. Adm	inistration -	5040-Admin -	Management Fees				
Previous	balance						\$0.0
1/1/2024	Gen Journal			MF	2,600.00		2,600.0
1/31/2024	Gen Journal			adj MF for JAN-24	211.03		2,811.0
Tota	I for VI. Admir	nistration - 5040	-Admin - Management Fees		\$2,811.03	\$0.00	
		5265-Office -	Credit Checks				
	balance						\$0.0
Tota	I for VI. Admir	nistration - 5265-	Office - Credit Checks		\$0.00	\$0.00	
		7000-Leasing	- Advertising				_
	balance						\$0.0
1/3/2024			Kijiji Canada Ltd.	Ads	88.53		88.5
			-Leasing - Advertising		\$88.53	\$0.00	
		7010-Leasing	- Commissions				_
	balance						\$0.0
			Leasing - Commissions		\$0.00	\$0.00	
		7500-Fixed Ex	xpenses - Insurance				40.0
Previous					40.00		\$0.0
	Gen Journal			Insurance	40.29		40.2
	Gen Journal		Fixed Fynances Incomes	mfs	1,685.74	\$0.00	1,726.0
			Fixed Expenses - Insurance		\$1,726.03	\$0.00	
	balance	7510-FIXEG EX	penses - Property Taxes				\$0.0
	Gen Journal			property tax	6,122.00		6,122.0
			Fixed Expenses - Property Taxes	property tax	\$6,122.00	\$0.00	0,122.0
			y Tax Appeal / Rebate		40,122.00	40.00	
	balance	7520-1 Topert	y Tux Appeul / Result				\$0.0
		nistration - 7520-	Property Tax Appeal / Rebate		\$0.00	\$0.00	40.0
			Deposit Interest		40.00	40.00	
	balance	1350 Tellullt					\$0.0
1/22/2024		307		Credit - deposit interest	20.79		20.7
Tota	I for VI. Admir	nistration - 9090	-Tenant Deposit Interest		\$20.79	\$0.00	
					\$45,835.25	\$12,471.96	\$33,363.2



Kijiji Canada Ltd. 1 York Street, Suite 1010 Toronto, ON M5J 0B6

GST/HST Number: 83257 3349 RT0001 QST Number: 1205109061TQ0001

The Sunrex Group of Companies 1209 - 21 Roslyn Road Winnipeg, MB R3L 2S8 MB CANADA

Customer Reference : CA0000148159

Email Address

: troypicklyk@sunrex.ca

Invoice Number

: CA240101613 : 09-01-2024

Invoice Date Invoice Period

: 01-12-2023 - 31-12-2023

Due Date

8 08-02-2024

Payment Terms

: 30 Days

Invoice

Description	Period	Standard Monthly Rate	Monthly Discount	Advertiser's Monthly Rate
The Sunrex Group of Companies				
Housing Feature Pkg - Bump Ups Includes: 125 Max Bumps.	01-12-23 - 31-12-23	\$ 796.14	\$ 119.42	\$ 676.72
Real Estate Listing Package - 15 Includes: 15 Max Posts.	01-12-23 - 31-12-23	\$ 351.99	\$ 0.00	\$ 351.99
Real Estate Listing Package - 50 Includes: 50 Max Posts.	01-12-23 - 31-12-23	\$ 824.99	\$ 0.00	\$ 824.99
Sub total - the sunrex group of com	panies			\$ 1,853.70
Subtotal (excluding taxes)			1.7	\$ 1,853.70
GST/HST 5%			12	\$ 92.69
Total amount (including taxes)				\$ 1,946.39

You have saved \$119.42

Amounts above may be pro-rated in accordance with the terms and conditions of the governing Insertion Order. Any Payments made within the past 72 hours may not be reflected on this invoice

Need help understanding your bill? See: https://business.kijiji.ca/en/understanding-kijiji-bill/



Kijiji Canada Ltd. 1 York Street, Suite 1010 Toronto, ON M5J 0B6

GST/HST Number: 83257 3349 RT0001 QST Number: 1205109061TQ0001

The Sunrex Group of Companies 1209 - 21 Roslyn Road Winnipeg, MB **R3L 2S8** MB CANADA

Customer Reference : CA0000148159 Email Address

: troypicklyk@sunrex.ca

Invoice Number

: CA240101613 : 09-01-2024

Invoice Date Invoice Period

: 01-12-2023 - 31-12-2023

Due Date

: 08-02-2024

Payment Terms

: 30 Days

Payment options:

Wire:

Kijiji Canada Ltd. SWIFT: BOFACATT

Account: 46716206

Bank of America N.A., Canada Branch 200 Front Street West, Ste 2600

Toronto, ON M5V 3L2

Canada

NEW to Kijiji Payments. We're pleased to announce that we have added American Express as a method of payment for your added convenience and flexibility. Simply click the payment link to pay

via our secure, online payment form using the payment method of your choosing.

PayPal:

Refer to the link in your email to make a payment via PayPal

Credit Card:

Refer to the link in your email or call 1-866-545-4546.

We accept Visa, MasterCard and Amex.

Pre-authorized Credit Card

The Sunrex Group of Companies

1209 - 21 Roslyn Road

Winnipeg, R3L 2S8 **MB CANADA**

Payments:

Sign up for recurring pre-authorized credit card payments by contacting your Kijiji account manager

or calling 1-866-545-4546.

Cheque:

Payable to: Kijiji Canada Ltd.

Mailing Address:

Bank of America, National Association, Canada Branch

Kijiji Canada Ltd C/O Lockbox 917830 PO Box 4090 STN A, Toronto, ON M5W 0E9



Kijiji Canada Ltd. 1 York Street, Suite 1010 Toronto, ON M5J 0B6

Customer Reference

CA0000148159

Invoice Number

CA240101613

Amount Due

\$ 1,946.39

Due Date

08-02-2024

Amount Paid

Please return this portion with your payment

257 Toront	33.45	63.48	\$ 96.93
441 Edison	33.42	63.48	\$ 96.90
50 Hargrav	8.35	63.48	\$ 71.83
595 Flemin	33.4	63.48	\$ 96.88
88 Killarney	8.35	63.48	\$ 71.83
370 Donalc	33.4	63.48	\$ 96.88
800 Corydc	16.7	63.48	\$ 80.18
761-771 Le	33.4	63.48	\$ 96.88
2391 Porta	25.05	63.48	\$ 88.53
114 Kildare	25.05	63.48	\$ 88.53
260 Wentw	33.4	63.48	\$ 96.88
210 St. Mai	25.05	63.48	\$ 88.53
30-50 De Li	33.4	63.48	\$ 96.88
389-411 Ba	41.75	63.48	\$ 105.23
122 Kildare	33.4	63.48	\$ 96.88
217 Sherbr	125.22	63.48	\$ 188.70
100 Princes	33.4	63.48	\$ 96.88
283 Portag	25.25	63.48	\$ 88.73
315 Bannat	25.25	63.48	\$ 88.73
765 775 Ell	50.1	63.48	\$ 113.58
	Т	otal:	\$ 1,946.39

PAINTNING INVOICE

Invoice # : SML-

Invoice Date:



Sunrex Management Ltd #1209 21 Roselyn Road Phone:(204)987-9000

To: _____

Date	Unit #	Painter	# of hours	Unit Price	Amount
		Total			

G.S.T.
Deposit
TOTAL

Registered GST # - 87672 2547



Customer service / 24 hour Trouble calls Service à la clientèle / Dépannage 24 h sur 24

Winnipeg 204-480-5900 Outside Winnipeg / 1-888-MBHYDRO Extérieur de Winnipeg (1-888-624-9376) Deaf access line 204-360-6154 Ligne pour malentendants

Learn about our programs and services, visit us at www.hydro.mb.ca

Renseignez-vous sur nos programmes et services. Visitez www.hydro.mb.ca/francais Customer name MOHAK VENTURES

Nom du client

8717319 6170398

Account number Nº de compte

Service location 2391 PORTAGE AVE Adresse de service WINNIPEG MB R3J 0N1

Date issued

Jan 23 JAN 2024

Date d'émission

Amount due Montant à payer \$ 1,850.13

13

Due date Date d'échéance

Feb 08 FÉV 2024

Cycle number Nº de cycle

Account summary / Sommaire du compte

Previous charges and credits / Frais et crédits antérieurs Previous balance / Solde antérieur \$ 1,307.31 Payment / Paiement Jan 04 JAN 1,307.31 CR \$ 0.00 Balance forward / Solde reporté New charges / Nouveaux frais Electricity / Électricité (GST/TPS \$89.02) \$ 1,988.09 Natural gas / Gaz naturel (GST/TPS 7.87)176.33 Other charges / Autres frais 222.90 CR 4.09 CR) Adjustment / Rajustement (GST/TPS 91.39 CR

Amount due / Montant à payer \$ 1,850.13

Due date / Date d'échéance Feb 08 FÉV 2024



Mail Payment to / Envoyez le paiement par la poste à anitoba po box 7900 STN MAIN WINNIPEG MB R3C 5R1

If mailing, please specify amount paid on return portion of bill and enclose with payment. Si vous payez par la poste, veuillez inclure le talon de la facture sur lequel le montant payé est indiqué.

C/O SUNREX MANAGEMENT LTD MOHAK VENTURES 1209-21 ROSLYN RD WINNIPEG MB R3L 2S8

Account number/N° de compte 8717319 6170398	Payment enclosed/ Paiement ci-joint
Amount due/Montant à payer \$ 1,850.13	\$
Due date /Date d'échéance Feb 08 FÉV 2024	CH CA DR



Customer name Nom du client

MOHAK VENTURES

Account number N° de compte

8717319 6170398

Service location

2391 PORTAGE AVE Adresse de service WINNIPEG MB R3J 0N1

Date issued Date d'émission Jan 23 JAN 2024

Special messages / Messages particuliers

u Your meter reading will be estimated next month. If you prefer to bill to a customer reading, please see "Instructions for reading your meter" and provide your reading in the 3 day period ending on the 20th day of the month.

Le relevé de votre compteur sera estimé le mois prochain. Si vous préférez une facture fondée sur un relevé soumis par le client, veuillez voir « Instructions pour la lecture de votre compteur » et transmettre votre relevé dans la période de 3 jours qui se termine le 20e jour du mois.

u This bill contains corrections to your account which are reflected in the current amount due. Previous GST adjusted. Please see the bill detail for more information.

La facture intègre les corrections à votre compte qui sont reflétées dans le montant exigible courant. La TPS a été recalculée. Pour plus d'information, lisez les détails de la facture.

				Meter re				
Meter number / N° de compteur	Service / Poi From / Du	ur la période To / Au	Days / Jours	Relevés du Previous / Précédent	compteur Present / Nouveau	Multiplier / Multiplicateur	kW.h / kWh	Reading type / Type de relevé
815324	Dec 18 DÉC/23	Jan 22 JAN/24	35	66261	66586	60	19,500	Actual Réel
Basic Charge / Re	edevance de base	Э					\$ 33.69	
Energy Charge / I	Frais d'énergie			11,0	000.000 kW.h	x \$0.09485	1,043.35	
				8,5	500.000	x 0.07277	618.55	
	mmation de point				30.480 kV.A			
Subtotal / Total pa		.500 x 00			30.400 KV.A		1,695.59	
•	/ Tax / Taxe mun.						84.79	
,	v Tax / Taxe prov.						118.69	
5.00% GS1							84.78	
	on City Tax / TPS s	sur taxe mun					4.24	
F1 4! - !4 l	ges / Frais d'élec	1! - !1 2						1,988.09

Natural Gas - Large Commercial / Gaz Naturel - Com	mercial - grand
Meter readings / Meter number / Service / Pour la période Days / Relevés du compteur N° de compteur From / Du To / Au Jours Previous / Present / Co Précédent Nouveau	Base pressure Metric conversion Cubic metres Usage / adj/Facteur de factor/Facteur de (m³) / Reading type / nsommation rajustement de conversion Mètres cubes Type de relevé la pression de métrique (m³) base
466895 Nov 20 NOV/23 Jan 22 JAN/24 63 187 190	3 x 1.31000 x 2.832784 = 11.133 Actual Réel
Basic Charge / Redevance de base Gas Commodity (Centra) / Gaz - prix du produit Delivery / Livraison	\$ 154.00 11.133 m³ x \$ 0.10210 1.14 11.133 x 0.09090 1.01
Subtotal / Total partiel	156.15
7.00% Prov Tax / Taxe prov.	10.93
5.00% GST / TPS	7.80
Federal Carbon Charge / Redevance fédérale sur le carbone - 1	.133 m ³ x \$ 0.1239 1.38
5.00% GST on Federal Carbon Charge / TPS sur Redevance fédéra	le sur le carbone 0.07
Natural gas charges / Frais de gaz naturel	176.33

(GST/TPS

\$ 4.09 CR)

91.39 CR

Other charges / Autres frais

Electric Deposit Interest Applied / Intérêt appliqué pour dépôt - électricité Natural Gas Deposit Interest Appld / Intérêt appliqué pour dépôt - gaz naturel Total other charges / Total - autres frais 197.21 CR

25.69 CR

222.90 CR

Consumption history / Histoire de la consommation

	Meter number / N° de compteur	Use this year/ Consommation (cette année)	Days in period/ Nbre de jours	Use per day this year/ Consommation / jour (cette année)	Use last year/ Consommation (an dernier)	Days in period/ Nbre de jours	Use per day last year/ Consommation / jour (an dernier)	Use for the last twelve months / Consommation (12 derniers mois)
Electricity kW.h / Électricité (kWh)	815324	Jan 19,500	35	557.14	Jan 20,160	32	630.00	150,660
Natural gas m³ / Gas naturel (m³)	466895	Jan 11.133	63	0.18	Jan 14.844	33	0.45	115.041



Customer service / 24 hour Trouble calls Service à la clientèle / Dépannage 24 h sur 24

Winnipeg 204-480-5900 Outside Winnipeg / 1-888-MBHYDRO Extérieur de Winnipeg (1-888-624-9376) Deaf access line 204-360-6154 Ligne pour malentendants

Learn about our programs and services, visit us at www.hydro.mb.ca

Renseignez-vous sur nos programmes et services. Visitez www.hydro.mb.ca/francais Customer name

MOHAK VENTURES

Nom du client Account number

8717319 6387359

Nº de compte Service location

2391 PORTAGE AVE APT 401 Adresse de service WINNIPEG MB R3J 0N1

Date issued Date d'émission Jan 23 JAN 2024

Amount due

\$ 208.07

Montant à payer Due date

Date d'échéance

Feb 08 FÉV 2024

Cycle number Nº de cycle

13

Account summary / Sommaire du compte

Previous charges and credits / Frais et crédits antérieurs

Previous balance / Solde antérieur \$ 154.12 Payment / Paiement Jan 04 JAN 154.12 CR

Balance forward / Solde reporté

\$ 0.00

New charges / Nouveaux frais

Electricity / Électricité (GST/TPS \$ 9.29)

\$ 208.07

Amount due / Montant à payer

\$ 208.07

Due date / Date d'échéance

Feb 08 FÉV 2024



Mail Payment to / Envoyez le paiement par la poste à anitoba po box 7900 STN MAIN WINNIPEG MB R3C 5R1

If mailing, please specify amount paid on return portion of bill and enclose with payment. Si vous payez par la poste, veuillez inclure le talon de la facture sur lequel le montant payé est indiqué.

C/O SUNREX MANAGEMENT LTD MOHAK VENTURES 1209-21 ROSLYN RD WINNIPEG MB R3L 2S8

Account number/N° de compte 8717319 6387359	Payment enclosed/ Paiement ci-joint
Amount due/Montant à payer \$ 208.07	\$
Due date /Date d'échéance Feb 08 FÉV 2024	CH CA DR



Customer name Nom du client

MOHAK VENTURES

Account number Nº de compte

8717319 6387359

Service location

2391 PORTAGE AVE APT 401 Adresse de service WINNIPEG MB R3J 0N1

Date issued Date d'émission Jan 23 JAN 2024

Special messages / Messages particuliers

u Your meter reading will be estimated next month. If you prefer to bill to a customer reading, please see "Instructions for reading your meter" and provide your reading in the 3 day period ending Feb 20, 2024.

Le relevé de votre compteur sera estimé le mois prochain. Si vous préférez une facture fondée sur un relevé soumis par le client, veuillez voir « Instructions pour la lecture de votre compteur » et transmettre votre relevé dans la période de 3 jours qui se termine le 20 FÉV 2024.

Electricity -	Residential / E	Électricité - R	esider!	ntiel					
	Meter readings /								
Meter number /	Service / Po From / Du	ur la période	Days /	Relevés du		Multiplier /	kW.h /	Reading type /	
N° de compteur	From / Du	To / Au	Jours	Previous / Précédent	Present / Nouveau	Multiplicateur	kWh	Type de relevé	
879926	Dec 18 DÉC/23	Jan 22 JAN/24	35	30402	32259	1	1,857	Actual	
							·	Réel	
Basic Charge / R	edevance de base	Э					\$ 9.33		
Energy Charge /	Frais d'énergie			1,8	357.000 kW.h x	\$0.09455	175.58		
Subtotal / Total p	partiel						184.91		
0.50% Cit	y Tax / Taxe mun.						0.93		
7.00% Pro	ov Tax / Taxe prov.						12.94		
5.00% GS	ST / TPS						9.25		
5.00% GS	T on City Tax / TPS:	sur taxe mun					0.04		
Electricity char	ges / Frais d'élec	ctricité						208.07	

Consumption history / Histoire de la consommation

o on our inputor in oto	. , , , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	14 0011001111						
	Meter number / N° de compteur	Use this year/ Consommation (cette année)	Days in period/ Nbre de jours	Use per day this year/ Consommation / jour (cette année)	Use last year/ Consommation (an dernier)	Days in period/ Nbre de jours	Use per day last year/ Consommation / jour (an dernier)	Use for the last twelve months / Consommation (12 derniers mois)
Electricity kW.h / Électricité (kWh)	879926	Dec - Jan 3,207	63	50.90	Dec - Jan 4,759	64	74.36	17,224



Bill

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

Date	1/18/2024	Vendor	Sunrex Management Ltd.
Bill due date	1/18/2024		1209-21 Roslyn Road
Reference no.	929483		Winnipeg MB R3L 2S8
	-		
Memo	2391p-b03 Jan 16		
Property - unit	Account	Description	Amount
2391 Portage Avenue	4285-R&M - Labour Maintenance	sealed with foam insulations	\$28.75
2391 Portage Avenue	4285-R&M - Labour Maintenance	GST	\$1.44
Total			\$30.19

Generated 02/22/2024 13:10:23 Page 1 of 1



Total

Bill

Prepared By: Sunrex Management Ltd. 1209-21 Roslyn Road GST # 876772547 Winnipeg MB R3L2S8

\$30.19

Date	1/23/2024	Vendor	Sunrex Management Ltd.
Bill due date	1/23/2024		1209-21 Roslyn Road
Reference no.	934944		Winnipeg MB R3L 2S8
Memo	2391P-307-Jan 22		
Property - unit	Account	Description	Amount
2391 Portage Avenue - 307	4285-R&M - Labour Maintenance	Check and trouble shoot the low water presure	\$28.75
2391 Portage Avenue - 307	4285-R&M - Labour Maintenance	GST	\$1.44

Generated 02/22/2024 13:10:35 Page 1 of 1



INVOICE

INVOICE NO. JW0000619911

PAGE Page 1 of 1

DATE 31-Dec-2023

ACCOUNT NO. JW-2274

SITE NO. 6

REFERENCE NO.

Notes:

Your next invoice may reflect an adjustment due to rising operational costs including fuel, disposal, labour, environmental, and regulatory.

Keller Towers c/o Sunrex Management Ltd 1207 - 21 Roslyn Rd Winnipeg, MB R3L 2S8

Check out our new Customer Care portal, MyAccount, to make payment and self-manage your account at http://myaccount.gflenv.com/

G.S.T # 84188 4893 RT0001

то таке	payment and	a seit-manage your accou	nt at nttp://myaccount.	grienv.com/ **		G.S.T # 841	188 4893 RT0001
DATE		DESCRIPT	TON	REFE	RENCE	QTY.	AMOUNT
		owers rtage Ave , Winnipeg MB D5 COMM FL WASTE PERI					
31 - Dec		NER RENTAL (M)	4.001D			3.00	\$95.34
	Jan 01/2	4 - Mar 31/24					
31 - Dec	GST at 5	.000% on \$95.34					\$4.77
CUR	RENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	TOTA	AL INVOICE	\$100.11
\$1	00.11	\$0.00	\$0.00	\$0.00	ТОТ	AL ACCOUNT	BALANCI
Payment due u	upon receipt of th	nis invoice. 2% per month (24% p	er annum) late charge on balanc	ces over 30 days from date of invoi			\$100.11
IN\	OICE NO.	JW0000619911		REMIT TO)·		
	PAGE DATE	Page 1 of 1 31-Dec-2023		REMIT TO FL Environmental	Inc.		
	COUNT NO.	JW-2274		O BOX 150 CONCORD, ON L4K	1B2	Amount of Re	mittance
	ITE NO. ERENCE NO.	6		•	\$		
KELL	TALINGE NO.				ΙΨ		

Please include your invoice number with your remittance.

G.S.T # 84188 4893 RT0001



INVOICE DATE 01/05/24

Br 249 Unit 6 - 1680 Notre Dame Ave. Winnipeg MB R3H 1H6 Tel:204-958-5454 Fax:204-958-5449 PST:2482630

ORDER DATE 01/05/24

Sold to: 0109119 Ship to: Page No: 1

SUNREX MANAGEMENT LTD 1209-21 Roslyn Road WINNIPEG, MB R3L 2S8 SUNREX MANAGEMENT LTD 1209-21 Roslyn Road WINNIPEG, MB R3L 2S8

PO 2391 Portage Ave

SP# 086

Code	Product Description	Quantity	Price	Amount
0324305	P/C HI HIDE EGGSHELL ACR LTX WT 18.2L 201A0065/201 CC-80 GREY MIST Tinted with Zero VOC Colourant	1 pcs	127.29	127.29
0324305	P/C HI HIDE EGGSHELL ACR LTX WT 18.2L 201A2293/201 HC-105 ROCKPORT GRAY Tinted with Zero VOC Colourant	1 pcs	127.29	127.29
10205C	240X15MM LINT FREE SLEEVE 10 PACK	1 pcs	25.44	25.44
62550	240MM 4L SUPER PLASTIC TRAY LINER	10 pcs	1.08	10.80
62355	75MM BRILLIANT FINISH ANGLE SASH BRUSH	3 pcs	6.98	20.94
62306	2.5IN ZACHARY ROYAL SLIM BRUSH	1 pcs	18.55	18.55
62592	PELICAN PAIL LINER 3 PACK	3 pcs	4.03	12.09
62502	4IN PREMIUM LF FABRIC MINI ROLLER 10 PK	1 pcs	9.06	9.06

		SUBTOTAL	351.46
		ECO-FEE	3.00
Method of Payment:		RST	24.83
		SUBTOTAL	379.29
Customer Signature X	Tint OK? X	GST	17.72
	(Initial)	TOTAL	397.01
Picked Up By: shane		BALANCE	397.01

Clerk: chris 01 09:31

Terms: Net 30 m 1.5% per month (19.56% per annum) charged on overdue accounts. Please see www.cloverdalepaint.com/termsofsale for the terms of sale

A signed copy of the sales receipt is available at the sales branch. Invoices and Monthly Account Statements can be received by email and paid by on-line banking. For details, please see www.cloverdalepaint.com/businesscentre.

which form an integral part of this sales contract.



Parsons Plumbing Heating Cooling & Electrical

266 Sherbrook street Winnipeg, Manitoba, R3C 2B9

Tel#: 204-475-1202 Fax#: 204-477-0089

admin@parsonsplumbing.ca

Invoice #231224-1

Date 12/31/2023
Customer PO#: Matthew
Technician: Skylar 15

Bill To: SUNREX MANAGEMENT Job Site PORTAGE - 2391 1209-21 ROSLYN RD 2391 Portage Avenue

WINNIPEG, Manitoba, R3L 2S8

Winnipeg, Manitoba, R3J 0N1

Service Date 11/02/2023

Invoice Note:

to Inspect the fire dampers and install the sticker an the piping and dampers See the forms GN

C/T Ryanne 204 294 6581

Labour

Item	Unit Cost	Quantity	Total
Labour - VIP 85	85.00	4	\$340.00
	\$340.00		

Other

Item	Unit Cost	Quantity	Total
Fuel Surcharge	5.00	1	\$5.00
	\$5.00		

Sundries and Consumables

Item	Unit Cost	Quantity	Total
Level 3	12.50	1	\$12.50
	\$12.50		

Total Pre-Tax \$357.50

GST(5%) \$17.88

PST(7%) \$25.03

Total Invoice: \$400.41

Terms: Due on Receipt

Payment can be made with Visa, MC, Amex, Cheque, or E-transfer.

Payments made on credit card over \$1,000, will be subject to a 3% credit card processing fee.

All invoices that are paid past their dates, will incur a 2% surcharge on the outstanding amount, accrued monthly.

Service calls are subject to a minimum charge of 1 hour. After the 1st hour, labour is charged out in 1/2 hour increments.

Included in the minimum 1 hour charge is travel time one way to job site.

GST/HST No.

800639650

DIAMOND CARPET CLEANING

1376 winnipeg ave w Winnipeg Manitoba R3M 0Y3 783-9915

sales@diamond-carpetcleaning.com GST Registration No.: 837745348





BILL TO

Sunrex Managment 1209-21-Roslyn Rd Wpg MB R3L2S8

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9229	11-01-2024	\$262.50	26-01-2024	Net 15	

DESCRIPTION	QTY	RATE	TAX	AMOUNT
Pre Cust 2391 portage clean basement and 1st floor get water from #307 buzz 4444 930/10am	1	250.00	G	250.00
	S	SUBTOTAL		250.00
	G	ST @ 5%		12.50
	T	OTAL		262.50
	В	ALANCE DUE		\$262.50

TAX SUMMARY

RATE	TAX	NET
GST @ 5%	12.50	250.00



TELEPHONE 204-586-8147 1-800-667-7627

SOLD TO: SUNREX MANAGEMENT

1209-21 ROSLYN RD WINNIPEG, MB SHIP TO:

2391 PORTAGE AVE WINNIPEG., MB

RYANNE/ 204-294-6581

R3L 2S8

PAGE

397461		CUSTOMER	PO#	INIV DATE	0.11				
			INV. DATE	S#	TE	RMS	INVC	DICE NO.	
ODDED CUID				01/26/24	13	NET 3	0 DAYS	38	8036
ORDER SHIP QTY.	B/O QTY.	ITEM NO.		DESCRIPTION			PRICE		AMOUNT
	0 0 0	27310 SE4248F 109120	MR CLEAN INSTITUTION 42 X 48 LINER H.D. BLI 01890 WHITE SWAN TO	K 125/CS			21.950 32.950 46.500	cs	21.99 32.99 46.50
OUR GST REG. NO. PST NUMBER GST NUMBER Due to rising costs, effective im	120718309		sing. Orders under \$250 will be cha	orged a			FRE	OTAL EIGHT MISC. GST PST	101.4 16.0 0.0 5.8 7.1 130.3

INVOICE



Ghost Garbage 422 St Jean Baptiste St Winnipeg, MB R2H 2X4, Canada (204) 960-6400 admin@ghostgarbage.com Invoice #

1745

Date

Tue Jan 02 2024

Balance

124.99

Due On

Thu Feb 01 2024

Bill To:

Sunrex Group Sunrex Group of Companies Parent Company

(204) 987-9001 accountspayable@sunrex.ca

Service Location:

2391 Portage Portage sunrex site Manager 2391 Portage Ave Winnipeg, Manitoba R3J 0N1 (204) 294-6581 accountspayable@sunrex.ca

Description	QTY	Price	Amount
Truck Load 2023	1.00	119.04	119.04
		Sub total	119.04
		Tax	5.95
		Tax Rate	5.000%
		Total	124.99
		Balance	124.99

Terms:

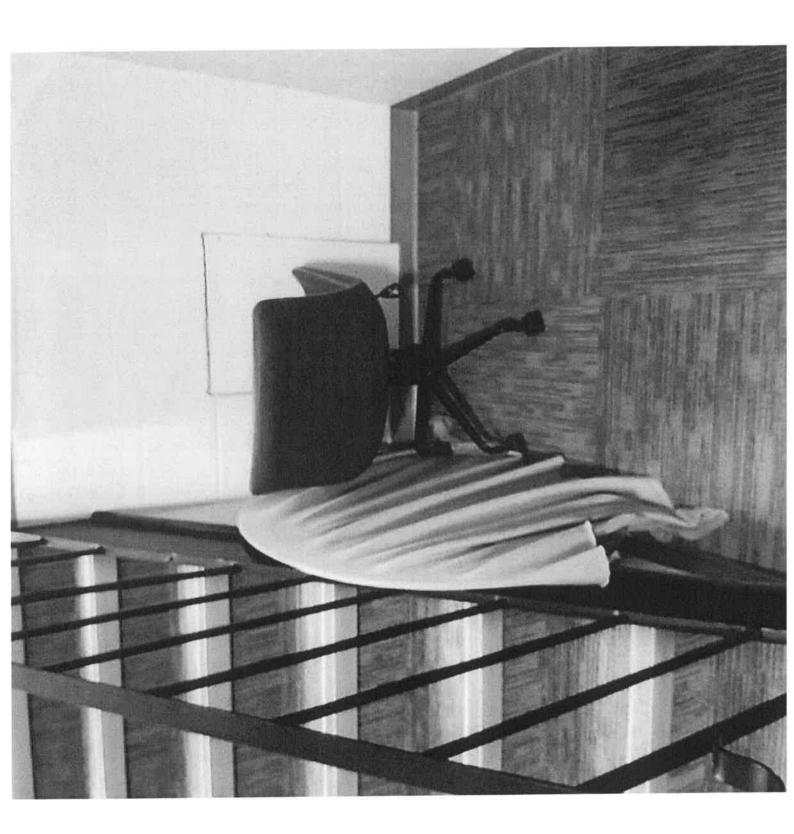
By paying the due balance on invoices provided, the Client hereby acknowledges that all requested service items for this date and/or any other dates listed above in the description section of the table, have been performed and have been tested showing successful satisfactory install/repair, unless otherwise stated on the invoice, in which labor service charges still apply if any repairs have been made. By accepting this invoice, the Client agrees to pay in full the amount listed in the Total section of the invoice.

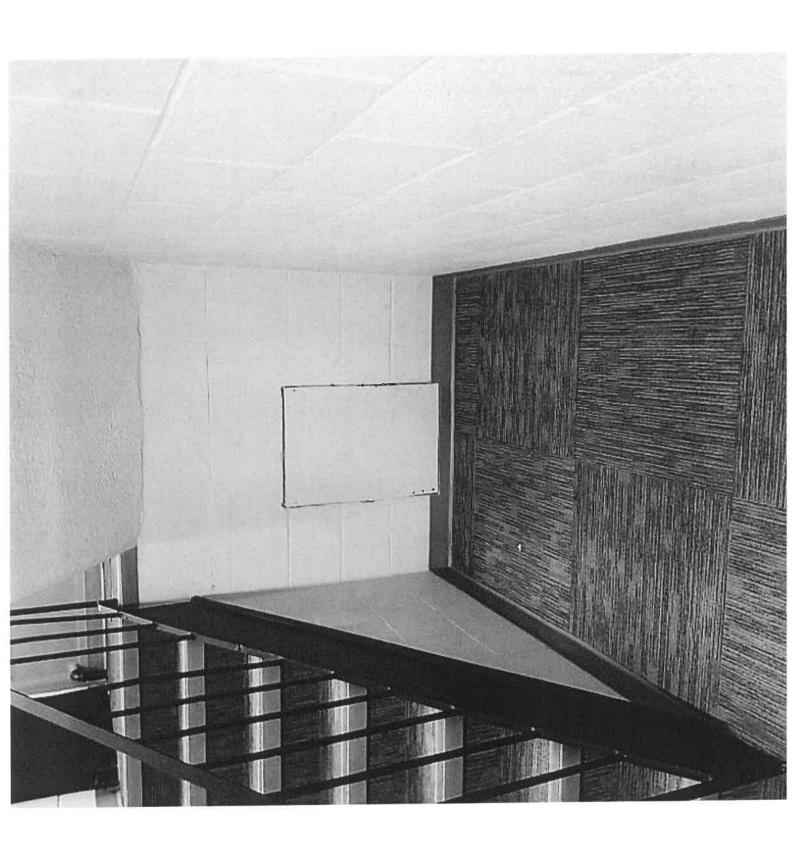
Notes:











FIRST CLASS APPLIANCE SERVICE

INVOICE Nº 18904

CELL. 228-1387

GST# 138158233

Warranty: Parts 1 year

Labour 90 days

NAME Kelle	T 10Wer	< DAT	Januar	, ,	6-
ADDRESS 230	Al Portage		MISED -	2/2	1202
SUITE 206	11 TOPlane				
PRODUCT	, ,	PHC	DNE		
12001	nuasher MC	DDEL#			
COMPLAINT N	et deone	20			
SERVICE RENDER	RED C	5	1 /		
In. 1	neo	Ked	dishwo	she	Γ.
rome y	ger and	1 100	UST WA	60	
Split, E	roken 9	hata	110-12	r Ch	MS
arms, Ro	o tort	1	ver was	usec	word
CTT /	Those car	il.	1es/ 0	K	
	DES	CRIPTION			
1					
/	Upn	et (In:	1 A		
/	Upp	er Was	sh Arm	An	om
/	Upp	et Was	sh Arm	An Scre D/C	on p
	Upp	es Was	sh Arm	An Scra	on P
/	Upp	et Was	sh Arm	An Scre D/C	om Ap
/	Upp	et Was	sh Arm	An Scr D/C	om Ro
DATE / S	Lowe	es Was	Sh Arm	An Scra D/C	on
DATE / S COMPLETE / S HARGE TO:	Upp Lowe	es Was	TOTAL PARTS	An Scr D/C	om P
COMPLETE / S HARGE TO:	24		TOTAL	An scrapp	om Ap
COMPLETE / S HARGE TO:	24		TOTAL PARTS DELIVERY	An Scrape	25 25
COMPLETE / 5	24		TOTAL PARTS DELIVERY/ SERVICE/LABOUR	An Scrape D/C	95
HARGE TO:	24		TOTAL PARTS DELIVERY/ SERVICE/LABOUR SUBTOTAL	69 3	95

FIRST CLASS APPLIANCE SERVICE

INVOICE Nº 18905

CELL. 228-1387

GST# 138158233

Warranty: Parts 1 year Labour 90 days

NAME Keller Towers	DATE Sawary 1/2024
ADDRESS 2391 Partage A	PROMISED
SUITE 603	PHONE
PRODUCT Range washer MODE	1
COMPLAINT Class dish shatte	red No hot water
	d range, Found glass
dsh shattered in ou	ver. Removed broken
glass. Test over	hearing OK. Cycling
off at proper tempor	eratore. Test OK
QTY PART # DESCR	RIPTION setting cold
water no hot wa	Jes. Installed new
water inlet value and	temp switch. Test ok
1 3979345 Water	Titel Value 171 70
1 WIII03599 Temp	. Switch 15372
•	
·	TOTAL 205 (2)
COMPLETE / 5	PARTS 325 42
CHARGE TO:	SERVICE/LABOUR 87 95
Surrex Monageme	SUBTOTAL 415 37
	G.S.T. 2077
	PROV. TAX 2908
TECHNOCK CUSTOMER	PAY THIS AMOUNT 465 22



INVOICE NUMBER OP 1426
INDICATE THIS NUMBER WHEN PAYING

li d

LULL

BILL TO ROUTE: 1

4243

DATE 12/28/2023

DELIVER TO

SUNREX MANAGEMENT LTD. 1209-21 ROSLYN RD. WINNIPEG, MB R3L 2S8

MAIL INVOICE

EMAIL: accountspayable@sunrex.ca RE: 2391 PORTAGE AVE. KELLER TOWER

C	WANTITY	SIZE	10	1,1,1,0	HVE. KEI	LER TOW	ER
			S	UNIT PRICE	WEEKLY	4 WEE	K SERVICE
i i	2 2 1	24 32 DEL	BBB	6.50 8.25 8.00	ENV	IRO FEE	26.00 33.00
01	UR G.S	.T. #	:	8262204	9RT0001	P.S.T. G.S.T.	78.75 4.39 3.94
	Peliju	nd	9	: 00 A.p	1		87.08
XX		Decem	be	r 28, 20)23 TO Jai	Mary 75	2004
CHG.	C.O.D. 8	SERVICES	AC	CORDING TO	CONTRACT	720,7 20	, 2024.

PLEASE PAY THIS INVOICE. NO FURTHER STATEMENT WILL BE ISSUED.

RENTAL AND SALES

website: www.getpromat.com email: promatsvc@gmail.com

phone: 204-667-2776

UDGO MATS
FINGER MATS
LINK MATS
ANTI-FATIGUE MATS
PAPER PRODUCTS
SOAP SUPPLIES
HAND SANITIZERS

MERCHANDISE REMAINS THE PROPERTY OF PROMAT SERVICE LTD. AND THE CUSTOMER IS RESPONSIBLE FOR ANY LOST OR DAMAGED MERCHANDISE. CUSTOMER ASSUMES LIABILITY UPON DELIVERY.

TERMS: NET 10 DAYS. A SERVICE CHARGE OF 2% PER MONTH (24% PER ANNUM) WILL BE CHARGED ON ALL OVERDUE ACCOUNTS.

CUSTOMER INVOICE

22.60

--- DETACH

3225 991 3 Account Number / Numéro de compte 204 832 4961 Billing Number / Numéro de facturation Jan 19, 2024 Bill Date / Date de facturation

GST Registration Numbers 100458652RT0001 Bell MTS, a division of Bell Canada

Inquiries about your bill?

Inside Manitoba: 204-225-4249 (Long distance charges will not apply) Outside Manitoba 1-866-205-5990

Monday to Friday

8:00am - 5:00pm

Pour des services en français, composez le 1-800-255-6687.

Late Payment Charge/ Supplément de retard

If payment for your previous bill has not been received at the time your new bill is processed, an outstanding balance will appear. A late payment charge of 2.50% per month (34.49% per annum) will be applied when the outstanding balance exceeds \$20.00.

SUNREX MANAGEMENT LTD RE: 2391 PORTAGE AV

ACCOUNT SUMMARY / SOMMAIRE DU COMPTE

Previous Charges / Frais antérieurs

Please Pay This Amount By FEB 7

Previous Billed Amount / Solde antérieur Payments / Paiements Thank You / Merci Adjustments / Rectifications	22.60 22.60 CR .00
Outstanding Balance / Solde impayé	.00
New Charges / Frais courants	
Monthly Service / Service mensuel (Jan 19 to Feb 18) Other Charges & Credits / Autres frais et crédits Directory Assistance / Assistance-annuaire Long Distance Charges / Communications interurbaines GST / TPS de 5% on / sur 20.18 PST / TVP de 7% on / sur 20.18	20.18 .00 .00 .00 1.01 1.41
Total New Charges / Total des frais courants	22.60

You can now order Bell MTS products and services from our web site, bellmts.ca

Thank you for choosing Bell MTS

Express Number / Numéro express 9913

DETACH -

Bell MTS

Return this portion with your payment payable to: Bell MTS, Box 7500, Winnipeg, MB., R3C 3B5

Please write account number on cheque or money order

Account Number

3225 991 3

120 < R >

Bill Date

Jan 19 2024

Billing Number

204 832 4961

Pay at agent by Feb 7

32259913000002260322599130000022604

Outstanding Balance

RE: 2391 PORTAGE AV 1209-21 ROSLYN RD WINNIPEG MB R3L 2S8

SUNREX MANAGEMENT LTD

22.60 **Amount Due** Amount Paid

77700



Account Number / Numéro de compte 3225 991 3

Billing Number / Numéro de facturation 204 832 4961

Bill Date / Date de facturation Jan 19, 2024

SUNREX MANAGEMENT LTD

ACCOUNT DETAILS / RENSEIGNEMENTS SUR LE COMPTE

YMENTS / ADJUSTMENTS / PAIEMENTS / RECTIFICATIONS	Payments	<u> </u>	Adjustments
I 17 PAYMENT RECEIVED, THANK YOU	22.60	CK	
	22.60	CR	.00
HER CHARGES AND CREDITS / AUTRES FRAIS ET CREDITS			Charge
1-01 YOUR MONTHLY SERVICE INCLUDES A \$.23 9-1-1			
CHARGE (\$0.23 PER ACCESS LINE)			

3695C (032017)

Payments may be made by Pre-Authorized Payment, at most banks, credit unions, or by cheque or money order.



INVOICE

Rona inc.

INVOICE NO. : 489-30940771

INVOICE DATE: 1/22/24

489 RONA H&G Winnipeg Central 1333 Sargent Ave. Winnipeg MB R3E 3P8 T:204-774-7389 F:204-779-8000

> SUNREX MANAGEMENT LTD. #1209 21 ROSLYN ROAD WINNIPEG MB R3L 2S8

SHIP TO: X MB V

			ORDER NO 3094077		CLERK 72872	DELIVERY DATE 1/22/24	ACCOUNT NO. 118624.00001	P.O. NO. 307/2391/MR
TAX P/I	EXTENSION	U/M	PRICE	UNIT	QUANTITY	N	DESCRIPTION	PRODUCT#
							GENERAL ACCOUNT	
В	7.21	EA	7.21		1	IV 1.5GPM	AERATOR LOW FLOW UNI	51234714
В	7.59	EA	7.59		1	15/16	AERATOR MALE BRASS 1	29015196
В	21.84	EA	21.84		1		BULB LED A19 E26 60W	
	36.64 1.83 2.56		SUB-TO GST/					
	41.03	ICE	AL INVO	тот				





Rona inc.

INVOICE NO. : 489-30933091CR

INVOICE DATE: 1/12/24

489 RONA H&G Winnipeg Central 1333 Sargent Ave. Winnipeg MB R3E 3P8 T:204-774-7389 F:204-779-8000

> SUNREX MANAGEMENT LTD. #1209 21 ROSLYN ROAD WINNIPEG MB R3L 2S8

SHIP TO: X X MB V

P.O. NO. 401/2391/MR	ACCOUNT NO. 118624.00001	DELIVERY DATE 1/12/24	CLERK 72872		ER NO. 93309		
PRODUCT#	DESCRIPTI	ON	QUANTITY	UNIT PR	ICE U/M	EXTENSION	TAX P/I
REF. BUYER: LOT:	004890309330601 MELVIN RAMOS GENERAL ACCOUNT 1						
51223083 51196806	BULB LED A19 E26 1 BULB LED A19 E26 6		1 1		.49 EA .84 EA	24.49CF 21.84CF	
			то		3-TOTAL GST/HST PST IT NOTE	46.33CF 2.31CF 3.24CF 51.88CF	? ?





Rona inc.

INVOICE NO. : 489-30933061

INVOICE DATE: 1/12/24

489 RONA H&G Winnipeg Central 1333 Sargent Ave. Winnipeg MB R3E 3P8 T:204-774-7389 F:204-779-8000

> SUNREX MANAGEMENT LTD. #1209 21 ROSLYN ROAD WINNIPEG MB R3L 2S8

SHIP TO: X X MB V

P.O. NO.	ACCOUNT NO.	DELIVERY DATE	CLERK	ORDER NO.			
01/2391/MR	118624.00001	1/12/24	72872	309330)6		
PRODUCT#	DESCRIPTI	ON	QUANTITY	UNIT PRICE	U/M	EXTENSION	TAX P/M
BUYER:	MELVIN RAMOS GENERAL ACCOUNT						
LOT:	1						
51223083	BULB LED A19 E26 1	OOW DL 6PK	1	24.49	EA	24.49	В
51196806	BULB LED A19 E26 6	SOW DL 10PK	1	21.84	EA	21.84	В
				SUB-TO	TAL	46.33	
				GST/	HST	2.31	
					PST	3.24	
				TOTAL INVO	ICE	51.88	





Rona inc.

INVOICE NO.: 489-30933081

INVOICE DATE: 1/12/24

489 RONA H&G Winnipeg Central 1333 Sargent Ave. Winnipeg MB R3E 3P8 T:204-774-7389 F:204-779-8000

> SUNREX MANAGEMENT LTD. #1209 21 ROSLYN ROAD WINNIPEG MB R3L 2S8

SHIP TO: X X MB V

		vo.	ORDER I		CLERK	VERY DATE	DEL	NO.	TNUC	ACC		O. NO.	P.O.
		08	30933		72872	1/12/24		00001	624.0	118		91/MR	401/2391
TAX P	EXTENSION	U/M	T PRICE	UNI	QUANTITY		ION	CRIPT	DES			PRODUCT#	PF
								JNT			MELV: GENEI	BUYER:	
												LOT:	
В	24.49	EA	24.49		1	6PK	100W DL	E26	A19	LED	BULB	1223083	512
В	16.99	EA	16.99 ICE) PRI	on: QUOTED		50W DL ⁻ 521.84			LED Pri		1196806	511
			0115			-,				•	J		
	41.48		SUB-TO										
	2.07		GST,										
	2.90	PST											
	46.45	DICE	TAL INV	TOT									