

Rental Owner Statement



Prepared By: Hub City Property Management
63 Park Street
Moncton NB E1C 5L8

Statement period **5/1/2026 - 5/31/2026**

Statement date **7/1/2026**

Summary by property

	40 Ward Street	All properties
Beginning cash balance	\$4,537.00	\$4,537.00
+ Additions to cash		
Income	8,690.00	8,690.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	2,062.76	2,062.76
Owner draws	7,753.24	7,753.24
Other subtractions	0.00	0.00
Ending cash balance	\$3,411.00	\$3,411.00
- Adjustments		
Property reserve	0.00	0.00
Unpaid bills	143.75	143.75
Pending ePay payments	2,330.00	2,330.00
Available for payment	\$937.25	\$937.25

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Income statement

	40 Ward Street	All properties
Income		
Rent Income	8,690.00	8,690.00
Total income	\$8,690.00	\$8,690.00
Expense		
Bank Fees	1.50	1.50
Management Fees	564.42	564.42
Repairs	1,496.84	1,496.84
Total expenses	\$2,062.76	\$2,062.76
Net income	\$6,627.24	\$6,627.24

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Unpaid Bills

Property	Date	Vendor	Reference number	Description	Due date	Amount
40 Ward Street	5/26/2026	Hub City Property Management		Annual back flow testing. Form sent to city	6/15/2026	143.75
Total						\$143.75

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Detail transactions

Date	Property	Unit	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 5/1/2026							\$4,537.00
Additions to cash							
5/1/2026	40 Ward Street	4	Rent Income	Unit 4 - Ben Woods	Payment	1,186.00	5,723.00
5/1/2026	40 Ward Street	9	Rent Income	Unit 9 - Amanda Macdonald	Payment	238.00	5,961.00
5/1/2026	40 Ward Street	3	Rent Income	Unit 3 - Rose Marie Bastarache	Payment	1,125.00	7,086.00
5/1/2026	40 Ward Street	8	Rent Income	Unit 8 - Boubacar Konate	Payment	1,280.00	8,366.00
5/4/2026	40 Ward Street	5	Rent Income	Unit 5 - Kerri Milburn	by Kerri Milburn	1,450.00	9,816.00
5/28/2026	40 Ward Street	1	Rent Income	Unit 1 - Tia Thebeau	by Tia Thebeau	1,081.00	10,897.00
5/31/2026	40 Ward Street	7	Rent Income	Unit 7 - Gurcharan Singh	by Gurcharan Singh	1,030.00	11,927.00
5/31/2026	40 Ward Street	2	Rent Income	Unit 2 - Enongene Ntoko	by Enongene Ntoko	1,300.00	13,227.00
Total from additions to cash						\$8,690.00	
Subtractions from cash							
5/13/2026	40 Ward Street	3	Repairs	Unit 3 - Hub City Property Management	Stove element not working	56.35	13,170.65
5/13/2026	40 Ward Street	3	Repairs	Unit 3 - Hub City Property Management	HST	8.45	13,162.20
5/13/2026	40 Ward Street	5	Repairs	Unit 5 - Hub City Property Management	Thermostat not wroking, replaced	49.00	13,113.20
5/13/2026	40 Ward Street	5	Repairs	Unit 5 - Hub City Property Management	HST	7.35	13,105.85
5/13/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	Landscaping Charges for May 2026	79.00	13,026.85
5/13/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	HST	11.85	13,015.00
5/15/2026	40 Ward Street	Property level	Management Fees	Hub City Property Management	Management Fee 4/15/2026 - 5/15/2026 (5.00% of \$9,816.00)	490.80	12,524.20

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
5/15/2026	40 Ward Street	Property level	Management Fees	Hub City Property Management	Management fee service tax	73.62	12,450.58
5/15/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	Monthly Waste Collection at 40 Ward St	330.51	12,120.07
5/15/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	HST on Waste Collection	49.58	12,070.49
5/15/2026	40 Ward Street	3	Repairs	Unit 3 - Hub City Property Management	New Stove	749.99	11,320.50
5/15/2026	40 Ward Street	3	Repairs	Unit 3 - Hub City Property Management	HST	112.50	11,208.00
5/15/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	Cleanup Garbage on ground around Bin	36.75	11,171.25
5/15/2026	40 Ward Street	Property level	Repairs	Hub City Property Management	HST	5.51	11,165.74
5/15/2026	40 Ward Street	Property level	Bank Fees	Hub City Property Management	Sundries - Transfer Charges - \$1.50 each month on Owner's Draw	1.50	11,164.24
5/15/2026	40 Ward Street	Property level	Owner Draw	Yishi Pan	Owner Draw	7,753.24	3,411.00
Total from subtractions from cash					\$9,816.00		
Ending cash balance as of 5/31/2026							\$3,411.00