

**Grand Valley & District Medical & Dental Board  
5 MAIN ST. N.**

**AGENDA**  
January 14, 2019 at 10:00 a.m.

- 1. Call to Order by the Secretary**
- 2. Elections of Chair and Vice Chair**
- 3. Approval of Agenda**
  - 3.1. January 14, 2019
- 4. Declaration of Pecuniary Interest**
- 5. Approval of Meeting Minutes**
  - 5.1. September 10, 2018
- 6. Business arising from Minutes**
- 7. Deputation/Presentation - none**
- 8. Unfinished Business**
  - 8.1. Lighting Project
- 9. New Business**
  - 9.1. Highlands Health Network Inc Lease Renewal
  - 9.2. Board Policy
  - 9.3. By-Law 2018-54
  - 9.4. 2019 Budget
- 10. Correspondence - none**
- 11. Treasurer's Report**
  - 11.1. Accounts
  - 11.2. Budget Variance
  - 11.3. Audited 2017 Financial Statement
- 12. Confirm Proceedings**
- 13. Meeting Adjournment and Next Meeting Date**

Grand Valley & District Medical & Dental Board  
September 10, 2018 at 10:00 a.m.  
MINUTES

**In attendance:** Jane Aultman, John Ince, Francis Pinkney, Heather Foster & Sabrina VanGerven – Secretary/Treasurer

**Absent:** Rick Taylor – prior notice  
Elizabeth Taylor – prior notice

**1. Call to Order by the Chair**

The Chair called the meeting to order at 10:00 a.m.

**2. Approval of Agenda**

**#2018-09-01**

Moved By: H Foster

Seconded By: F Pinkney

**BE IT RESOLVED THAT** the September 10, 2018 regular meeting agenda be approved as amended.

Carried.

**3. Declaration of Pecuniary Interest or Conflict of Interest**

**4. Approval of Meeting Minutes**

4.1. May 14, 2018

**#2018-09-02**

Moved By: F Pinkney

Seconded By: J Ince

**BE IT RESOLVED THAT** the minutes of Monday, May 14, 2018 be adopted as circulated.

Carried.

4.2. May 14, 2018 Closed Session

**#2018-09-03**

Moved By: J Ince

Seconded By: F Pinkney

**BE IT RESOLVED THAT** the minutes of Monday, May 14, 2018 closed session be adopted as circulated.  
Carried.

**5. Business arising from Minutes - none**

**6. Deputation/Presentation – none**

**7. Unfinished Business**

**7.1. Lighting Project**

The Board reviewed the quote presented and has directed staff obtain further quotes and to review the availability of grants.

**8. New Business**

**8.1. Bylaw Review**

**#2018-09-04**

Moved By: F Pinkney    Seconded By: J Ince

**BE IT RESOLVED THAT** the Board approves the re-newel of By-law for another 5 years as written.  
Carried.

**8.2. Snow Removal Contract**

**#2018-09-05**

Moved By: J Ince    Seconded By: F Pinkney

**BE IT RESOLVED THAT** the Board re-new snow removal contract for the 2018/2019 winter season with W.D Tait.  
Carried.

**9. Correspondence - none**

**10. Treasurer’s Report**

**10.1. Accounts Receivable**

**#2018-09-06**

Moved By: H Foster

Seconded By: J Ince

**BE IT RESOLVED THAT** the Accounts Receivable to the Board in the amount of \$13,656.40 for the months of May, June, July and August 2018 be approved.  
Carried.

#### 10.2. Accounts Payable

**#2018-09-07**

Moved By: J Ince

Seconded By: H Foster

**BE IT RESOLVED THAT** the Accounts Payable to the Board in the amount of \$9,845.39 for May, June, July and August 2018 be approved.  
Carried.

#### 10.3. Budget Variance Report

The Board reviewed the report.

### 11. Confirm Proceedings

**#2018-09-08**

Moved By: H Foster

Seconded By: J Ince

**BE IT RESOLVED THAT** leave be given to confirm the proceedings of the September 10, 2018 Grand Valley Medical & Dental Centre Board Meeting.  
Carried.

### 12. Meeting Adjournment and Next Meeting Date

**#2018-09-09**

Moved By: H Foster

Seconded By: J Ince

**BE IT RESOLVED THAT** we do now adjourn this meeting of the Board to meet again at the call of the Secretary.  
Carried.

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Jane Aultman, Chair

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Sabrina VanGerven, Secretary

## Lighting Upgrade Quotes

<b>Company</b>	<b>Quote*</b>	<b>Approximate Rebate</b>	<b>Area</b>	<b>Inclusions</b>	<b>Estimated Payback Period</b>
<b>Voltage Electric</b>	\$8,573.20	2221.00	Medical Office	44 – 2x4 LED Panels & 2 LED Strips	7.8 years
	\$3630.74	800.00	Dental Office	16 – 2x4 LED Panel & 1 – 4`wrap LED fixture	8.3 years
	\$5673.63	720.00	Rest of Building	12 – 2x4 LED Panels, 2 – 4` LED wrap fixtures, 9 – 6``down lights & 2 fixtures	7.4 years
<b>Nezz Electric</b>	\$9,200.00	Not provided	Medical Office	2 – LPAN 2x2 & 46 – LPAN 2x4	Not provided
	\$7,650.00		Lower Floor	3 – LPAN 2x2, 30 – LPAN 2x4, 12 – Edgelit & 4 - A10	
	\$750.00		Exterior Lights	4 – LED	
<b>Rowe Electric</b>	\$7,258.00	2450.00	All Offices	48 – 2x4 Panel, 2 – Wallpack & 2 - SMW4 LED	3.4 years**
<b>Gatt Electric Ltd</b>	\$8,380.00	2500.00	Medical Office	2 – 4`LED Wrap & 48 – 2x4 Panel	Not provided
	\$5,250.00	1,470.00	Dental Office	3 – 4`LED wrap, 24 – 2x4 Panel, 1 – 2x4 troffer & 5 – par 38	

\*plus applicable HST

\*\*labour not included in calculation

**LEASE AGREEMENT**

MADE THIS First ( 1 ) day of February, 2016, between:

**GRAND VALLEY MEDICAL - DENTAL BOARD**  
(hereinafter referred to as the "Landlord")

- and -

**HIGHLANDS HEALTH NETWORK**  
(hereinafter referred to as the "Tenant").

THE TENANT HEREBY LEASES FROM THE LANDLORD those premises as hereinafter described, on the terms and subject to the conditions set forth in the Lease.

**1 DEMISED PREMISES**

The "Demised Premises" is composed of the office known as 21 Main St. North in the Grand Valley Medical - Dental Centre that has been constructed on Plan 37 Pt. Lot 11 E/S Main; Rear Pt. 8, in the Town of Grand Valley, in the County of Dufferin, Ontario, containing one thousand three hundred and ninety square feet (1390) (hereinafter referred to as the "Gross Leasable Area").

**2 TERM**

The Tenant agrees to lease the Demised Premises from the Landlord for a term of **three (3) years** commencing on the **first (1<sup>st</sup>) day of February, 2016** and ending on the **thirty-first (31<sup>st</sup>) day of January, 2019**

*Handwritten signatures and dates: 2016, 2017, 2019*

**3 BASIC RENT**

The Tenant shall pay to the Landlord in lawful money of Canada, and without deduction, abatement or set-off an annual gross rent for the Demised Premises in the amount of twenty nine thousand four hundred thirty eight dollars and fifty two cents (\$29,438.52) per annum for year one (1) to be increased annually at 2% inflatable rate for the period February 1, 2017 to January 31, 2019.

<u>Period</u>	<u>Base Rent</u>	<u>HST</u>	<u>Per Month</u>	<u>Per Year</u>
Feb01/2016 to Jan31/2017	\$2,170.98	\$282.23	\$2,453.21	\$29,438.52
Feb01/2017 to Jan31/2018	\$2,214.40	\$287.88	\$2,502.28	\$30,027.36
Feb01/2018 to Jan31/2019	\$2,258.69	\$293.63	\$2,552.32	\$30,627.84

All monthly installments of Rent plus CAM Charges must be paid in advance on the first (1st) day of each month. If the rent has not been received by the Landlord by the fifth (5th) day of the month, the Tenant shall pay a late payment service charge of \$25.00. Any cheques returned by the bank for any reason will carry a \$25.00 penalty. If payment is not received by the tenth (10th) day of the month, the Landlord has the right to change the locks.

The Landlord, at their discretion, may hold rent rates for a period of time and provide the Tennant written notice of the same.

**4 CONSENT TO ASSIGN OR SUB-LET PREMISES**

In the event that the Tenant desires to assign, sublet or part with possession of all or any part of the Leased Premises or to transfer this Lease in any other manner, in whole or in part or any estate or interest thereunder, then and so often as such event shall occur the Tenant shall give prior written notice to the Landlord of such desire, specifying therein the proposed assignee, transferee or sublet tenant and the Landlord shall, within thirty (30) days thereafter, notify the Tenant in writing either, that: (i) it consents or (ii) does not consent as aforesaid to the assignment, subletting or parting with or sharing possession as the case may be. Consent may be withheld if, in the Landlord's opinion, the use will adversely affect other tenants in the centre.

**5 RULES & REGULATIONS**

The Landlord shall be entitled, from time to time, to make and to amend reasonable rules and regulations regarding the Medical Building which do not prohibit the use of the Demised Premises. The Tenant shall comply with such rules and regulations and shall cause its officers, agents, servants, employees, contractors, customers, invitees and licensees to comply with such rules and regulations.

**6 USE**

The Demised Premises shall be used solely for the purpose of Office space.

**7      SIGNAGE**

The Tenant will, at its sole expense, erect signage in a good and workmanlike manner, subject to municipal by-laws and government regulations and subject to the Landlord's prior written approval as to the design, colour, and content of any such sign, which consent shall not be unreasonably withheld.

**8      INSURANCE**

The Tenant shall take out insurance as required pursuant to the Lease. If the cost of the Landlord's insurance premiums is increased as a result of the use to which the Demised Premises are being put by the Tenant, the Tenant agrees to pay such increased cost of premiums. The tenant agrees to provide proof of insurance for non landlord owned contents.

**9      REPAIR**

The Tenant shall undertake all repairs to the Demised Premises caused by damage of Tenant or the tenant's clientele.

**10     MAINTENANCE BY LANDLORD**

The Landlord covenants and agrees that at all times, throughout the Term of this Lease and any renewal, it will maintain and repair, or cause to be maintained and repaired, as would a prudent owner of similar premises, the structure of the Building including without limitation, the foundations, exterior weather walls excluding non-structural repairs to the exterior weather walls, sub-floor, roof excluding the roof membrane, bearing walls, structural columns and beams of the Building. The Landlord will maintain and repair the roof membrane and make non-structural repairs to the exterior weather walls but the cost of such repairs shall be included in the Operating Costs. Provided, however, that if the Landlord is required to make such repairs by reason of the application of laws or ordinances or the directions, rules or regulations of any duly constituted regulatory body to the business carried on by the Tenant or by reason of any act, omission to act, neglect or default of the Tenant, or those for whom the Tenant is in law responsible, the Tenant shall be liable and responsible for the cost of any such repairs.

**11     NO REGISTRATION**

This Lease or any notice thereof or any caution indicating an interest on the lands upon which the Building is constructed shall not be registered against the title to the Lands.

**12     NOTICES**

Any notice, demand or request which any party shall give to any other party shall be in writing and shall be deemed to have been validly given if delivered at, or mailed by registered mail to the address of such party shown below

to the Landlord at:      Grand Valley Medical Dental Board  
5 Main Street North  
Grand Valley, ON L9W 5S6

- and -

to the Tenant at:      Highlands Health Network  
140 Rolling Hills Drive, Suite 300  
Orangeville, ON L9W 4X8

or to such other address as such party shall have given written notice of, or in the case of the Tenant, at the Demised Premises, and shall be deemed to have been received the second day after the date of posting such notice, demand or request.

**13     TERMINATION**

In the event that the Tenant wishes to terminate this Lease, a minimum of sixty (60) days written notice must be supplied to the Landlord. In the event that the Landlord wishes to terminate this Lease, a minimum of ninety (90) days written notice must be supplied to the Tenant. In either case, the termination date must be at the end of a monthly rental period.

**14     COMPLIANCE WITH LAWS**

The Landlord and the Tenant respectively covenant that they will not cause or suffer each other unjust hardship by non-compliance with all laws, statutes, by-laws, ordinances, regulations or other lawful requirements of any governmental authority having jurisdiction with respect to the ownership and tenancy of the Premises.



**15 DEFAULT & RE-ENTRY**

- a) If the rents above reserved or any part thereof shall be and remain unpaid for more than ten (10) days following the due date thereof, and such default is not cured within twenty (20) days after written notice from the Landlord of such default, or should the Tenant file for bankruptcy, either voluntarily or involuntarily, or make an assignment in favour of its creditors, the Landlord may cancel this Lease upon thirty (30) day's written notice by the Tenant, provided, however, should the Tenant remedy such default and pay the rent owing together with a three (3%) penalty (calculated on a monthly basis), the cancellation notice by the Landlord would be null and void for the current default. In the event the Tenant cancels this Lease, the Tenant must surrender the Premises to the Landlord upon the date prescribed in the notice to cancel this Lease.
- b) In the event the Tenant shall be in default of any of its obligations to pay rent and such default shall continue for a period of twenty (20) consecutive days.
- c) After written notice by the Landlord to the Tenant requiring the same to be remedied, then at the option of the Landlord upon thirty (30) days written notice to the Tenant, the Landlord may cancel this Lease, provided, however, the Tenant is not in default through reasons of a legitimate dispute or circumstances beyond its control.
- d) Throughout the Term of this Lease, should the Tenant file for bankruptcy, either voluntarily or involuntarily, or make an assignment in favour of its or their creditors, or if the rents above reserved or any part thereof shall be and remain unpaid on the due date thereof, or if the Landlord cancels this Lease, the Tenant and its Sub-Tenant cannot remove its and/or their goods and chattels from the premises.
- e) Premises so that there would not be sufficient goods on the Premises subject to distress to satisfy the rents and arrears hereunder. In the event the Tenant fails to remedy his default of Rent, after receiving due notice as contained above, the Landlord shall have the right to enter the Premises. The Landlord using his best efforts must attempt to lease or sub-let the Premises and apply the proceeds of such leasing or sub-letting on account of Rent due.

**16 DISPUTE PROCEDURES**

In the event of a dispute between the Landlord and the Tenant arising out of this Lease, the parties herein agree:

- a) that each shall attempt to resolve the dispute by participating in good faith in a mediation of the matter as soon as possible, failing which the matter in dispute shall be referred to binding arbitration in accordance with the Arbitration Act of Ontario;
- b) the Landlord and the Tenant shall each bear their own legal and other costs;
- c) the Landlord will not commence a legal action for a declaration that the Lease is at an end or has been breached by the Tenant without first giving the Tenant twenty (20) working days notice of its intention to commence the same.

DATED AT \_\_\_\_\_, ONTARIO

THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Per: *[Signature]*  
Landlord

The undersigned Tenant accepts the above Lease in its entirety on this

20<sup>th</sup> day of January, 2016

Highlands Health Network

Per: \_\_\_\_\_  
Lynn Lowe  
Manager

*L. Ostrowski* *[Signature]* January 22, 2016  
M.D.C.C.F.P.  
LEAD PHYSICIAN  
Authorized Signature

# GRAND VALLEY & DISTRICT

## MEDICAL - DENTAL BOARD

Mtg: January 14, 2019							
			2018	2018	2018	2018	
			September	October	November	December	TOTAL
<b>CASH RECEIPTS</b>							
	Rent		4,269.48	4,269.48	4,269.48	4,269.48	17,077.92
	Other / HST refund						-
	Interest Earned		237.74	252.75	246.97	269.74	1,007.20
	<b>TOTAL DEPOSITS</b>	<b>\$ -</b>	<b>\$ 4,507.22</b>	<b>\$ 4,522.23</b>	<b>\$ 4,516.45</b>	<b>\$ 4,539.22</b>	<b>\$ 18,085.12</b>
<b>ACCOUNTS PAYABLE</b>							
		-	September	October	November	December	TOTAL
1100	Liabilities (HST)		675			675	1,350.00
1010	Wages		490.03	404.54	493.42	1050.45	2,438.44
1110	Benefits		47.50	43.61	51.74	101.35	244.20
1300	Seminars & Workshops						-
1310	Conferences & Trade Shows						-
1320	Memberships						-
1400	Specialized Training						-
2010	Materials & Supplies (office)						-
2024	Heating (enbridge)		55.22	103.63	197.37	174.36	530.58
2030	Hydro (orv hydro)			786.25	375.17	382.25	1,543.67
2040	Water & Sewer			58.00	29.00	29.75	116.75
2050	Telephone						-
2100	Postage						-
2200	Accounting/Audit Fees				2,289.61		2,289.61
2210	Legal Fees						-
2220	Consulting/Professional Fees						-
2300	Advertising						-
2310	Bank Charges						-
2320	Parking Lot Rental						-
2400	Repairs & Maintenance (building, mats, etc)		301.96	1,959.50	439.53	473.96	3,174.95
4010	Contracts (snow removal, etc)						-
4020	Insurance						-
4954	Sewer & Street Lights						-
5010	Miscellaneous						-
8000	Capital Expenditure						-
	<b>TOTAL PAYABLES</b>	<b>\$ -</b>	<b>\$ 1,569.71</b>	<b>\$ 3,355.53</b>	<b>\$ 3,875.84</b>	<b>\$ 2,887.12</b>	<b>\$ 11,688.20</b>

Budget Variance Report



Fiscal Year : 2018    Period : 12  
 Account Code : 4-3-6300-5090    To 4-4-6300-9000

Budget Type : BUDGET VALUES

Acct Code	Acct Desc	Year to Date	Budget Amt	Variance	% Var
<b>6300 MEDICAL-DENTAL CTR REVENUES</b>					
4-3-6300-7105	MED CTR - Rentals	-45,245	-45,100	145	-0.32
4-3-6300-7130	MED CTR - Interest	-3,301	-1,500	1,801	-120.09
<b>Total MEDICAL-DENTAL CTR REVENUES</b>		<b>-48,546</b>	<b>-46,600</b>	<b>1,946</b>	<b>-4.18</b>
<b>6300 MEDICAL-DENTAL CTR EXPENDITURE</b>					
4-4-6300-1010	MED CTR - Wages	5,975	5,300	-675	-12.74
4-4-6300-1110	MED CTR - Benefits	291	0	-291	0.00
4-4-6300-2010	MED CTR - Materials/Supplies	239	0	-239	0.00
4-4-6300-2024	MED CTR - Heat	2,052	2,400	348	14.50
4-4-6300-2030	MED CTR - Hydro	4,248	4,500	252	5.61
4-4-6300-2040	MED CTR - Water/Sewer	1,927	500	-1,427	-285.31
4-4-6300-2200	MED CTR - Accounting/Audit Fees	2,255	2,300	45	1.94
4-4-6300-2320	MED CTR - Parking Lot Rent	1,250	1,250	0	0.00
4-4-6300-2400	MED CTR - Repairs & Maintenance	7,131	9,000	1,869	20.76
4-4-6300-4010	MED CTR - Contracts	5,090	6,000	910	15.17
4-4-6300-4020	MED CTR - Insurance	1,034	1,050	16	1.57
4-4-6300-4954	MED CTR - Taxes	0	1,600	1,600	100.00
4-4-6300-8000	MED CTR - Capital Expenditures	0	15,000	15,000	100.00
<b>Total MEDICAL-DENTAL CTR EXPENDITURE</b>		<b>31,492</b>	<b>48,900</b>	<b>17,408</b>	<b>35.60</b>
<b>Report Total</b>		<b>-17,054</b>	<b>2,300</b>	<b>19,354</b>	<b>841.50</b>



Chartered  
Professional  
Accountants

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Council, Inhabitants and Ratepayers of: The Corporation of the Town of Grand Valley

We have audited the accompanying financial statements of the trust funds of The Corporation of the Town of Grand Valley, which comprise the statements of financial position as at December 31, 2017 and the statements of operations for the year then ended, and a summary of significant accounting policies and other explanatory information.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, these financial statements present fairly, in all material respects, the financial position of the trust funds as at December 31, 2017 and continuity of the trust funds for the year then ended in accordance with Canadian public sector accounting standards.

A handwritten signature in black ink that reads 'RLB LLP'.

Guelph, Ontario  
October 9, 2018

Chartered Professional Accountants  
Licensed Public Accountants

**GRAND VALLEY MEDICAL - DENTAL BOARD**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2017**

	2017	2016
<b>FINANCIAL ASSETS</b>		
Cash	\$ 152,200	\$ 132,793
Short-term investments	<u>33,970</u>	<u>33,650</u>
	<u>186,170</u>	<u>166,443</u>
<b>LIABILITIES</b>		
Accounts payable	<u>9,177</u>	<u>4,993</u>
<b>NET FINANCIAL ASSETS</b>	<u>176,993</u>	<u>161,450</u>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets (note 3)	<u>563,728</u>	<u>573,945</u>
<b>ACCUMULATED SURPLUS</b>	<u>\$ 740,721</u>	<u>\$ 735,395</u>

The accompanying notes are an integral part of these financial statements.

**GRAND VALLEY MEDICAL - DENTAL BOARD  
STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2017**

	2017	2016
<b>REVENUES</b>		
Rental income	\$ 45,422	\$ 45,842
Other income	<u>1,744</u>	<u>1,483</u>
	<u>47,166</u>	<u>47,325</u>
<b>OPERATING EXPENSES</b>		
Amortization	12,346	22,692
Insurance	927	882
Office	0	346
Professional fees	2,205	2,205
Property taxes	1,542	1,393
Rent - parking lot	1,000	1,000
Repairs and maintenance	7,791	9,386
Utilities	6,804	8,050
Wages and benefits	<u>9,225</u>	<u>9,708</u>
	<u>41,840</u>	<u>55,662</u>
<b>ANNUAL SURPLUS (DEFICIT)</b>	5,326	(8,337)
<b>ACCUMULATED SURPLUS, beginning of year</b>	<u>735,395</u>	<u>743,732</u>
<b>ACCUMULATED SURPLUS, end of year</b>	<u>\$ 740,721</u>	<u>\$ 735,395</u>

The accompanying notes are an integral part of these financial statements.

**GRAND VALLEY MEDICAL - DENTAL BOARD  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2017**

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**1. NATURE OF THE ORGANIZATION**

The Grand Valley and District Medical - Dental Board was an incorporated entity under the Ontario Corporations Act as a not for profit charitable organization until December 31, 2006. At that time, the organization began the process of rescinding its charitable status and dissolving the corporation effective December 31, 2006. On January 1, 2007, ownership of the organization was transferred to a joint municipal board with members appointed from the Town of Grand Valley, the Township of Amaranth and the Township of East Garafraxa.

**2. ACCOUNTING POLICIES**

The Grand Valley and District Medical - Dental Board follows Canadian public sector accounting standards.

**3. TANGIBLE CAPITAL ASSETS**

	<b>Net 2017</b>	<b>Net 2016</b>
Land	\$ 139,648	\$ 139,648
Facilities	<u>424,080</u>	<u>434,297</u>
	<u>\$ 563,728</u>	<u>\$ 573,945</u>

**GRAND VALLEY MEDICAL DENTAL CTR**  
**General Ledger Trial Balance**



Fiscal Year : 2017  
 Account : 4-1-1000-1030 To 4-4-6300-9000  
 Period : 1 To 12

Account Code	CC1	CC2	CC3	Account Name	Balance
<b>FUND</b>	4				
<b>CLASS</b>	1			Assets	
<b>CATEGORY</b>	1000			CASH IN BANKS	
4-1-1000-1030				Bank TD - Medical-Dental Centre	152,199.25 ✓
4-1-1000-1038				Investment - Short Term - GIC	33,970.34 ✓
<b>Category Total</b>					<b>186,169.59</b>
<b>CATEGORY</b>	1100			ACCOUNTS RECEIVABLES	
4-1-1100-1105				HST Net	-263.28 ✓
<b>Category Total</b>					<b>-263.28</b>
<b>CATEGORY</b>	1500			MISCELLANEOUS AR	
4-1-1500-1520				Land	6,208.00 ✓
4-1-1500-1550				Parking Area	6,763.00 ✓
4-1-1500-1555				A/D Parking Area	-4,941.99 ✓
4-1-1500-1600				Building	342,020.71 ✓
4-1-1500-1605				A/D Building	-64,791.29 ✓
4-1-1500-1650				Furniture and Fixtures	5,900.24 ✓
4-1-1500-1655				A/D Furniture and Fixtures	-5,709.63 ✓
<b>Category Total</b>					<b>285,449.04</b>
<b>CATEGORY</b>	1800			TANGIBLE CAPITAL ASSETS	
4-1-1800-1410				TCA - Facilities	542,619.34 ✓
4-1-1800-1415				TCA - A/A Facilities	-118,539.83 ✓
4-1-1800-1420				TCA - Land	139,648.32 ✓
<b>Category Total</b>					<b>563,727.83</b>
<b>CATEGORY</b>	3000			TCA SURPLUS	
4-1-3000-1490				TCA - TCA Surplus	-573,945.31 ✓
<b>Category Total</b>					<b>-573,945.31</b>
<b>Assets Total</b>					<b>461,137.87 **</b>
<b>CLASS</b>	2			Liabilities	
<b>CATEGORY</b>	1000			LIABILITIES	
4-2-1000-1010				Trade Accounts Payable	-8,913.60 ✓
<b>Category Total</b>					<b>-8,913.60</b>
<b>CATEGORY</b>	2000			EQUITY	
4-2-2000-9100				Surplus/Deficit	-173,110.54 ✓
4-2-2000-9101				Surplus - Contributed	-339,112.35 ✓
4-2-2000-9120				Deficit Opening Balances	65,324.26 ✓
<b>Category Total</b>					<b>-446,898.63</b>
<b>Liabilities Total</b>					<b>-455,812.23 **</b>
<b>CLASS</b>	3			Revenue	
<b>CATEGORY</b>	6300			MEDICAL-DENTAL CTR REVENUES	



**GRAND VALLEY MEDICAL DENTAL CTR**  
**General Ledger Trial Balance**



Fiscal Year : 2017  
 Account : 4-1-1000-1030 To 4-4-6300-9000  
 Period : 1 To 12


Account Code	CC1	CC2	CC3	Account Name	Balance
<b>FUND</b>	4				
<b>CLASS</b>	3			Revenue	
<b>CATEGORY</b>	6300			MEDICAL-DENTAL CTR REVENUES	
4-3-6300-7105				MED CTR - Rentals	-45,420.73 ✓
4-3-6300-7130				MED CTR - Interest	-1,744.33 ✓
<b>Category Total</b>					<b>-47,165.06</b>
<b>Revenue Total</b>					<b>-47,165.06 **</b>
<b>CLASS</b>	4			Expense	
<b>CATEGORY</b>	6300			MEDICAL-DENTAL CTR EXPENDITURE	
4-4-6300-1010				MED CTR - Wages	4,468.37 ✓
4-4-6300-1410				MED CTR - Amoritzation	12,346.19 ✓
4-4-6300-2024				MED CTR - Heat	1,982.26 ✓
4-4-6300-2030				MED CTR - Hydro	4,477.91 ✓
4-4-6300-2040				MED CTR - Water/Sewer	343.81 ✓
4-4-6300-2200				MED CTR - Accounting/Audit Fe	2,205.24 ✓
4-4-6300-2320				MED CTR - Parking Lot Rent	1,000.00 ✓
4-4-6300-2400				MED CTR - Repairs & Maintenar	7,790.31 ✓
4-4-6300-4010				MED CTR - Contracts	4,756.26 ✓
4-4-6300-4020				MED CTR - Insurance	927.36 ✓
4-4-6300-4954				MED CTR - Taxes	1,542.00 ✓
4-4-6300-8000				MED CTR - Capital Expenditures	-0.29 ✓
<b>Category Total</b>					<b>41,839.42</b>
<b>Expense Total</b>					<b>41,839.42 **</b>
<b>MEDICAL DENTAL Total</b>					<b>0.00 ****</b>
<b>REPORT TOTAL</b>					<b>0.00</b>

**Grand Valley Medical-Dent**

Year End: December 31, 2017

Trial balance (client copy) (journ

19C2

Prepared by	Reviewed by	Reviewed by	Reviewed by
JER 10/1/2018			

Account	Prelim	Adj's	Reclass	Rep
4-1-1000-1030 Bank TD - Medical-Dent	152,199.25	0.00	0.00	152,199.25 ✓
4-1-1000-1038 Investment - Short Term	33,970.34	0.00	0.00	33,970.34 ✓
<b>A Cash</b>	<b>186,169.59</b>	<b>0.00</b>	<b>0.00</b>	<b>186,169.59</b>
4-1-1800-1410 TCA - Facilities	540,490.34	2,129.00	0.00	542,619.34 ✓
4-1-1800-1415 TCA - A/A Facilities	(106,193.64)	(12,346.19)	0.00	(118,539.83) ✓
4-1-1800-1420 TCA - Land	139,648.32	0.00	0.00	139,648.32 ✓
<b>U Capital Assets</b>	<b>573,945.02</b>	<b>(10,217.19)</b>	<b>0.00</b>	<b>563,727.83</b>
4-1-1100-1103 HST Collected	(7,480.01)	7,480.01	0.00	0.00
4-1-1100-1104 HST Paid ITCs	5,904.60	(5,904.60)	0.00	0.00
4-1-1100-1105 HST Net	1,312.13	(1,575.41)	0.00	(263.28) ✓
4-2-1000-1010 Trade Accounts Payable	(8,913.60)	0.00	0.00	(8,913.60) ✓
<b>BB Accounts payable</b>	<b>(9,176.88)</b>	<b>0.00</b>	<b>0.00</b>	<b>(9,176.88)</b>
4-1-1500-1520 Land	6,208.00	0.00	0.00	6,208.00 ✓
4-1-1500-1550 Parking Area	6,763.00	0.00	0.00	6,763.00 ✓
4-1-1500-1555 A/D Parking Area	(4,941.99)	0.00	0.00	(4,941.99) ✓
4-1-1500-1600 Building	342,020.71	0.00	0.00	342,020.71 ✓
4-1-1500-1605 A/D Building	(64,791.29)	0.00	0.00	(64,791.29) ✓
4-1-1500-1650 Furniture and Fixtures	5,900.24	0.00	0.00	5,900.24 ✓
4-1-1500-1655 A/D Furniture and Fixture	(5,709.63)	0.00	0.00	(5,709.63) ✓
4-2-2000-9100 Surplus/Deficit	(173,110.54)	0.00	0.00	(173,110.54) ✓
4-2-2000-9101 Surplus - Contributed	(339,112.35)	0.00	0.00	(339,112.35) ✓
4-2-2000-9120 Deficit Opening Balance	64,830.26	494.00	0.00	65,324.26 ✓
<b>TT Contributed Surplus</b>	<b>(161,943.59)</b>	<b>494.00</b>	<b>0.00</b>	<b>(161,449.59)</b>
4-1-3000-1490 TCA - TCA Surplus	(573,451.31)	(494.00)	0.00	(573,945.31) ✓
<b>TT. 1 TCA Surplus</b>	<b>(573,451.31)</b>	<b>(494.00)</b>	<b>0.00</b>	<b>(573,945.31)</b>
4-3-6300-7105 MED CTR - Rentals	(45,420.73)	0.00	0.00	(45,420.73) ✓
<b>100. 1 Rental income</b>	<b>(45,420.73)</b>	<b>0.00</b>	<b>0.00</b>	<b>(45,420.73)</b>
4-3-6300-7130 MED CTR - Interest	(1,744.33)	0.00	0.00	(1,744.33) ✓
<b>100. 2 Rents, interest and other inc</b>	<b>(1,744.33)</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,744.33)</b>
4-4-6300-1010 MED CTR - Wages	4,468.37	0.00	0.00	4,468.37 ✓
4-4-6300-4010 MED CTR - Contracts	4,756.26	0.00	0.00	4,756.26 ✓
<b>400. 1 Wages and benefits</b>	<b>9,224.63</b>	<b>0.00</b>	<b>0.00</b>	<b>9,224.63</b>
4-4-6300-2400 MED CTR - Repairs & M	7,790.31	0.00	0.00	7,790.31 ✓
<b>400. 3 Repairs and maintenance</b>	<b>7,790.31</b>	<b>0.00</b>	<b>0.00</b>	<b>7,790.31</b>
4-4-6300-2300 MED CTR - Advertising	0.00	0.00	0.00	0.00
<b>400. 4 Office</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Grand Valley Medical-Den**

Year End: December 31, 2017  
 Trial balance (client copy) (journal)

19C2-1

Prepared by	Reviewed by	Reviewed by	Reviewed by
JER 10/1/2018			

Account	Prelim	Adj's	Reclass	Rep
4-4-6300-4020 MED CTR - Insurance	927.36	0.00	0.00	927.36 ✓
<b>400.7 Insurance</b>	<b>927.36</b>	<b>0.00</b>	<b>0.00</b>	<b>927.36</b>
4-4-6300-2200 MED CTR - Accounting//	2,205.24	0.00	0.00	2,205.24 ✓
<b>400.10 Professional fees</b>	<b>2,205.24</b>	<b>0.00</b>	<b>0.00</b>	<b>2,205.24</b>
4-4-6300-4954 MED CTR - Taxes	1,542.00	0.00	0.00	1,542.00 ✓
<b>400.13 Municipal taxes</b>	<b>1,542.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,542.00</b>
4-4-6300-2024 MED CTR - Heat	1,982.26	0.00	0.00	1,982.26 ✓
4-4-6300-2030 MED CTR - Hydro	4,477.91	0.00	0.00	4,477.91 ✓
4-4-6300-2040 MED CTR - Water/Sewer	343.81	0.00	0.00	343.81 ✓
<b>400.15 Utilities</b>	<b>6,803.98</b>	<b>0.00</b>	<b>0.00</b>	<b>6,803.98</b>
4-4-6300-2320 MED CTR - Parking Lot f	1,000.00	0.00	0.00	1,000.00 ✓
<b>400.17 Rent</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
4-4-6300-8000 MED CTR - Capital Expe	2,128.71	(2,129.00)	0.00	(0.29) ✓
<b>400.21 Capital Improvements - Land</b>	<b>2,128.71</b>	<b>(2,129.00)</b>	<b>0.00</b>	<b>(0.29)</b>
4-4-6300-1410 MED CTR - Amortization	0.00	12,346.19	0.00	12,346.19 ✓
<b>400.40 Amortization</b>	<b>0.00</b>	<b>12,346.19</b>	<b>0.00</b>	<b>12,346.19</b>
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income (Loss)</b>	<b>15,542.83</b>			<b>5,325.64</b>

**Grand Valley Medical-D**

Year End: December 31, 2017

Adjusting journal entries (client)

Date: 1/1/2017 To 12/31/2017

Prepared by	Reviewed by	Reviewed by	Reviewed by
JER 10/1/2018	<i>[Signature]</i>		

20C

Number	Date	Name	Account No	Debit	Credit
1	12/31/2017	TCA - TCA Surplus	4-1-3000-1490		494.00
1	12/31/2017	Deficit Opening Balances	4-2-2000-9120	494.00	
		<i>[Signature]</i> To reconcile opening surplus balances.			
2	12/31/2017	TCA - Facilities	4-1-1800-1410	2,129.00	
2	12/31/2017	MED CTR - Capital Expenditures	4-4-6300-8000		2,129.00
		<i>[Signature]</i> To record TCA additions.			
3	12/31/2017	TCA - A/A Facilities	4-1-1800-1415		12,346.19
3	12/31/2017	MED CTR - Amortization	4-4-6300-1410	12,346.19	
		<i>[Signature]</i> To record amortization for the year.			
4	12/31/2017	HST Collected	4-1-1100-1103	7,480.01	
4	12/31/2017	HST Paid ITCs	4-1-1100-1104		5,904.60
4	12/31/2017	HST Net	4-1-1100-1105		1,575.41
		<i>[Signature]</i> To consolidate HST accounts.			
				<b>22,449.20</b>	<b>22,449.20</b>
<b>Net Income (Loss)</b>			<b>5,325.64</b>		