Capital Integral
PROPERTY MANAGEMENT

Carleton Condominium Corporation No. 22
Meeting of the Board of Directors
Tuesday, January 14, 2020
Property Office 7:00 pm

AGENDA

1. **Call to Order**
2. **Approval of the Agenda**
3. **Approval of the November 2019, and December 2019 Meeting Minutes**
4. **Financial Update**

*Financial Summary available every 20th through the portal for the board.

BDO Statements

5. **Status Certificate Review - monthly inclusions**
6. **Management Report – Update by CIPM**
7. **Other Business**
8. **Motion for adjournment**
9. **Date of the next Board Meeting**

MINUTES

BOARD OF DIRECTORS MEETING

26 NOV 2019

Present; Dominic Manzo, Jeffrey Porter, Wayne Forbes, Jean Claude Celestin, Kris van der Starren, Leslie Robinson, David Farrow (CIPM)

CALL TO ORDER

Dominic called the meeting to order at 1905. The President welcomed David Farrow, the newly appointed Property Manager, to the meeting. Moved by Leslie, seconded by Kris, the agenda be approved. Carried

APPROVAL OF MINUTES

The minutes of the BOD meeting held 29 Oct 2019 were reviewed. Moved by Jeff, seconded by Jean Claude, the minutes be approved. Carried.

ON-GOING PROJECTS

1. Unit 85 – roof work going to tender tomorrow. Phase 1 to be completed now and Phase 2 to be completed next spring. Kris is keeping owner updated.

2. Unit 11 – basement exterior and interior repairs. Wayne to verify work has been completed.

3. Unit 70 – Kris and Dom will advise owner that attic work will be completed next spring.

4. Siding project – work may continue into the first week of December. The project is currently running approximately $63K over budget. Work on 17 units will be completed by the end of this fiscal year and phase 2 work (scope, scheduling, and financial aspects) will be negotiated with contractor. Jean Claude noted he had concerns with the bottom flashing. Kris will check with Keller.

5. Unit 29 window situation – Kris continues to engage owner and Andree developed a template for a loan offer from the corporation. Letter sent to owner with offer to meet with Board.

6. Steps – Dom reported work has been completed, including the added rebuilds.

7. Attic insulation – Board decision is to slide this project to spring/summer 2020. Financing scheduled in Reserve Fund.

8. Fence repairs – Dom had a carpenter look at required repairs. Board decision is to slide this work to spring/summer 2020.

9. Unit 41 – damage to interior wall by siding contractor. Kris will e-mail David the contact for BCG and David will follow-up.

FINANCIAL

The following is the body of Andree's e-mail dated 24/11/2019;

Hi Kris,

Thanks for sharing. In terms of the financials, I have been in communication already with David the last few days to clarify my questions on the financials and action items needed based on the information he provided. I provided him with an update as well on my questions to Laura and her team.

Overall, since my last email to CIPM, where you were all cc'd, Laura from CIPM respond to all my queries and has addressed/corrected most of the items. A few remaining outstanding and I have raised these to David as well.

I received responses from David for my queries and will need to review them and have some follow ups. I don't believe David is aware that I'm a CPA and in a few items he noted that "differences" would be corrected as part of the audit, which I disagree with as a practice as this is what ends up costing us additional fees. As we are paying for this service they should not be relying on an auditor to "correct" and/or "identify" differences.

My pregnancy has taken a bit of a turn and I have to be induced tomorrow (one week ahead of my due date). Therefore I won't be able to attend the meeting on Tuesday. I will provide a full summary overall in the coming weeks and will continue to work closely with David to improve the financials. Overall though I believe things are much improved already from when I first started.

One main item that will need to be discussed (and perhaps the conversation can be started on Tuesday) is whether we should terminate our relationship with Scotia based on the service (or lack thereof) provided. David echoed my thoughts on this as we are still not receiving monthly statements from them and I still haven't been added a signatory. Perhaps David has recommendations for changing our service provider.

Thank you,
Andree

Before any change in banking arrangements is determined the Board would appreciate CIPM recommendations and must also decide if investment account with ScotiaWealth should also be moved.
Kris noted it would be convenient if our accounts were held in a nearby branch to facilitate face to face interaction when necessary.

NEW BUSINESS

1. Jeff noted the requirement for parking reports from Capital Parking on a regular basis.

2. Snow contract – the contractor requires post-dated cheques for the term of the contract. David to action.

3. Jeff to forward bill for lamp post repairs, $155.94, to David for payment.

4. Jean Claude will forward invoice, mould removal materials, to David for payment.

5. Kris advised David that the Action List must be updated at least weekly and that new items must be added immediately they arise.

6. Wayne noted that he did not believe the owners list was current in respect of rental units. Also it appears the parking list is not totally accurate. He asked David to research these docs and suggest remedial action.

7. Wayne requested CIPM provide the Board their directive for handling common expense arrears and the lien process.

8. Budget 2020/2021 – the Board requires a draft budget before December meeting. David to action.

9. After discussion the Directors agreed the monthly Board meeting will be held the second Tuesday of the month and all were requested to mark their calendars.

10. Jean Claude noted there was an issue with unit 44 parking. He will forward the information to David.

ADJOURNMENT

The meeting adjourned at 2120. Next BOD meeting Tuesday 10 Dec 2019 at 1900.

Wayne Forbes

Secretary, CCC22

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MONTHLY FINANCIAL REPORT

OCCC 22

November 2019

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
T. 1-613-722-1232
F. 1-613-651-0306
www.cimanagement.ca

OCCC 22 Monthly Financials

Table of Contents

Operating Reports

1. Financial Summary Report
2. Budget vs Actuals Comparison- Monthly
3. Budget vs Actuals Comparison- YTD
4. Balance Sheet- Monthly
5. Accounts Receivable Summary
6. Accounts Payable Summary
7. General Ledger- Monthly
10. Operating Account Bank Reconciliation
11. Operating Account Bank Statement

Reserve Reports

1. Financial Summary Report
2. Profit and Loss Statement- Monthly
3. Profit and Loss Statement- YTD
4. Reserve Fund Bank Reconciliation
5. Reserve Fund Bank Statement
6. Investment

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Capital Integral
PROPERTY MANAGEMENT

MONTHLY OPERATING FINANCIAL REPORT

OCCC 22

November 2019

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Ottawa, ON K1Z 8P5
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www.cimanagement.ca

CCC No 22

MONTHLY OPERATING REPORT SUMMARY

November 2019

Revenue

Currently, CCC No. 22 has invoiced 100% of the budgeted revenue.

Parking income is slightly under budget, this is common with variable accounts

Interest is well over budget, the category looks to be underestimated.

Expenses

Utilities

Utilities are slightly under budget.

5012 Bank Charges should not be in this line and will be moved to 5812

Contracts

5426 - Parking Monitoring and Security is slightly under budget, November invoice has not been received

5465 - Landscaping is slightly over budget due to a miscoding of the seeding and mulching invoice, this invoice will be moved to R& M 5560

5470 - Snow Removal is slightly over and will continue to climb due to the contract price was higher than anticipated.

5475- Pest Control is very under budget due to a supplier credit from double payment of invoices.

Overall Contracts are slightly over budget.

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Repairs and Maintenance

5503 - General Repairs and Maintenance has over 21,000 in Reserve Replacements, Property Management has moved the three invoices from Kenvest to Reserve General expense.

5560 - Additional Landscaping is over budget due to the tree removal and will be higher in the next statements with the mulch invoice cost.

Overall the account is over budget and will remain so until the next fiscal period.

Administration

5805 - CAO Fees are over budget as they were not properly budgeted for. This will have to be changed for next year at $1,320.00

5810 - Office Expenses are over budget because of under budgeting and additional PPO costs, the costs will reduce when the corporation is on condo works and has everyone join electronic communications. Smart Buildings helps to reduce communication costs as well.

Overall this category is slightly over budget

Conclusion

The corporation is slightly over budget

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CCC #22

BUDGET VS. ACTUAL

November 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	39,504.08	39,153.50	350.58	100.90 %
4030 Parking Income	1,610.00	1,666.66	-56.66	96.60 %
4035 Interest Income	205.16	37.50	167.66	547.09 %
Total 4000 Income	**41,319.24**	**40,857.66**	**461.58**	**101.13 %**
Total Income	**$41,319.24**	**$40,857.66**	**$461.58**	**101.13 %**
Cost of Goods Sold				
4500 Contribution to Reserve Fund	15,275.25	15,275.25	0.00	100.00 %
Total Cost of Goods Sold	**$15,275.25**	**$15,275.25**	**$0.00**	**100.00 %**
GROSS PROFIT	**$26,043.99**	**$25,582.41**	**$461.58**	**101.80 %**
Expenses				
5000 Utilities				
5020 Hydro	134.26	183.34	-49.08	73.23 %
5030 Water & Sewer	5,764.72	7,330.75	-1,566.03	78.64 %
Total 5000 Utilities	**5,898.98**	**7,514.09**	**-1,615.11**	**78.51 %**
5012 Bank Charges	5.56		5.56	
5400 Contracts				
5426 Parking Monitor and Security	113.00	100.00	13.00	113.00 %
5470 Snow Removal	10,546.66	4,333.33	6,213.33	243.38 %
5475 Pest Control		183.34	-183.34	
Total 5400 Contracts	**10,659.66**	**4,616.67**	**6,042.99**	**230.90 %**
5500 General Repairs & Maintenance				
5503 General Repairs & Maint	27,686.09	3,083.34	24,602.75	897.93 %
5504 Emergency Calls	50.85	41.66	9.19	122.06 %
5570 Additional Snow/Salt		833.33	-833.33	
Total 5500 General Repairs & Maintenance	**27,736.94**	**3,958.33**	**23,778.61**	**700.72 %**
5800 Administrative & Professional Expenses				
5801 Property Management Fees	2,907.48	2,875.00	32.48	101.13 %
5805 CAO Fees	66.00	88.00	-22.00	75.00 %
5810 Office Expenses	1,345.02	66.66	1,278.36	2,017.73 %
5812 Bank Charges	112.62	58.34	54.28	193.04 %
5830 Insurance Expense/General & Liability Insurance	6,056.56	5,064.91	991.65	119.58 %
5832 Professional Fees	95.21	898.17	-802.96	10.60 %
Total 5800 Administrative & Professional Expenses	**10,582.89**	**9,051.08**	**1,531.81**	**116.92 %**
5900 Contingency/ Initiatives				
5905 General Contingency		409.67	-409.67	
Total 5900 Contingency/ Initiatives		**409.67**	**-409.67**	
Total Expenses	**$54,884.03**	**$25,549.84**	**$29,334.19**	**214.81 %**
NET OPERATING INCOME	**$ -28,840.04**	**$32.57**	**$ -28,872.61**	**-88,547.87 %**
NET INCOME	**$ -28,840.04**	**$32.57**	**$ -28,872.61**	**-88,547.87 %**

CCC #22

BUDGET VS. ACTUAL

February - November, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	383,448.56	384,508.00	-1,059.44	99.72 %
4030 Parking Income	16,365.00	16,666.68	-301.68	98.19 %
4032 NSF fees charged to customers	169.50		169.50	
4035 Interest Income	1,427.48	375.00	1,052.48	380.66 %
Total 4000 Income	**401,410.54**	**401,549.68**	**-139.14**	**99.97 %**
Total Income	**$401,410.54**	**$401,549.68**	**$ -139.14**	**99.97 %**
Cost of Goods Sold				
4500 Contribution to Reserve Fund	152,752.50	152,752.50	0.00	100.00 %
Total Cost of Goods Sold	**$152,752.50**	**$152,752.50**	**$0.00**	**100.00 %**
GROSS PROFIT	**$248,658.04**	**$248,797.18**	**$ -139.14**	**99.94 %**
Expenses				
5000 Utilities				
5020 Hydro	1,372.20	1,833.32	-461.12	74.85 %
5030 Water & Sewer	70,421.39	73,307.50	-2,886.11	96.06 %
Total 5000 Utilities	**71,793.59**	**75,140.82**	**-3,347.23**	**95.55 %**
5012 Bank Charges	409.86		409.86	
5400 Contracts				
5426 Parking Monitor and Security	904.00	1,000.00	-96.00	90.40 %
5465 Landscaping	20,437.18	19,364.00	1,073.18	105.54 %
5470 Snow Removal	21,090.16	17,333.32	3,756.84	121.67 %
5475 Pest Control	49.61	1,833.32	-1,783.71	2.71 %
Total 5400 Contracts	**42,480.95**	**39,530.64**	**2,950.31**	**107.46 %**
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	169.50		169.50	
5503 General Repairs & Maint	64,916.15	30,833.32	34,082.83	210.54 %
5504 Emergency Calls	50.85	416.68	-365.83	12.20 %
5560 Additional Landscaping	2,683.75	2,000.00	683.75	134.19 %
5570 Additional Snow/Salt		3,333.32	-3,333.32	
Total 5500 General Repairs & Maintenance	**67,820.25**	**36,583.32**	**31,236.93**	**185.39 %**
5800 Administrative & Professional Expenses				
5801 Property Management Fees	29,095.45	28,750.00	345.45	101.20 %
5805 CAO Fees	1,320.00	880.00	440.00	150.00 %
5810 Office Expenses	2,366.05	666.68	1,699.37	354.90 %
5812 Bank Charges	418.32	583.32	-165.00	71.71 %
5830 Insurance Expense/General & Liability Insurance	54,509.04	50,649.18	3,859.86	107.62 %
5832 Professional Fees	4,031.59	8,981.66	-4,950.07	44.89 %
5833 Audit-Accounting	3,955.00	3,000.00	955.00	131.83 %
Total 5800 Administrative & Professional Expenses	**95,695.45**	**93,510.84**	**2,184.61**	**102.34 %**
5900 Contingency/ Initiatives				
5905 General Contingency		4,096.66	-4,096.66	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 5900 Contingency/ Initiatives		**4,096.66**	**-4,096.66**	
Total Expenses	**$278,200.10**	**$248,862.28**	**$29,337.82**	**111.79 %**
NET OPERATING INCOME	**$ -29,542.06**	**$ -65.10**	**$ -29,476.96**	**45,379.51 %**
NET INCOME	**$ -29,542.06**	**$ -65.10**	**$ -29,476.96**	**45,379.51 %**

CCC #22

BALANCE SHEET

As of November 30, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	166,475.50
1020 Reserve Account	279,110.88
Total Cash and Cash Equivalent	**$445,586.38**
Accounts Receivable (A/R)	
1100 Accounts Receivable	-856.66
Accounts Receivable (A/R)	5,490.54
Total Accounts Receivable (A/R)	**$4,633.88**
1200 Due from Reserve	6,288.57
1300 Prepaid Expenses	1,664.00
Total Current Assets	**$458,172.83**
Non-current Assets	
1015 Investment- CASH	104,500.00
1017 Investment- Altamira High Interest	82,623.62
1018 Investment Hollis Investment	235,142.74
Total Non Current Assets	**$422,266.36**
Total Assets	**$880,439.19**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	41,753.17
Total Accounts Payable (A/P)	**$41,753.17**
2005 Accrued Liabilities	7,276.20
2500 Due to Operating	6,288.57
Total Current Liabilities	**$55,317.94**
Total Liabilities	**$55,317.94**
Equity	
3000R Accumulated adjustment Reserve	834,590.52
Retained Earnings	119,330.10
Profit for the year	-128,799.37
Total Equity	**$825,121.25**
Total Liabilities and Equity	**$880,439.19**

CCC #22

A/R AGING SUMMARY

As of November 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
11, Linda & Lloyd Mattinson		-35.00				$ -35.00
30, Efren Cabilatazan		440.00				$440.00
31, Wallace Crowder and Margaret Crowder					0.01	$0.01
33, Karen Daly					411.80	$411.80
34, Donna & Mitchel Salcedo		-52.82	-10.00			$ -62.82
35, Shannon Lafrance			468.54			$468.54
37, Oil Wo Chan & So-Lan Chan		-43.91				$ -43.91
39, Marilyn & Michael Petsche		169.50				$169.50
40, Ray Densmore		-35.00				$ -35.00
41, Amanda Hardy					-346.11	$ -346.11
44, Catherine Jean-Louis			483.91			$483.91
63, Francoise & Jean-Claude Celestin					415.00	$415.00
65, Darrel Hardacre	35.00					$35.00
66 - Sierra Gardner-Williams & Florence Williams			198.91		906.73	$1,105.64
69, Edelia Flores		483.91				$483.91
75, Elisa Chieffallo & Patrick Briggs					-28.22	$ -28.22
78, Helen Levasseur	43.91	263.46				$307.37
81, Elizabeth Manzo		9.26		-35.00		$ -25.74
82, Beatrice Boyo					60.00	$60.00
83, Maria Charinos					830.00	$830.00
TOTAL	**$78.91**	**$1,199.40**	**$1,141.36**	**$ -35.00**	**$2,249.21**	**$4,633.88**

CCC #22

A/P AGING SUMMARY

As of November 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc. (o/a OMS)		26,832.94		-1,843.14		$24,989.80
C. Levett Renovation Inc.		904.00				$904.00
CARLETON PARKING MANAGEMENT		113.00				$113.00
CI Property Management		884.66		69.09	1,675.87	$2,629.62
City of Ottawa Water & Sewer		10,747.52				$10,747.52
Hydro Ottawa		109.23				$109.23
KELLER ENGINEERING		2,260.00				$2,260.00
TOTAL	**$0.00**	**$41,851.35**	**$0.00**	**$ -1,774.05**	**$1,675.87**	**$41,753.17**

CCC #22

GENERAL LEDGER

November 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
Beginning Balance							176,785.51
11/01/2019	Payment		13, Jean-Marc Dumoulin		Accounts Receivable (A/R)	$35.00	176,820.51
11/01/2019	Payment		15, Myra McMahon		Accounts Receivable (A/R)	$448.91	177,269.42
11/01/2019	Payment		16, Andree Beaupre & Bejamin Beauchamp		Accounts Receivable (A/R)	$483.91	177,753.33
11/01/2019	Payment		17, Itai & Nathali Olej		Accounts Receivable (A/R)	$483.91	178,237.24
11/01/2019	Payment		21, Danielle Jones		Accounts Receivable (A/R)	$448.91	178,686.15
11/01/2019	Payment		22, Edna-Ruth Randall		Accounts Receivable (A/R)	$483.91	179,170.06
11/01/2019	Payment		23, Helen Shields		Accounts Receivable (A/R)	$483.91	179,653.97
11/01/2019	Payment		25, Dario & Marissa Sudiacal		Accounts Receivable (A/R)	$448.91	180,102.88
11/01/2019	Payment		26, Brian Dalke		Accounts Receivable (A/R)	$448.91	180,551.79
11/01/2019	Payment		27, Therese Houle		Accounts Receivable (A/R)	$483.91	181,035.70
11/01/2019	Payment		28, David Robert Elliott		Accounts Receivable (A/R)	$448.91	181,484.61
11/01/2019	Payment		32, Cynthia Helm		Accounts Receivable (A/R)	$448.91	181,933.52
11/01/2019	Payment		42, Gary Tapp & Medina Pedere		Accounts Receivable (A/R)	$448.91	182,382.43
11/01/2019	Payment		29, Brigitte McCauley-Philion		Accounts Receivable (A/R)	$483.91	182,866.34
11/01/2019	Payment		30, Efren Cabilatazan		Accounts Receivable (A/R)	$483.91	183,350.25
11/01/2019	Payment		31, Wallace Crowder and Margaret Crowder		Accounts Receivable (A/R)	$448.91	183,799.16
11/01/2019	Payment		33, Karen Daly		Accounts Receivable (A/R)	$518.91	184,318.07
11/01/2019	Payment		35, Shannon Lafrance		Accounts Receivable (A/R)	$483.91	184,801.98
11/01/2019	Payment		36, Alain Veilleux		Accounts Receivable (A/R)	$448.91	185,250.89
11/01/2019	Payment		39, Marilyn & Michael Petsche		Accounts Receivable (A/R)	$448.91	185,699.80
11/01/2019	Payment		40, Ray Densmore		Accounts Receivable (A/R)	$518.91	186,218.71
11/01/2019	Payment		41, Amanda Hardy		Accounts Receivable (A/R)	$483.91	186,702.62
11/01/2019	Payment		43, Nima & Youssouf Hassan		Accounts Receivable (A/R)	$518.91	187,221.53
11/01/2019	Payment		44, Catherine Jean-Louis		Accounts Receivable (A/R)	$483.91	187,705.44
11/01/2019	Payment		45, Quetly & Sylvanie Dugue		Accounts Receivable (A/R)	$448.91	188,154.35
11/01/2019	Payment		47, Sharon Anderson		Accounts Receivable (A/R)	$448.91	188,603.26
11/01/2019	Payment		48, Donald Robert		Accounts Receivable (A/R)	$448.91	189,052.17
11/01/2019	Payment		50, Nicolas Desforges		Accounts Receivable (A/R)	$448.91	189,501.08
11/01/2019	Payment		51, Cecile Jean-Pierre		Accounts Receivable (A/R)	$448.91	189,949.99
11/01/2019	Payment		52, Anne-Lise Karam-Choueiri& George Choueiri		Accounts Receivable (A/R)	$448.91	190,398.90
11/01/2019	Payment		53, Elaine Wu		Accounts Receivable (A/R)	$448.91	190,847.81
11/01/2019	Payment		54, Jean Vernet Pericles		Accounts Receivable (A/R)	$448.91	191,296.72
11/01/2019	Payment		55, Abdull Tail Alfadhli		Accounts Receivable (A/R)	$448.91	191,745.63
11/01/2019	Payment		56, Badi Alloush		Accounts Receivable (A/R)	$483.91	192,229.54
11/01/2019	Payment		57, Jean-Marie Pitre		Accounts Receivable (A/R)	$483.91	192,713.45
11/01/2019	Payment		58, Jacqueline &Marc Billard		Accounts Receivable (A/R)	$483.91	193,197.36
11/01/2019	Payment		59, Christian & Daphni Marianelli		Accounts Receivable (A/R)	$483.91	193,681.27
11/01/2019	Payment		60, Ruha Bahnam		Accounts Receivable (A/R)	$483.91	194,165.18
11/01/2019	Payment		61, Concordia Bautista		Accounts Receivable (A/R)	$448.91	194,614.09
11/01/2019	Payment		62, Bernard Bouchard/Catherine Lecours-Bouchard		Accounts Receivable (A/R)	$483.91	195,098.00
11/01/2019	Payment		63, Francoise & Jean-Claude Celestin		Accounts Receivable (A/R)	$448.91	195,546.91
11/01/2019	Payment		64, Jean & Wayne Forbes		Accounts Receivable (A/R)	$523.91	196,070.82
11/01/2019	Payment		65, Darrel Hardacre		Accounts Receivable (A/R)	$483.91	196,554.73
11/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		Accounts Receivable (A/R)	$448.91	197,003.64
11/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		Accounts Receivable (A/R)	$250.00	197,253.64
11/01/2019	Payment		67 Cecil William Spence		Accounts Receivable (A/R)	$483.91	197,737.55
11/01/2019	Payment		68, Terry Dolan		Accounts Receivable (A/R)	$448.91	198,186.46
11/01/2019	Payment		69, Edelia Flores		Accounts Receivable (A/R)	$483.91	198,670.37
11/01/2019	Payment		70, Donna Moyles		Accounts Receivable (A/R)	$483.91	199,154.28
11/01/2019	Payment		72, Claire & John Ducharme		Accounts Receivable (A/R)	$448.91	199,603.19
11/01/2019	Payment		73, Sandra Tompkins		Accounts Receivable (A/R)	$483.91	200,087.10
11/01/2019	Payment		74 Joao Soares& Lucia Vieira	Voided	Accounts Receivable (A/R)	$0.00	200,087.10
11/01/2019	Payment		75, Elisa Chieffallo & Patrick Briggs		Accounts Receivable (A/R)	$483.91	200,571.01
11/01/2019	Payment		76, Katri Helava		Accounts Receivable (A/R)	$448.91	201,019.92
11/01/2019	Payment		77, Fern & Maureen Francoeur		Accounts Receivable (A/R)	$483.91	201,503.83
11/01/2019	Payment		79, Dominic Manzo		Accounts Receivable (A/R)	$518.91	202,022.74
11/01/2019	Payment		80, Paul Abouassali		Accounts Receivable (A/R)	$448.91	202,471.65

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Payment		81, Elizabeth Manzo		Accounts Receivable (A/R)	$483.91	202,955.56
11/01/2019	Payment		86, Carl Menard		Accounts Receivable (A/R)	$553.91	203,509.47
11/01/2019	Payment		87 - Sharon Murray & William Bazylinski		Accounts Receivable (A/R)	$483.91	203,993.38
11/01/2019	Payment		88, Gisele & Yves Parent		Accounts Receivable (A/R)	$448.91	204,442.29
11/01/2019	Payment		(74) Kevin Andrew Watters & Jennifer Ann Ryan		Accounts Receivable (A/R)	$448.91	204,891.20
11/01/2019	Bill Payment (Cheque)	CWP1412	CI Property Management	Bank rec-Nov 2019	2000 Accounts Payable	$ -2,944.09	201,947.11
11/01/2019	Payment		01, Connie Hayward		Accounts Receivable (A/R)	$448.91	202,396.02
11/01/2019	Payment		02, Andre Beaudet		Accounts Receivable (A/R)	$448.91	202,844.93
11/01/2019	Payment		03, Muneer Shah		Accounts Receivable (A/R)	$448.91	203,293.84
11/01/2019	Payment		04, Faruk Lubna & Jabed Khan		Accounts Receivable (A/R)	$448.91	203,742.75
11/01/2019	Payment		05, Katherine Adèle & Van der Starren		Accounts Receivable (A/R)	$448.91	204,191.66
11/01/2019	Payment		06, Jocelyn Bergeron		Accounts Receivable (A/R)	$448.91	204,640.57
11/01/2019	Payment		07, Meng Jin		Accounts Receivable (A/R)	$448.91	205,089.48
11/01/2019	Payment		08, Rea P. Canlas		Accounts Receivable (A/R)	$448.91	205,538.39
11/01/2019	Payment		09, Catherine Beaudet		Accounts Receivable (A/R)	$448.91	205,987.30
11/01/2019	Payment		10, Marie Daniele Eliazard		Accounts Receivable (A/R)	$448.91	206,436.21
11/01/2019	Payment		12, Chan-Kin Ng		Accounts Receivable (A/R)	$448.91	206,885.12
11/01/2019	Payment		13, Jean-Marc Dumoulin		Accounts Receivable (A/R)	$448.91	207,334.03
11/01/2019	Payment		14, Christel Cronkhite		Accounts Receivable (A/R)	$483.91	207,817.94
11/04/2019	Payment	204	38-Ernest & Bradley Stimson		Accounts Receivable (A/R)	$448.91	208,266.85
11/04/2019	Payment	210, 205	71, Carolina Quisto		Accounts Receivable (A/R)	$448.91	208,715.76
11/04/2019	Payment		37, Oil Wo Chan & So-Lan Chan		Accounts Receivable (A/R)	$527.82	209,243.58
11/04/2019	Payment	395, 385	34, Donna & Mitchel Salcedo		Accounts Receivable (A/R)	$536.73	209,780.31
11/04/2019	Payment	293	82, Beatrice Boyo		Accounts Receivable (A/R)	$405.00	210,185.31
11/04/2019	Payment	307, 295	85, Angela Payne		Accounts Receivable (A/R)	$483.91	210,669.22
11/04/2019	Payment	013	84, Marie-Andree Faubert		Accounts Receivable (A/R)	$440.00	211,109.22
11/04/2019	Payment	688, 673	49, Francine Carriere		Accounts Receivable (A/R)	$448.91	211,558.13
11/04/2019	Payment	815, 829	24, Ginette Carriere		Accounts Receivable (A/R)	$448.91	212,007.04
11/04/2019	Payment	096, 109	46, Jeffrey Porter		Accounts Receivable (A/R)	$448.91	212,455.95
11/04/2019	Payment	776, 762	18, Francine Petrin		Accounts Receivable (A/R)	$448.91	212,904.86
11/04/2019	Payment	461	78, Helen Levasseur		Accounts Receivable (A/R)	$405.00	213,309.86
11/04/2019	Payment	230	82, Beatrice Boyo		Accounts Receivable (A/R)	$43.91	213,353.77
11/04/2019	Payment	984, 111	19, Ed O'Neill & Patricia Norris-Elye		Accounts Receivable (A/R)	$483.91	213,837.68
11/04/2019	Payment	007	20, Marie-Andree & Gerard gauthier		Accounts Receivable (A/R)	$448.91	214,286.59
11/04/2019	Payment		84, Marie-Andree Faubert		Accounts Receivable (A/R)	$43.91	214,330.50
11/04/2019	Payment	036	83, Maria Charinos		Accounts Receivable (A/R)	$448.91	214,779.41
11/04/2019	Payment	476, 480	11, Linda & Lloyd Mattinson		Accounts Receivable (A/R)	$483.91	215,263.32
11/04/2019	Payment	083	40, Ray Densmore		Accounts Receivable (A/R)	$35.00	215,298.32
11/04/2019	Payment	484	11, Linda & Lloyd Mattinson		Accounts Receivable (A/R)	$35.00	215,333.32
11/05/2019	Bill Payment (Cheque)	1130	Wayne Forbes		2000 Accounts Payable	$ -58.89	215,274.43
11/05/2019	Bill Payment (Cheque)	1129	REGIONEX CAPITAL PEST		2000 Accounts Payable	$ -310.75	214,963.68
11/05/2019	Bill Payment (Cheque)	1127	Davidson Houle Allen LLP		2000 Accounts Payable	$ -250.00	214,713.68
11/05/2019	Bill Payment (Cheque)	1125	10424161 Canada Inc. (o/a OMS)		2000 Accounts Payable	$ -440.70	214,272.98
11/05/2019	Bill Payment (Cheque)	1128	Kenvest Constructions	Voided - CODE WRONG, SHOULD BE RESERVE	2000 Accounts Payable	$0.00	214,272.98
11/06/2019	Bill Payment (Cheque)	CWP1102	Hydro Ottawa	PAP	2000 Accounts Payable	$ -91.44	214,181.54
11/07/2019	Journal Entry	157		reimbursement to old owner	-Split-	$ -448.91	213,732.63
11/14/2019	Bill Payment (Cheque)	CWP1167	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	$ -1,545.44	212,187.19
11/18/2019	Payment		74 Joao Soares& Lucia Vieira		Accounts Receivable (A/R)	$448.91	212,636.10
11/20/2019	Bill Payment (Cheque)	1132	Davidson Houle Allen LLP		2000 Accounts Payable	$ -95.21	212,540.89
11/21/2019	Payment		86, Carl Menard		Accounts Receivable (A/R)	$488.91	213,029.80
11/22/2019	Bill Payment (Cheque)	CWP1411	First Insurance Funding of Canada	Bank Rec-Nov 2019	2000 Accounts Payable	$ -4,656.56	208,373.24
11/28/2019	Bill Payment (Cheque)	1133	CI Property Management		2000 Accounts Payable	$ -887.56	207,485.68
11/28/2019	Bill Payment (Cheque)	1134	J.R. Lawn and Snow		2000 Accounts Payable	$ -10,546.66	196,939.02
11/29/2019	Journal Entry	162		Interest income-Nov 2019	-Split-	$205.16	197,144.18
11/29/2019	Journal Entry	162		bank Charges- Nov 2019	-Split-	$ -112.62	197,031.56
11/29/2019	Journal Entry	161		Reserve contribution- Nov 2019	-Split-	$ -30,550.50	166,481.06
11/29/2019	Journal Entry	163		Bank charges- Nov 2019	-Split-	$ -5.56	166,475.50
Total for 1010 Operating Account						**$ -10,310.01**	
1020 Reserve Account							
Beginning							-

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance							318,889.53
11/05/2019	Bill Payment (Cheque)	1019	KELLER ENGINEERING		2000 Accounts Payable	$ -3,277.00	- 322,166.53
11/05/2019	Bill Payment (Cheque)	1018	Ottawa Structural Residential Services Ltd.		2000 Accounts Payable	$ - 11,074.00	- 333,240.53
11/05/2019	Bill Payment (Cheque)	1020	BGC Construction & Restoration LTD		2000 Accounts Payable	$ - 35,213.07	- 368,453.60
11/13/2019	Bill Payment (Cheque)	1021	Kenvest Constructions		2000 Accounts Payable	$ - 29,207.37	- 397,660.97
11/13/2019	Bill Payment (Cheque)	1022	BGC Construction & Restoration LTD		2000 Accounts Payable	$ - 184,514.81	- 582,175.78
11/20/2019	Bill Payment (Cheque)	1023	C. Levett Renovation Inc.		2000 Accounts Payable	$ -4,237.50	- 586,413.28
11/29/2019	Journal Entry	166		to Adjust JE # 151- audit entries-YE Jan 31, 2019	-Split-	$834,590.52	248,177.24
11/29/2019	Journal Entry	163		Bank charges- Nov 2019	-Split-	$ -5.56	248,171.68
11/29/2019	Journal Entry	161		Reserve contribution- Nov 2019	-Split-	$30,550.50	278,722.18
11/29/2019	Journal Entry	164		Interest on reserve- Nov 2019	-Split-	$388.70	279,110.88
Total for 1020 Reserve Account						**$598,000.41**	
1100 Accounts Receivable							
Beginning Balance							-856.66
Total for 1100 Accounts Receivable							
Accounts Receivable (A/R)							
Beginning Balance							6,357.27
11/01/2019	Invoice	3643	08, Rea P. Canlas		4001 Income:Condo Fees	$448.91	6,806.18
11/01/2019	Invoice	3644	09, Catherine Beaudet		4001 Income:Condo Fees	$448.91	7,255.09
11/01/2019	Invoice	3645	03, Muneer Shah		4001 Income:Condo Fees	$448.91	7,704.00
11/01/2019	Invoice	3646	61, Concordia Bautista		4001 Income:Condo Fees	$448.91	8,152.91
11/01/2019	Invoice	3647	71, Carolina Quisto		4001 Income:Condo Fees	$448.91	8,601.82
11/01/2019	Invoice	3648	72, Claire & John Ducharme		4001 Income:Condo Fees	$448.91	9,050.73
11/01/2019	Invoice	3649	25, Dario & Marissa Sudiacal		4001 Income:Condo Fees	$448.91	9,499.64
11/01/2019	Invoice	3650	28, David Robert Elliott		4001 Income:Condo Fees	$448.91	9,948.55
11/01/2019	Invoice	3651	30, Efren Cabilatazan		4001 Income:Condo Fees	$448.91	10,397.46
11/01/2019	Invoice	3652	58, Jacqueline &Marc Billard		4001 Income:Condo Fees	$448.91	10,846.37
11/01/2019	Invoice	3653	83, Maria Charinos		4001 Income:Condo Fees	$448.91	11,295.28
11/01/2019	Invoice	3654	85, Angela Payne		4001 Income:Condo Fees	$448.91	11,744.19
11/01/2019	Invoice	3655	87 - Sharon Murray & William Bazylinski		4001 Income:Condo Fees	$448.91	12,193.10
11/01/2019	Invoice	3656	88, Gisele & Yves Parent		4001 Income:Condo Fees	$448.91	12,642.01
11/01/2019	Invoice	3657	35, Shannon Lafrance		4001 Income:Condo Fees	$448.91	13,090.92
11/01/2019	Invoice	3658	38-Ernest & Bradley Stimson		4001 Income:Condo Fees	$448.91	13,539.83
11/01/2019	Invoice	3659	43, Nima & Youssouf Hassan		4001 Income:Condo Fees	$448.91	13,988.74
11/01/2019	Invoice	3660	45, Quetly & Sylvanie Dugue		4001 Income:Condo Fees	$448.91	14,437.65
11/01/2019	Invoice	3661	48, Donald Robert		4001 Income:Condo Fees	$448.91	14,886.56
11/01/2019	Invoice	3662	05, Katherine Adèle & Van der Starren		4001 Income:Condo Fees	$448.91	15,335.47
11/01/2019	Invoice	3663	51, Cecile Jean-Pierre		4001 Income:Condo Fees	$448.91	15,784.38
11/01/2019	Invoice	3664	57, Jean-Marie Pitre		4001 Income:Condo Fees	$448.91	16,233.29
11/01/2019	Invoice	3665	32, Cynthia Helm		4001 Income:Condo Fees	$448.91	16,682.20
11/01/2019	Invoice	3666	40, Ray Densmore		4001 Income:Condo Fees	$448.91	17,131.11
11/01/2019	Invoice	3667	54, Jean Vernet Pericles		4001 Income:Condo Fees	$448.91	17,580.02
11/01/2019	Invoice	3668	55, Abdull Tail Alfadhli		4001 Income:Condo Fees	$448.91	18,028.93
11/01/2019	Invoice	3669	56, Badi Alloush		4001 Income:Condo Fees	$448.91	18,477.84
11/01/2019	Invoice	3670	59, Christian & Daphni Marianelli		4001 Income:Condo Fees	$448.91	18,926.75
11/01/2019	Invoice	3671	06, Jocelyn Bergeron		4001 Income:Condo Fees	$448.91	19,375.66
11/01/2019	Invoice	3672	64, Jean & Wayne Forbes		4001 Income:Condo Fees	$448.91	19,824.57
11/01/2019	Invoice	3673	66 - Sierra Gardner-Williams & Florence Williams		4001 Income:Condo Fees	$448.91	20,273.48
11/01/2019	Invoice	3674	26, Brian Dalke		4001 Income:Condo Fees	$448.91	20,722.39
11/01/2019	Invoice	3675	13, Jean-Marc Dumoulin		4001 Income:Condo Fees	$448.91	21,171.30
11/01/2019	Invoice	3676	14, Christel Cronkhite		4001 Income:Condo Fees	$448.91	21,620.21
11/01/2019	Invoice	3677	60, Ruha Bahnam		4001 Income:Condo Fees	$448.91	22,069.12
11/01/2019	Invoice	3678	62, Bernard Bouchard/Catherine Lecours-Bouchard		4001 Income:Condo Fees	$448.91	22,518.03
11/01/2019	Invoice	3679	63, Francoise & Jean-Claude Celestin		4001 Income:Condo Fees	$448.91	22,966.94
11/01/2019	Invoice	3680	69, Edelia Flores		4001 Income:Condo Fees	$448.91	23,415.85
11/01/2019	Invoice	3681	70, Donna Moyles		4001 Income:Condo Fees	$448.91	23,864.76
11/01/2019	Invoice	3682	73, Sandra Tompkins		4001 Income:Condo Fees	$448.91	24,313.67
11/01/2019	Invoice	3683	39, Marilyn & Michael Petsche		4001 Income:Condo Fees	$448.91	24,762.58
11/01/2019	Invoice	3684	76, Katri Helava		4001 Income:Condo Fees	$448.91	25,211.49
11/01/2019	Invoice	3685	68, Terry Dolan		4001 Income:Condo Fees	$448.91	25,660.40
11/01/2019	Invoice	3686	23, Helen Shields		4030 Income:Parking Income	$35.00	25,695.40
11/01/2019	Invoice	3687	17, Itai & Nathali Olej		4030 Income:Parking Income	$35.00	25,730.40
11/01/2019	Invoice	3688	87 - Sharon Murray & William Bazylinski		4030 Income:Parking Income	$35.00	25,765.40
11/01/2019	Invoice	3689	27, Therese Houle		4001 Income:Condo Fees	$448.91	26,214.31

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Invoice	3690	29, Brigitte McCauley-Philion		4001 Income:Condo Fees	$448.91	26,663.22
11/01/2019	Invoice	3691	36, Alain Veilleux		4001 Income:Condo Fees	$448.91	27,112.13
11/01/2019	Invoice	3692	37, Oil Wo Chan & So-Lan Chan		4001 Income:Condo Fees	$448.91	27,561.04
11/01/2019	Invoice	3693	41, Amanda Hardy		4001 Income:Condo Fees	$448.91	28,009.95
11/01/2019	Invoice	3694	42, Gary Tapp & Medina Pedere		4001 Income:Condo Fees	$448.91	28,458.86
11/01/2019	Invoice	3695	44, Catherine Jean-Louis		4001 Income:Condo Fees	$448.91	28,907.77
11/01/2019	Invoice	3696	46, Jeffrey Porter		4001 Income:Condo Fees	$448.91	29,356.68
11/01/2019	Invoice	3697	49, Francine Carriere		4001 Income:Condo Fees	$448.91	29,805.59
11/01/2019	Invoice	3698	67 Cecil William Spence		4030 Income:Parking Income	$35.00	29,840.59
11/01/2019	Invoice	3699	43, Nima & Youssouf Hassan		4030 Income:Parking Income	$70.00	29,910.59
11/01/2019	Invoice	3700	27, Therese Houle		4030 Income:Parking Income	$35.00	29,945.59
11/01/2019	Invoice	3701	29, Brigitte McCauley-Philion		4030 Income:Parking Income	$35.00	29,980.59
11/01/2019	Invoice	3702	33, Karen Daly		4030 Income:Parking Income	$70.00	30,050.59
11/01/2019	Invoice	3703	64, Jean & Wayne Forbes		4030 Income:Parking Income	$70.00	30,120.59
11/01/2019	Invoice	3704	65, Darrel Hardacre		4001 Income:Condo Fees	$448.91	30,569.50
11/01/2019	Invoice	3705	67 Cecil William Spence		4001 Income:Condo Fees	$448.91	31,018.41
11/01/2019	Invoice	3706	78, Helen Levasseur		4001 Income:Condo Fees	$448.91	31,467.32
11/01/2019	Invoice	3707	84, Marie-Andree Faubert		4001 Income:Condo Fees	$448.91	31,916.23
11/01/2019	Invoice	3708	40, Ray Densmore		4030 Income:Parking Income	$70.00	31,986.23
11/01/2019	Invoice	3709	41, Amanda Hardy		4030 Income:Parking Income	$35.00	32,021.23
11/01/2019	Invoice	3710	19, Ed O'Neill & Patricia Norris-Elye		4030 Income:Parking Income	$35.00	32,056.23
11/01/2019	Invoice	3711	30, Efren Cabilatazan		4030 Income:Parking Income	$35.00	32,091.23
11/01/2019	Invoice	3712	85, Angela Payne		4030 Income:Parking Income	$35.00	32,126.23
11/01/2019	Invoice	3713	84, Marie-Andree Faubert		4030 Income:Parking Income	$35.00	32,161.23
11/01/2019	Invoice	3714	14, Christel Cronkhite		4030 Income:Parking Income	$35.00	32,196.23
11/01/2019	Invoice	3715	73, Sandra Tompkins		4030 Income:Parking Income	$35.00	32,231.23
11/01/2019	Invoice	3716	70, Donna Moyles		4030 Income:Parking Income	$35.00	32,266.23
11/01/2019	Invoice	3717	69, Edelia Flores		4030 Income:Parking Income	$35.00	32,301.23
11/01/2019	Invoice	3718	10, Marie Daniele Eliazard		4001 Income:Condo Fees	$448.91	32,750.14
11/01/2019	Invoice	3719	12, Chan-Kin Ng		4001 Income:Condo Fees	$448.91	33,199.05
11/01/2019	Invoice	3720	23, Helen Shields		4001 Income:Condo Fees	$448.91	33,647.96
11/01/2019	Invoice	3721	15, Myra McMahon		4001 Income:Condo Fees	$448.91	34,096.87
11/01/2019	Invoice	3722	17, Itai & Nathali Olej		4001 Income:Condo Fees	$448.91	34,545.78
11/01/2019	Invoice	3723	19, Ed O'Neill & Patricia Norris-Elye		4001 Income:Condo Fees	$448.91	34,994.69
11/01/2019	Invoice	3724	02, Andre Beaudet		4001 Income:Condo Fees	$448.91	35,443.60
11/01/2019	Invoice	3725	20, Marie-Andree & Gerard gauthier		4001 Income:Condo Fees	$448.91	35,892.51
11/01/2019	Invoice	3726	22, Edna-Ruth Randall		4001 Income:Condo Fees	$448.91	36,341.42
11/01/2019	Invoice	3727	35, Shannon Lafrance		4030 Income:Parking Income	$35.00	36,376.42
11/01/2019	Invoice	3728	57, Jean-Marie Pitre		4030 Income:Parking Income	$35.00	36,411.42
11/01/2019	Invoice	3729	56, Badi Alloush		4030 Income:Parking Income	$35.00	36,446.42
11/01/2019	Invoice	3730	44, Catherine Jean-Louis		4030 Income:Parking Income	$35.00	36,481.42
11/01/2019	Invoice	3731	37, Oil Wo Chan & So-Lan Chan		4030 Income:Parking Income	$35.00	36,516.42
11/01/2019	Invoice	3732	47, Sharon Anderson		4001 Income:Condo Fees	$448.91	36,965.33
11/01/2019	Invoice	3733	21, Danielle Jones		4001 Income:Condo Fees	$448.91	37,414.24
11/01/2019	Invoice	3734	31, Wallace Crowder and Margaret Crowder		4001 Income:Condo Fees	$448.91	37,863.15
11/01/2019	Invoice	3735	34, Donna & Mitchel Salcedo		-Split-	$483.91	38,347.06
11/01/2019	Invoice	3736	24, Ginette Carriere		4001 Income:Condo Fees	$448.91	38,795.97
11/01/2019	Invoice	3737	33, Karen Daly		4001 Income:Condo Fees	$448.91	39,244.88
11/01/2019	Invoice	3738	52, Anne-Lise Karam-Choueiri& George Choueiri		4001 Income:Condo Fees	$448.91	39,693.79
11/01/2019	Invoice	3739	53, Elaine Wu		4001 Income:Condo Fees	$448.91	40,142.70
11/01/2019	Invoice	3740	13, Jean-Marc Dumoulin		4030 Income:Parking Income	$35.00	40,177.70
11/01/2019	Invoice	3741	16, Andree Beaupre & Bejamin Beauchamp		4030 Income:Parking Income	$35.00	40,212.70
11/01/2019	Invoice	3742	22, Edna-Ruth Randall		4030 Income:Parking Income	$35.00	40,247.70
11/01/2019	Invoice	3743	86, Carl Menard		4030 Income:Parking Income	$70.00	40,317.70
11/01/2019	Invoice	3744	81, Elizabeth Manzo		4030 Income:Parking Income	$35.00	40,352.70
11/01/2019	Invoice	3745	77, Fern & Maureen Francoeur		4030 Income:Parking Income	$35.00	40,387.70
11/01/2019	Invoice	3746	62, Bernard Bouchard/Catherine Lecours-Bouchard		4030 Income:Parking Income	$35.00	40,422.70
11/01/2019	Invoice	3747	60, Ruha Bahnam		4030 Income:Parking Income	$35.00	40,457.70
11/01/2019	Invoice	3748	59, Christian & Daphni Marianelli		4030 Income:Parking Income	$35.00	40,492.70
11/01/2019	Invoice	3749	58, Jacqueline &Marc Billard		4030 Income:Parking Income	$35.00	40,527.70
11/01/2019	Invoice	3750	81, Elizabeth Manzo		4001 Income:Condo Fees	$448.91	40,976.61
11/01/2019	Invoice	3751	04, Faruk Lubna & Jabed Khan		4001 Income:Condo Fees	$448.91	41,425.52
11/01/2019	Invoice	3752	07, Meng Jin		4001 Income:Condo Fees	$448.91	41,874.43
11/01/2019	Invoice	3753	80, Paul Abouassali		4001 Income:Condo Fees	$448.91	42,323.34
11/01/2019	Invoice	3754	82, Beatrice Boyo		4001 Income:Condo Fees	$448.91	42,772.25
11/01/2019	Invoice	3755	86, Carl Menard		4001 Income:Condo Fees	$448.91	43,221.16

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Invoice	3756	50, Nicolas Desforges		4001 Income:Condo Fees	$448.91	43,670.07
11/01/2019	Invoice	3757	74 Joao Soares& Lucia Vieira	Voided	4001 Income:Condo Fees	$448.91	44,118.98
11/01/2019	Invoice	3758	75, Elisa Chieffallo & Patrick Briggs		4001 Income:Condo Fees	$448.91	44,567.89
11/01/2019	Invoice	3759	01, Connie Hayward		4001 Income:Condo Fees	$448.91	45,016.80
11/01/2019	Invoice	3760	11, Linda & Lloyd Mattinson		-Split-	$483.91	45,500.71
11/01/2019	Invoice	3761	16, Andree Beaupre & Bejamin Beauchamp		4001 Income:Condo Fees	$448.91	45,949.62
11/01/2019	Invoice	3762	18, Francine Petrin		4001 Income:Condo Fees	$448.91	46,398.53
11/01/2019	Invoice	3763	77, Fern & Maureen Francoeur		4001 Income:Condo Fees	$448.91	46,847.44
11/01/2019	Invoice	3764	79, Dominic Manzo		-Split-	$518.91	47,366.35
11/01/2019	Invoice	3765	65, Darrel Hardacre		4030 Income:Parking Income	$35.00	47,401.35
11/01/2019	Invoice	3766	65, Darrel Hardacre		4030 Income:Parking Income	$35.00	47,436.35
11/01/2019	Invoice	3767	75, Elisa Chieffallo & Patrick Briggs		4030 Income:Parking Income	$35.00	47,471.35
11/01/2019	Payment		01, Connie Hayward		1010 Operating Account	$ -448.91	47,022.44
11/01/2019	Payment		02, Andre Beaudet		1010 Operating Account	$ -448.91	46,573.53
11/01/2019	Payment		03, Muneer Shah		1010 Operating Account	$ -448.91	46,124.62
11/01/2019	Payment		04, Faruk Lubna & Jabed Khan		1010 Operating Account	$ -448.91	45,675.71
11/01/2019	Payment		05, Katherine Adèle & Van der Starren		1010 Operating Account	$ -448.91	45,226.80
11/01/2019	Payment		06, Jocelyn Bergeron		1010 Operating Account	$ -448.91	44,777.89
11/01/2019	Payment		07, Meng Jin		1010 Operating Account	$ -448.91	44,328.98
11/01/2019	Payment		08, Rea P. Canlas		1010 Operating Account	$ -448.91	43,880.07
11/01/2019	Payment		09, Catherine Beaudet		1010 Operating Account	$ -448.91	43,431.16
11/01/2019	Payment		10, Marie Daniele Eliazard		1010 Operating Account	$ -448.91	42,982.25
11/01/2019	Payment		12, Chan-Kin Ng		1010 Operating Account	$ -448.91	42,533.34
11/01/2019	Payment		13, Jean-Marc Dumoulin		1010 Operating Account	$ -448.91	42,084.43
11/01/2019	Payment		14, Christel Cronkhite		1010 Operating Account	$ -483.91	41,600.52
11/01/2019	Payment		13, Jean-Marc Dumoulin		1010 Operating Account	$ -35.00	41,565.52
11/01/2019	Payment		15, Myra McMahon		1010 Operating Account	$ -448.91	41,116.61
11/01/2019	Payment		16, Andree Beaupre & Bejamin Beauchamp		1010 Operating Account	$ -483.91	40,632.70
11/01/2019	Payment		17, Itai & Nathali Olej		1010 Operating Account	$ -483.91	40,148.79
11/01/2019	Payment		21, Danielle Jones		1010 Operating Account	$ -448.91	39,699.88
11/01/2019	Payment		22, Edna-Ruth Randall		1010 Operating Account	$ -483.91	39,215.97
11/01/2019	Payment		23, Helen Shields		1010 Operating Account	$ -483.91	38,732.06
11/01/2019	Payment		25, Dario & Marissa Sudiacal		1010 Operating Account	$ -448.91	38,283.15
11/01/2019	Payment		26, Brian Dalke		1010 Operating Account	$ -448.91	37,834.24
11/01/2019	Payment		27, Therese Houle		1010 Operating Account	$ -483.91	37,350.33
11/01/2019	Payment		28, David Robert Elliott		1010 Operating Account	$ -448.91	36,901.42
11/01/2019	Payment		32, Cynthia Helm		1010 Operating Account	$ -448.91	36,452.51
11/01/2019	Payment		42, Gary Tapp & Medina Pedere		1010 Operating Account	$ -448.91	36,003.60
11/01/2019	Payment		29, Brigitte McCauley-Philion		1010 Operating Account	$ -483.91	35,519.69
11/01/2019	Payment		30, Efren Cabilatazan		1010 Operating Account	$ -483.91	35,035.78
11/01/2019	Payment		31, Wallace Crowder and Margaret Crowder		1010 Operating Account	$ -448.91	34,586.87
11/01/2019	Payment		33, Karen Daly		1010 Operating Account	$ -518.91	34,067.96
11/01/2019	Payment		35, Shannon Lafrance		1010 Operating Account	$ -483.91	33,584.05
11/01/2019	Payment		36, Alain Veilleux		1010 Operating Account	$ -448.91	33,135.14
11/01/2019	Payment		39, Marilyn & Michael Petsche		1010 Operating Account	$ -448.91	32,686.23
11/01/2019	Payment		40, Ray Densmore		1010 Operating Account	$ -518.91	32,167.32
11/01/2019	Payment		41, Amanda Hardy		1010 Operating Account	$ -483.91	31,683.41
11/01/2019	Payment		43, Nima & Youssouf Hassan		1010 Operating Account	$ -518.91	31,164.50
11/01/2019	Payment		44, Catherine Jean-Louis		1010 Operating Account	$ -483.91	30,680.59
11/01/2019	Payment		45, Quetly & Sylvanie Dugue		1010 Operating Account	$ -448.91	30,231.68
11/01/2019	Payment		47, Sharon Anderson		1010 Operating Account	$ -448.91	29,782.77
11/01/2019	Payment		48, Donald Robert		1010 Operating Account	$ -448.91	29,333.86
11/01/2019	Payment		50, Nicolas Desforges		1010 Operating Account	$ -448.91	28,884.95
11/01/2019	Payment		51, Cecile Jean-Pierre		1010 Operating Account	$ -448.91	28,436.04
11/01/2019	Payment		52, Anne-Lise Karam-Choueiri& George Choueiri		1010 Operating Account	$ -448.91	27,987.13
11/01/2019	Payment		53, Elaine Wu		1010 Operating Account	$ -448.91	27,538.22
11/01/2019	Payment		54, Jean Vernet Pericles		1010 Operating Account	$ -448.91	27,089.31
11/01/2019	Payment		55, Abdull Tail Alfadhli		1010 Operating Account	$ -448.91	26,640.40
11/01/2019	Payment		56, Badi Alloush		1010 Operating Account	$ -483.91	26,156.49
11/01/2019	Payment		57, Jean-Marie Pitre		1010 Operating Account	$ -483.91	25,672.58
11/01/2019	Payment		58, Jacqueline &Marc Billard		1010 Operating Account	$ -483.91	25,188.67
11/01/2019	Payment		59, Christian & Daphni Marianelli		1010 Operating Account	$ -483.91	24,704.76
11/01/2019	Payment		60, Ruha Bahnam		1010 Operating Account	$ -483.91	24,220.85
11/01/2019	Payment		61, Concordia Bautista		1010 Operating Account	$ -448.91	23,771.94
11/01/2019	Payment		62, Bernard Bouchard/Catherine Lecours-Bouchard		1010 Operating Account	$ -483.91	23,288.03
11/01/2019	Payment		63, Francoise & Jean-Claude Celestin		1010 Operating Account	$ -448.91	22,839.12

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Payment		64, Jean & Wayne Forbes		1010 Operating Account	$ -523.91	22,315.21
11/01/2019	Payment		65, Darrel Hardacre		1010 Operating Account	$ -483.91	21,831.30
11/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		1010 Operating Account	$ -448.91	21,382.39
11/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		1010 Operating Account	$ -250.00	21,132.39
11/01/2019	Payment		67 Cecil William Spence		1010 Operating Account	$ -483.91	20,648.48
11/01/2019	Payment		68, Terry Dolan		1010 Operating Account	$ -448.91	20,199.57
11/01/2019	Payment		69, Edelia Flores		1010 Operating Account	$ -483.91	19,715.66
11/01/2019	Payment		70, Donna Moyles		1010 Operating Account	$ -483.91	19,231.75
11/01/2019	Payment		72, Claire & John Ducharme		1010 Operating Account	$ -448.91	18,782.84
11/01/2019	Payment		73, Sandra Tompkins		1010 Operating Account	$ -483.91	18,298.93
11/01/2019	Payment		74 Joao Soares& Lucia Vieira		1010 Operating Account	$0.00	18,298.93
11/01/2019	Payment		75, Elisa Chieffallo & Patrick Briggs		1010 Operating Account	$ -483.91	17,815.02
11/01/2019	Payment		76, Katri Helava		1010 Operating Account	$ -448.91	17,366.11
11/01/2019	Payment		77, Fern & Maureen Francoeur		1010 Operating Account	$ -483.91	16,882.20
11/01/2019	Payment		79, Dominic Manzo		1010 Operating Account	$ -518.91	16,363.29
11/01/2019	Payment		80, Paul Abouassali		1010 Operating Account	$ -448.91	15,914.38
11/01/2019	Payment		81, Elizabeth Manzo		1010 Operating Account	$ -483.91	15,430.47
11/01/2019	Payment		86, Carl Menard		1010 Operating Account	$ -553.91	14,876.56
11/01/2019	Payment		87 - Sharon Murray & William Bazylinski		1010 Operating Account	$ -483.91	14,392.65
11/01/2019	Payment		88, Gisele & Yves Parent		1010 Operating Account	$ -448.91	13,943.74
11/01/2019	Invoice	3775	(74) Kevin Andrew Watters & Jennifer Ann Ryan		4001 Income:Condo Fees	$448.91	14,392.65
11/01/2019	Payment		(74) Kevin Andrew Watters & Jennifer Ann Ryan		1010 Operating Account	$ -448.91	13,943.74
11/04/2019	Payment	476, 480	11, Linda & Lloyd Mattinson		1010 Operating Account	$ -483.91	13,459.83
11/04/2019	Payment	083	40, Ray Densmore		1010 Operating Account	$ -35.00	13,424.83
11/04/2019	Payment	036	83, Maria Charinos		1010 Operating Account	$ -448.91	12,975.92
11/04/2019	Payment		84, Marie-Andree Faubert		1010 Operating Account	$ -43.91	12,932.01
11/04/2019	Payment	007	20, Marie-Andree & Gerard gauthier		1010 Operating Account	$ -448.91	12,483.10
11/04/2019	Payment	984, 111	19, Ed O'Neill & Patricia Norris-Elye		1010 Operating Account	$ -483.91	11,999.19
11/04/2019	Payment	484	11, Linda & Lloyd Mattinson		1010 Operating Account	$ -35.00	11,964.19
11/04/2019	Payment	204	38-Ernest & Bradley Stimson		1010 Operating Account	$ -448.91	11,515.28
11/04/2019	Payment	210, 205	71, Carolina Quisto		1010 Operating Account	$ -448.91	11,066.37
11/04/2019	Payment		37, Oil Wo Chan & So-Lan Chan		1010 Operating Account	$ -527.82	10,538.55
11/04/2019	Payment	395, 385	34, Donna & Mitchel Salcedo		1010 Operating Account	$ -536.73	10,001.82
11/04/2019	Payment	293	82, Beatrice Boyo		1010 Operating Account	$ -405.00	9,596.82
11/04/2019	Payment	307, 295	85, Angela Payne		1010 Operating Account	$ -483.91	9,112.91
11/04/2019	Payment	013	84, Marie-Andree Faubert		1010 Operating Account	$ -440.00	8,672.91
11/04/2019	Payment	688, 673	49, Francine Carriere		1010 Operating Account	$ -448.91	8,224.00
11/04/2019	Payment	815, 829	24, Ginette Carriere		1010 Operating Account	$ -448.91	7,775.09
11/04/2019	Payment	096, 109	46, Jeffrey Porter		1010 Operating Account	$ -448.91	7,326.18
11/04/2019	Payment	776, 762	18, Francine Petrin		1010 Operating Account	$ -448.91	6,877.27
11/04/2019	Payment	461	78, Helen Levasseur		1010 Operating Account	$ -405.00	6,472.27
11/04/2019	Payment	230	82, Beatrice Boyo		1010 Operating Account	$ -43.91	6,428.36
11/07/2019	Journal Entry	157		reimbursement to old owner	-Split-	$448.91	6,877.27
11/07/2019	Credit Memo	3776	(74) Kevin Andrew Watters & Jennifer Ann Ryan		4001 Income:Condo Fees	$ -448.91	6,428.36
11/07/2019	Payment		(74) Kevin Andrew Watters & Jennifer Ann Ryan		-Split-		6,428.36
11/18/2019	Payment		74 Joao Soares& Lucia Vieira		1010 Operating Account	$ -448.91	5,979.45
11/21/2019	Payment		86, Carl Menard		1010 Operating Account	$ -488.91	5,490.54
Total for Accounts Receivable (A/R)						**$ -866.73**	
1200 Due from Reserve							
Beginning Balance							21,563.82
11/29/2019	Journal Entry	161		Reserve contribution for Oct 2019	-Split-	$ -15,275.25	6,288.57
Total for 1200 Due from Reserve						**$ -15,275.25**	
1300 Prepaid Expenses							
Beginning Balance							3,130.00
11/27/2019	Journal Entry	156		November 2019 Prepaid	-Split-	$ -1,466.00	1,664.00
Total for 1300 Prepaid Expenses						**$ -1,466.00**	
1015 Investment- CASH							
Beginning							104,500.00

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance							
Total for 1015 Investment- CASH							
1017 Investment- Altamira High Interest							
Beginning Balance							82,623.62
Total for 1017 Investment- Altamira High Interest							
1018 Investment Hollis Investment							
Beginning Balance							235,142.74
Total for 1018 Investment Hollis Investment							
2000 Accounts Payable							
Beginning Balance							81,834.29
11/01/2019	Bill	2018000019494	J.R. Lawn and Snow	Roadway Clearance	5470 Contracts:Snow Removal	$10,546.66	92,380.95
11/01/2019	Bill	2721	10424161 Canada Inc. (o/a OMS)	Emergency Repairs - Insurance Deductible for the repair work required at 85-2061 Jasmine Cres.	5503 General Repairs & Maintenance:General Repairs & Maint	$25,000.00	117,380.95
11/01/2019	Bill	3333	CI Property Management	Property management fee- 2018/2019	5801 Administrative & Professional Expenses:Property Management Fees	$2,944.09	120,325.04
11/01/2019	Bill	14839	Davidson Houle Allen LLP	General Matters 3057-14345.	5832 Administrative & Professional Expenses:Professional Fees	$65.26	120,390.30
11/01/2019	Bill	2647	BGC Construction & Restoration LTD	Siding Replacement- invoice date: Sep 30, 2019	6101 Reserve Expenses:Reserve Fund General Expenses	$85,946.76	206,337.06
11/01/2019	Bill	2648	BGC Construction & Restoration LTD	Siding Replacement- invoice date: Oct 29, 2019	6101 Reserve Expenses:Reserve Fund General Expenses	$98,568.05	304,905.11
11/01/2019	Bill Payment (Cheque)	CWP1412	CI Property Management		1010 Operating Account	$ -2,944.09	301,961.02
11/01/2019	Bill	11965	Davidson Houle Allen LLP	General Matters 3057-14345- Voice mail from son of owners of unit 39- Invoice date: Feb 28, 2019	5501 General Repairs & Maintenance:Reimbursable Expense	$29.95	301,990.97
11/04/2019	Bill	2685	10424161 Canada Inc. (o/a OMS)	After hour call	5504 General Repairs & Maintenance:Emergency Calls	$50.85	302,041.82
11/05/2019	Bill Payment (Cheque)	1129	REGIONEX CAPITAL PEST		1010 Operating Account	$ -310.75	301,731.07
11/05/2019	Bill Payment (Cheque)	1125	10424161 Canada Inc. (o/a OMS)		1010 Operating Account	$ -440.70	301,290.37
11/05/2019	Bill Payment (Cheque)	1020	BGC Construction & Restoration LTD		1020 Reserve Account	$ -35,213.07	266,077.30
11/05/2019	Bill Payment (Cheque)	1127	Davidson Houle Allen LLP		1010 Operating Account	$ -250.00	265,827.30
11/05/2019	Bill Payment (Cheque)	1128	Kenvest Constructions		1010 Operating Account	$0.00	265,827.30
11/05/2019	Bill	2581	C. Levett Renovation Inc.	removed patio stone-built up area and reinstalled patio stones unit#11	6140 Reserve Expenses:Reserve-Foundation	$4,237.50	270,064.80
11/05/2019	Bill Payment (Cheque)	1019	KELLER ENGINEERING		1020 Reserve Account	$ -3,277.00	266,787.80
11/05/2019	Bill Payment (Cheque)	1018	Ottawa Structural Residential Services Ltd.		1020 Reserve Account	$ -11,074.00	255,713.80
11/05/2019	Bill Payment (Cheque)	1130	Wayne Forbes		1010 Operating Account	$ -58.89	255,654.91
11/06/2019	Bill Payment (Cheque)	CWP1102	Hydro Ottawa		1010 Operating Account	$ -91.44	255,563.47
11/13/2019	Bill Payment (Cheque)	1021	Kenvest Constructions		1020 Reserve Account	$ -29,207.37	226,356.10
11/13/2019	Bill Payment (Cheque)	1022	BGC Construction & Restoration LTD		1020 Reserve Account	$ -184,514.81	41,841.29
11/14/2019	Bill Payment (Cheque)	CWP1167	City of Ottawa Water & Sewer		1010 Operating Account	$ -1,545.44	40,295.85
11/15/2019	Bill	2019-11-15 5022833000	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1410	5020 Utilities:Hydro	$109.23	40,405.08
11/19/2019	Bill	3400	CI Property Management	PPO April-September 2019	5810 Administrative & Professional Expenses:Office Expenses	$1,308.41	41,713.49
11/20/2019	Bill Payment (Cheque)	1023	C. Levett Renovation Inc.		1020 Reserve Account	$ -4,237.50	37,475.99
11/20/2019	Bill	2722	10424161 Canada Inc. (o/a OMS)	Emergency Repairs - 26-2057 Jasmine Cres. - Emergency mitigation	5503 General Repairs & Maintenance:General Repairs & Maint	$1,731.24	39,207.23
11/20/2019	Bill Payment (Cheque)	1132	Davidson Houle Allen LLP		1010 Operating Account	$ -95.21	39,112.02
11/22/2019	Bill Payment (Cheque)	CWP1411	First Insurance Funding of Canada		1010 Operating Account	$ -4,656.56	34,455.46
11/22/2019	Bill	NovPAP	First Insurance Funding of Canada	Monthly PAP - Nov	5830 Administrative & Professional Expenses:Insurance Expense/General & Liability Insurance	$4,656.56	39,112.02
11/22/2019	Bill	2592	C. Levett Renovation Inc.	repaired studs, sprayed Kills on rest of studs, installed black paper on concrete, installed insulation and vapor barrier unit#11	5503 General Repairs & Maintenance:General Repairs & Maint	$904.00	40,016.02
11/22/2019	Bill	2718	10424161 Canada Inc. (o/a OMS)	After hour call	5503 General Repairs & Maintenance:General Repairs & Maint	$50.85	40,066.87
11/25/2019	Bill	191392	KELLER ENGINEERING	Contract Admin 8/19-10/31	6105 Reserve Expenses:Engineering Services	$2,260.00	42,326.87
11/25/2019	Bill	7152346	CARLETON PARKING MANAGEMENT	Patrols for January 2020, Invoice Date 11/25	5426 Contracts:Parking Monitor and Security	$113.00	42,439.87
11/27/2019	Bill	28354948	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1532	5030 Utilities:Water & Sewer	$1,494.19	43,934.06
11/27/2019	Bill	28354959	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1544	5030 Utilities:Water & Sewer	$377.20	44,311.26
11/27/2019	Bill	28354954	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1539	5030 Utilities:Water & Sewer	$676.46	44,987.72
11/27/2019	Bill	28354946	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1533	5030 Utilities:Water & Sewer	$477.40	45,465.12
11/27/2019	Bill	28354950	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1535	5030 Utilities:Water & Sewer	$1,151.80	46,616.92
11/27/2019	Bill	28354957	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1541	5030 Utilities:Water & Sewer	$999.91	47,616.83

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/27/2019	Bill	28354958	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1543	5030 Utilities:Water & Sewer	$977.06	48,593.89
11/27/2019	Bill	28354953	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1538	5030 Utilities:Water & Sewer	$1,144.06	49,737.95
11/27/2019	Bill	28354949	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1534	5030 Utilities:Water & Sewer	$1,110.66	50,848.61
11/27/2019	Bill	28354956	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1542	5030 Utilities:Water & Sewer	$1,319.86	52,168.47
11/27/2019	Bill	28354951	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1536	5030 Utilities:Water & Sewer	$542.86	52,711.33
11/27/2019	Bill	28354952	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1537	5030 Utilities:Water & Sewer	$431.70	53,143.03
11/27/2019	Bill	28354955	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1540	5030 Utilities:Water & Sewer	$44.36	53,187.39
11/28/2019	Bill Payment (Cheque)	1133	CI Property Management		1010 Operating Account	$ -887.56	52,299.83
11/28/2019	Bill Payment (Cheque)	1134	J.R. Lawn and Snow		1010 Operating Account	$ -10,546.66	41,753.17
Total for 2000 Accounts Payable						**$ -40,081.12**	
2005 Accrued Liabilities							
Beginning Balance							12,233.97
11/01/2019	Journal Entry	148R		Utility Accrual-Oct 2019	-Split-	$ -8,252.64	3,981.33
11/29/2019	Journal Entry	165		Utility accrual- Nov 2019	-Split-	$3,294.87	7,276.20
Total for 2005 Accrued Liabilities						**$ -4,957.77**	
2500 Due to Operating							
Beginning Balance							21,563.82
11/29/2019	Journal Entry	161		Reserve contribution for Oct 2019	-Split-	$ -15,275.25	6,288.57
Total for 2500 Due to Operating						**$ -15,275.25**	
3000R Accumulated adjustment Reserve							
11/29/2019	Journal Entry	166		to Adjust JE # 151- audit entries-YE Jan 31, 2019	-Split-	$834,590.52	834,590.52
Total for 3000R Accumulated adjustment Reserve						**$834,590.52**	
Retained Earnings							
Beginning Balance							119,330.10
Total for Retained Earnings							
4000 Income							
4001 Condo Fees							
Beginning Balance							343,944.48
11/01/2019	Invoice	3764	79, Dominic Manzo		Accounts Receivable (A/R)	$448.91	344,393.39
11/01/2019	Invoice	3775	(74) Kevin Andrew Watters & Jennifer Ann Ryan	Nov 2019	Accounts Receivable (A/R)	$448.91	344,842.30
11/01/2019	Invoice	3706	78, Helen Levasseur		Accounts Receivable (A/R)	$448.91	345,291.21
11/01/2019	Invoice	3707	84, Marie-Andree Faubert		Accounts Receivable (A/R)	$448.91	345,740.12
11/01/2019	Invoice	3718	10, Marie Daniele Eliazard		Accounts Receivable (A/R)	$448.91	346,189.03
11/01/2019	Invoice	3719	12, Chan-Kin Ng		Accounts Receivable (A/R)	$448.91	346,637.94
11/01/2019	Invoice	3720	23, Helen Shields		Accounts Receivable (A/R)	$448.91	347,086.85
11/01/2019	Invoice	3721	15, Myra McMahon		Accounts Receivable (A/R)	$448.91	347,535.76
11/01/2019	Invoice	3722	17, Itai & Nathali Olej		Accounts Receivable (A/R)	$448.91	347,984.67
11/01/2019	Invoice	3723	19, Ed O'Neill & Patricia Norris-Elye		Accounts Receivable (A/R)	$448.91	348,433.58
11/01/2019	Invoice	3724	02, Andre Beaudet		Accounts Receivable (A/R)	$448.91	348,882.49
11/01/2019	Invoice	3725	20, Marie-Andree & Gerard gauthier		Accounts Receivable (A/R)	$448.91	349,331.40
11/01/2019	Invoice	3726	22, Edna-Ruth Randall		Accounts Receivable (A/R)	$448.91	349,780.31
11/01/2019	Invoice	3732	47, Sharon Anderson		Accounts Receivable (A/R)	$448.91	350,229.22
11/01/2019	Invoice	3733	21, Danielle Jones		Accounts Receivable (A/R)	$448.91	350,678.13
11/01/2019	Invoice	3734	31, Wallace Crowder and Margaret Crowder		Accounts Receivable (A/R)	$448.91	351,127.04
11/01/2019	Invoice	3735	34, Donna & Mitchel Salcedo		Accounts Receivable (A/R)	$448.91	351,575.95
11/01/2019	Invoice	3736	24, Ginette Carriere		Accounts Receivable (A/R)	$448.91	352,024.86
11/01/2019	Invoice	3737	33, Karen Daly		Accounts Receivable (A/R)	$448.91	352,473.77
11/01/2019	Invoice	3738	52, Anne-Lise Karam-Choueiri& George Choueiri		Accounts Receivable (A/R)	$448.91	352,922.68
11/01/2019	Invoice	3739	53, Elaine Wu		Accounts Receivable (A/R)	$448.91	353,371.59
11/01/2019	Invoice	3750	81, Elizabeth Manzo		Accounts Receivable (A/R)	$448.91	353,820.50
11/01/2019	Invoice	3751	04, Faruk Lubna & Jabed Khan		Accounts Receivable (A/R)	$448.91	354,269.41
11/01/2019	Invoice	3752	07, Meng Jin		Accounts Receivable (A/R)	$448.91	354,718.32
11/01/2019	Invoice	3753	80, Paul Abouassali		Accounts Receivable (A/R)	$448.91	355,167.23
11/01/2019	Invoice	3754	82, Beatrice Boyo		Accounts Receivable (A/R)	$448.91	355,616.14
11/01/2019	Invoice	3755	86, Carl Menard		Accounts Receivable (A/R)	$448.91	356,065.05
11/01/2019	Invoice	3756	50, Nicolas Desforges	Credit of 30.00 withdrawn on May 1st for parking no needed	Accounts Receivable (A/R)	$448.91	356,513.96
11/01/2019	Invoice	3757	74 Joao Soares& Lucia Vieira		Accounts Receivable (A/R)	$448.91	356,962.87
11/01/2019	Invoice	3758	75, Elisa Chieffallo & Patrick Briggs		Accounts Receivable (A/R)	$448.91	357,411.78
11/01/2019	Invoice	3759	01, Connie Hayward		Accounts Receivable (A/R)	$448.91	357,860.69
11/01/2019	Invoice	3760	11, Linda & Lloyd Mattinson		Accounts Receivable (A/R)	$448.91	358,309.60

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Invoice	3761	16, Andree Beaupre & Bejamin Beauchamp		Accounts Receivable (A/R)	$448.91	358,758.51
11/01/2019	Invoice	3762	18, Francine Petrin		Accounts Receivable (A/R)	$448.91	359,207.42
11/01/2019	Invoice	3763	77, Fern & Maureen Francoeur		Accounts Receivable (A/R)	$448.91	359,656.33
11/01/2019	Invoice	3644	09, Catherine Beaudet		Accounts Receivable (A/R)	$448.91	360,105.24
11/01/2019	Invoice	3645	03, Muneer Shah		Accounts Receivable (A/R)	$448.91	360,554.15
11/01/2019	Invoice	3646	61, Concordia Bautista		Accounts Receivable (A/R)	$448.91	361,003.06
11/01/2019	Invoice	3647	71, Carolina Quisto		Accounts Receivable (A/R)	$448.91	361,451.97
11/01/2019	Invoice	3648	72, Claire & John Ducharme		Accounts Receivable (A/R)	$448.91	361,900.88
11/01/2019	Invoice	3649	25, Dario & Marissa Sudiacal		Accounts Receivable (A/R)	$448.91	362,349.79
11/01/2019	Invoice	3650	28, David Robert Elliott		Accounts Receivable (A/R)	$448.91	362,798.70
11/01/2019	Invoice	3651	30, Efren Cabilatazan		Accounts Receivable (A/R)	$448.91	363,247.61
11/01/2019	Invoice	3652	58, Jacqueline &Marc Billard		Accounts Receivable (A/R)	$448.91	363,696.52
11/01/2019	Invoice	3653	83, Maria Charinos		Accounts Receivable (A/R)	$448.91	364,145.43
11/01/2019	Invoice	3654	85, Angela Payne		Accounts Receivable (A/R)	$448.91	364,594.34
11/01/2019	Invoice	3655	87 - Sharon Murray & William Bazylinski		Accounts Receivable (A/R)	$448.91	365,043.25
11/01/2019	Invoice	3656	88, Gisele & Yves Parent		Accounts Receivable (A/R)	$448.91	365,492.16
11/01/2019	Invoice	3657	35, Shannon Lafrance		Accounts Receivable (A/R)	$448.91	365,941.07
11/01/2019	Invoice	3658	38-Ernest & Bradley Stimson		Accounts Receivable (A/R)	$448.91	366,389.98
11/01/2019	Invoice	3659	43, Nima & Youssouf Hassan		Accounts Receivable (A/R)	$448.91	366,838.89
11/01/2019	Invoice	3660	45, Quetly & Sylvanie Dugue		Accounts Receivable (A/R)	$448.91	367,287.80
11/01/2019	Invoice	3661	48, Donald Robert		Accounts Receivable (A/R)	$448.91	367,736.71
11/01/2019	Invoice	3662	05, Katherine Adèle & Van der Starren		Accounts Receivable (A/R)	$448.91	368,185.62
11/01/2019	Invoice	3663	51, Cecile Jean-Pierre		Accounts Receivable (A/R)	$448.91	368,634.53
11/01/2019	Invoice	3664	57, Jean-Marie Pitre		Accounts Receivable (A/R)	$448.91	369,083.44
11/01/2019	Invoice	3665	32, Cynthia Helm		Accounts Receivable (A/R)	$448.91	369,532.35
11/01/2019	Invoice	3666	40, Ray Densmore		Accounts Receivable (A/R)	$448.91	369,981.26
11/01/2019	Invoice	3667	54, Jean Vernet Pericles		Accounts Receivable (A/R)	$448.91	370,430.17
11/01/2019	Invoice	3668	55, Abdull Tail Alfadhli		Accounts Receivable (A/R)	$448.91	370,879.08
11/01/2019	Invoice	3669	56, Badi Alloush		Accounts Receivable (A/R)	$448.91	371,327.99
11/01/2019	Invoice	3670	59, Christian & Daphni Marianelli		Accounts Receivable (A/R)	$448.91	371,776.90
11/01/2019	Invoice	3671	06, Jocelyn Bergeron		Accounts Receivable (A/R)	$448.91	372,225.81
11/01/2019	Invoice	3672	64, Jean & Wayne Forbes		Accounts Receivable (A/R)	$448.91	372,674.72
11/01/2019	Invoice	3673	66 - Sierra Gardner-Williams & Florence Williams		Accounts Receivable (A/R)	$448.91	373,123.63
11/01/2019	Invoice	3674	26, Brian Dalke		Accounts Receivable (A/R)	$448.91	373,572.54
11/01/2019	Invoice	3675	13, Jean-Marc Dumoulin		Accounts Receivable (A/R)	$448.91	374,021.45
11/01/2019	Invoice	3676	14, Christel Cronkhite		Accounts Receivable (A/R)	$448.91	374,470.36
11/01/2019	Invoice	3677	60, Ruha Bahnam		Accounts Receivable (A/R)	$448.91	374,919.27
11/01/2019	Invoice	3678	62, Bernard Bouchard/Catherine Lecours-Bouchard		Accounts Receivable (A/R)	$448.91	375,368.18
11/01/2019	Invoice	3679	63, Francoise & Jean-Claude Celestin		Accounts Receivable (A/R)	$448.91	375,817.09
11/01/2019	Invoice	3680	69, Edelia Flores		Accounts Receivable (A/R)	$448.91	376,266.00
11/01/2019	Invoice	3681	70, Donna Moyles		Accounts Receivable (A/R)	$448.91	376,714.91
11/01/2019	Invoice	3682	73, Sandra Tompkins		Accounts Receivable (A/R)	$448.91	377,163.82
11/01/2019	Invoice	3683	39, Marilyn & Michael Petsche		Accounts Receivable (A/R)	$448.91	377,612.73
11/01/2019	Invoice	3684	76, Katri Helava		Accounts Receivable (A/R)	$448.91	378,061.64
11/01/2019	Invoice	3685	68, Terry Dolan		Accounts Receivable (A/R)	$448.91	378,510.55
11/01/2019	Invoice	3689	27, Therese Houle		Accounts Receivable (A/R)	$448.91	378,959.46
11/01/2019	Invoice	3690	29, Brigitte McCauley-Philion		Accounts Receivable (A/R)	$448.91	379,408.37
11/01/2019	Invoice	3691	36, Alain Veilleux		Accounts Receivable (A/R)	$448.91	379,857.28
11/01/2019	Invoice	3692	37, Oil Wo Chan & So-Lan Chan		Accounts Receivable (A/R)	$448.91	380,306.19
11/01/2019	Invoice	3693	41, Amanda Hardy		Accounts Receivable (A/R)	$448.91	380,755.10
11/01/2019	Invoice	3694	42, Gary Tapp & Medina Pedere		Accounts Receivable (A/R)	$448.91	381,204.01
11/01/2019	Invoice	3695	44, Catherine Jean-Louis		Accounts Receivable (A/R)	$448.91	381,652.92
11/01/2019	Invoice	3696	46, Jeffrey Porter		Accounts Receivable (A/R)	$448.91	382,101.83
11/01/2019	Invoice	3697	49, Francine Carriere		Accounts Receivable (A/R)	$448.91	382,550.74
11/01/2019	Invoice	3704	65, Darrel Hardacre		Accounts Receivable (A/R)	$448.91	382,999.65
11/01/2019	Invoice	3705	67 Cecil William Spence		Accounts Receivable (A/R)	$448.91	383,448.56
11/01/2019	Invoice	3643	08, Rea P. Canlas		Accounts Receivable (A/R)	$448.91	383,897.47
11/07/2019	Credit Memo	3776	(74) Kevin Andrew Watters & Jennifer Ann Ryan	Reimbursement to old owner	Accounts Receivable (A/R)	$ -448.91	383,448.56
Total for 4001 Condo Fees						**$39,504.08**	
4030 Parking Income							
Beginning Balance							14,720.00
11/01/2019	Invoice	3766	65, Darrel Hardacre	SPOT#129, PARKING FEE 2019	Accounts Receivable (A/R)	$35.00	14,755.00
11/01/2019	Invoice	3767	75, Elisa Chieffallo & Patrick Briggs		Accounts Receivable (A/R)	$35.00	14,790.00
11/01/2019	Invoice	3764	79, Dominic Manzo	2 spots	Accounts Receivable (A/R)	$70.00	14,860.00
11/01/2019	Invoice	3765	65, Darrel Hardacre		Accounts Receivable (A/R)	$35.00	14,895.00

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
11/01/2019	Invoice	3708	40, Ray Densmore	SPOT#117, PARKING 2018 and #139 Nov 2019	Accounts Receivable (A/R)	$70.00	14,965.00
11/01/2019	Invoice	3709	41, Amanda Hardy	SPOT#116, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,000.00
11/01/2019	Invoice	3710	19, Ed O'Neill & Patricia Norris-Elye	SPOT#107, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,035.00
11/01/2019	Invoice	3711	30, Efren Cabilatazan	SPOT#115, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,070.00
11/01/2019	Invoice	3712	85, Angela Payne	SPOT#147, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,105.00
11/01/2019	Invoice	3713	84, Marie-Andree Faubert	SPOT#146, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,140.00
11/01/2019	Invoice	3714	14, Christel Cronkhite	SPOT#103, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,175.00
11/01/2019	Invoice	3715	73, Sandra Tompkins	SPOT#127, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,210.00
11/01/2019	Invoice	3716	70, Donna Moyles	parking	Accounts Receivable (A/R)	$35.00	15,245.00
11/01/2019	Invoice	3717	69, Edelia Flores	SPOT#134, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,280.00
11/01/2019	Invoice	3727	35, Shannon Lafrance	SPOT#148, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,315.00
11/01/2019	Invoice	3728	57, Jean-Marie Pitre	SPOT#119, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,350.00
11/01/2019	Invoice	3729	56, Badi Alloush	SPOT#123, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,385.00
11/01/2019	Invoice	3730	44, Catherine Jean-Louis		Accounts Receivable (A/R)	$35.00	15,420.00
11/01/2019	Invoice	3731	37, Oil Wo Chan & So-Lan Chan	SPOT#138, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,455.00
11/01/2019	Invoice	3735	34, Donna & Mitchel Salcedo		Accounts Receivable (A/R)	$35.00	15,490.00
11/01/2019	Invoice	3740	13, Jean-Marc Dumoulin	SPOT#118, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,525.00
11/01/2019	Invoice	3741	16, Andree Beaupre & Bejamin Beauchamp		Accounts Receivable (A/R)	$35.00	15,560.00
11/01/2019	Invoice	3742	22, Edna-Ruth Randall	SPOT#108, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,595.00
11/01/2019	Invoice	3743	86, Carl Menard	SPOT#130 148	Accounts Receivable (A/R)	$70.00	15,665.00
11/01/2019	Invoice	3744	81, Elizabeth Manzo	SPOT#112, PARKING FEE 2019	Accounts Receivable (A/R)	$35.00	15,700.00
11/01/2019	Invoice	3745	77, Fern & Maureen Francoeur	SPOT#140, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,735.00
11/01/2019	Invoice	3746	62, Bernard Bouchard/Catherine Lecours-Bouchard	SPOT#124, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,770.00
11/01/2019	Invoice	3747	60, Ruha Bahnam	SPOT#122, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,805.00
11/01/2019	Invoice	3748	59, Christian & Daphni Marianelli	SPOT#121	Accounts Receivable (A/R)	$35.00	15,840.00
11/01/2019	Invoice	3749	58, Jacqueline &Marc Billard	SPOT#120, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	15,875.00
11/01/2019	Invoice	3760	11, Linda & Lloyd Mattinson		Accounts Receivable (A/R)	$35.00	15,910.00
11/01/2019	Invoice	3686	23, Helen Shields	SPOT#113, PARKING 2019	Accounts Receivable (A/R)	$35.00	15,945.00
11/01/2019	Invoice	3687	17, Itai & Nathali Olej	SPOT#154, PARKING 2018	Accounts Receivable (A/R)	$35.00	15,980.00
11/01/2019	Invoice	3688	87 - Sharon Murray & William Bazylinski	SPOT#109, PARKING FEE 2018	Accounts Receivable (A/R)	$35.00	16,015.00
11/01/2019	Invoice	3698	67 Cecil William Spence	parking #125	Accounts Receivable (A/R)	$35.00	16,050.00
11/01/2019	Invoice	3699	43, Nima & Youssouf Hassan	#101 and #152	Accounts Receivable (A/R)	$70.00	16,120.00
11/01/2019	Invoice	3700	27, Therese Houle		Accounts Receivable (A/R)	$35.00	16,155.00
11/01/2019	Invoice	3701	29, Brigitte McCauley-Philion	SPOT#137, PARKING 2018	Accounts Receivable (A/R)	$35.00	16,190.00
11/01/2019	Invoice	3702	33, Karen Daly	SPOT#151, 153, PARKING 2018	Accounts Receivable (A/R)	$70.00	16,260.00
11/01/2019	Invoice	3703	64, Jean & Wayne Forbes	SPOT#131,132, PARKING FEE 2018	Accounts Receivable (A/R)	$70.00	16,330.00
Total for 4030 Parking Income						**$1,610.00**	
4032 NSF fees charged to customers							
Beginning Balance							169.50
Total for 4032 NSF fees charged to customers							
4035 Interest Income							
Beginning Balance							1,222.32
11/29/2019	Journal Entry	162		Interest income-Nov 2019	-Split-	$205.16	1,427.48
Total for 4035 Interest Income						**$205.16**	
Total for 4000 Income						**$41,319.24**	
4500 Contribution to Reserve Fund							
Beginning Balance							137,477.25
11/29/2019	Journal Entry	161		Reserve contribution- Nov 2019	-Split-	$15,275.25	152,752.50
Total for 4500 Contribution to Reserve Fund						**$15,275.25**	
5000 Utilities							
5020 Hydro							
Beginning Balance							1,237.94
11/01/2019	Journal Entry	148R		Utility Accrual-Oct 2019	-Split-	$ -80.68	1,157.26
11/15/2019	Bill	2019-11-15 5022833000	Hydro Ottawa	2019-10-01 2019-10-31 5022833000 PAP	2000 Accounts Payable	$109.23	1,266.49
11/29/2019	Journal Entry	165		Utility accrual- Nov 2019	-Split-	$105.71	1,372.20
Total for 5020 Hydro						**$134.26**	
5030 Water & Sewer							
Beginning Balance							64,656.67
11/01/2019	Journal Entry	148R		Utility Accrual-Oct 2019	-Split-	$ -8,171.96	56,484.71
11/27/2019	Bill	28354955	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721020 PAP	2000 Accounts Payable	$44.36	56,529.07
11/27/2019	Bill	28354957	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721024 PAP	2000 Accounts Payable	$999.91	57,528.98
11/27/2019	Bill	28354952	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721012 PAP	2000 Accounts Payable	$431.70	57,960.68
11/27/2019	Bill	28354951	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721010 PAP	2000 Accounts Payable	$542.86	58,503.54
11/27/2019	Bill	28354954	City of Ottawa Water &	2019-09-19 2019-11-18 007375301721016 PAP	2000 Accounts Payable	$676.46	59,180.00

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Sewer				
11/27/2019	Bill	28354959	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721030 PAP	2000 Accounts Payable	$377.20	59,557.20
11/27/2019	Bill	28354948	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721002 PAP	2000 Accounts Payable	$1,494.19	61,051.39
11/27/2019	Bill	28354946	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721004 PAP	2000 Accounts Payable	$477.40	61,528.79
11/27/2019	Bill	28354956	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721026 PAP	2000 Accounts Payable	$1,319.86	62,848.65
11/27/2019	Bill	28354949	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721006 PAP	2000 Accounts Payable	$1,110.66	63,959.31
11/27/2019	Bill	28354953	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721014 PAP	2000 Accounts Payable	$1,144.06	65,103.37
11/27/2019	Bill	28354950	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721008 PAP	2000 Accounts Payable	$1,151.80	66,255.17
11/27/2019	Bill	28354958	City of Ottawa Water & Sewer	2019-09-19 2019-11-18 007375301721028 PAP	2000 Accounts Payable	$977.06	67,232.23
11/29/2019	Journal Entry	165		Utility accrual- Nov 2019	-Split-	$3,189.16	70,421.39
Total for 5030 Water & Sewer						**$5,764.72**	
Total for 5000 Utilities						**$5,898.98**	
5012 Bank Charges							
Beginning Balance							404.30
11/29/2019	Journal Entry	163		Bank charges- Nov 2019	-Split-	$5.56	409.86
Total for 5012 Bank Charges						**$5.56**	
5400 Contracts							
5426 Parking Monitor and Security							
Beginning Balance							791.00
11/25/2019	Bill	7152346	CARLETON PARKING MANAGEMENT	Patrols for January 2020, Invoice Date 11/25	2000 Accounts Payable	$113.00	904.00
Total for 5426 Parking Monitor and Security						**$113.00**	
5465 Landscaping							
Beginning Balance							20,437.18
Total for 5465 Landscaping							
5470 Snow Removal							
Beginning Balance							10,543.50
11/01/2019	Bill	2018000019494	J.R. Lawn and Snow	Roadway Clearance	2000 Accounts Payable	$10,546.66	21,090.16
Total for 5470 Snow Removal						**$10,546.66**	
5475 Pest Control							
Beginning Balance							49.61
Total for 5475 Pest Control							
Total for 5400 Contracts						**$10,659.66**	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							229.39
11/01/2019	Bill	11965	Davidson Houle Allen LLP	General Matters 3057-14345- Voice mail from son of owners of unit 39- Invoice date: Feb 28, 2019	2000 Accounts Payable	$29.95	259.34
Total for 5501 Reimbursable Expense						**$29.95**	
5503 General Repairs & Maint							
Beginning Balance							37,230.06
11/01/2019	Bill	2721	10424161 Canada Inc. (o/a OMS)	Emergency Repairs - Insurance Deductible for the repair work required at 85-2061 Jasmine Cres.	2000 Accounts Payable	$25,000.00	62,230.06
11/20/2019	Bill	2722	10424161 Canada Inc. (o/a OMS)	Emergency Repairs - 26-2057 Jasmine Cres. - Emergency mitigation	2000 Accounts Payable	$1,731.24	63,961.30
11/22/2019	Bill	2718	10424161 Canada Inc. (o/a OMS)	After hour call	2000 Accounts Payable	$50.85	64,012.15
11/22/2019	Bill	2592	C. Levett Renovation Inc.	repaired studs, sprayed Kills on rest of studs, installed black paper on concrete, installed insulation and vapor barrier unit#11	2000 Accounts Payable	$904.00	64,916.15
Total for 5503 General Repairs & Maint						**$27,686.09**	
5504 Emergency Calls							
11/04/2019	Bill	2685	10424161 Canada Inc. (o/a OMS)	After hour call	2000 Accounts Payable	$50.85	50.85
Total for 5504 Emergency Calls						**$50.85**	
5560 Additional Landscaping							
Beginning Balance							2,683.75
Total for 5560 Additional Landscaping							
Total for 5500 General Repairs & Maintenance						**$27,766.89**	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							26,187.97
11/01/2019	Bill	3333	CI Property Management	Property management fee- 2018/2019	2000 Accounts Payable	$2,944.09	29,132.06
11/30/2019	Journal Entry	158		To reclass March PPO	-Split-	$ -36.61	29,095.45
Total for 5801 Property Management Fees						**$2,907.48**	
5805 CAO Fees							
Beginning Balance							1,254.00
11/27/2019	Journal Entry	156		November 2019 Prepaid	-Split-	$66.00	1,320.00
Total for 5805 CAO Fees						**$66.00**	
5810 Office Expenses							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance							1,021.03
11/19/2019	Bill	3400	CI Property Management	PPO April-September 2019	2000 Accounts Payable	$1,308.41	2,329.44
11/30/2019	Journal Entry	158		To reclass March PPO	-Split-	$36.61	2,366.05
Total for 5810 Office Expenses						**$1,345.02**	
5812 Bank Charges							
Beginning Balance							305.70
11/29/2019	Journal Entry	162		bank Charges- Nov 2019	-Split-	$112.62	418.32
Total for 5812 Bank Charges						**$112.62**	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							48,452.48
11/22/2019	Bill	NovPAP	First Insurance Funding of Canada	Monthly PAP - Nov	2000 Accounts Payable	$4,656.56	53,109.04
11/27/2019	Journal Entry	156		November 2019 Prepaid	-Split-	$1,400.00	54,509.04
Total for 5830 Insurance Expense/General & Liability Insurance						**$6,056.56**	
5832 Professional Fees							
Beginning Balance							3,876.49
11/01/2019	Bill	14839	Davidson Houle Allen LLP	General Matters 3057-14345.	2000 Accounts Payable	$65.26	3,941.75
Total for 5832 Professional Fees						**$65.26**	
5833 Audit-Accounting							
Beginning Balance							3,955.00
Total for 5833 Audit-Accounting							
Total for 5800 Administrative & Professional Expenses						**$10,552.94**	
6000 Reserve Expenses							
6003 Reserve - Bank charges							
Beginning Balance							50.04
11/29/2019	Journal Entry	163		Bank charges- Nov 2019	-Split-	$5.56	55.60
Total for 6003 Reserve - Bank charges						**$5.56**	
6101 Reserve Fund General Expenses							
Beginning Balance							38,574.82
11/01/2019	Bill	2647	BGC Construction & Restoration LTD	Siding Replacement- invoice date: Sep 30, 2019	2000 Accounts Payable	$85,946.76	124,521.58
11/01/2019	Bill	2648	BGC Construction & Restoration LTD	Siding Replacement- invoice date: Oct 29, 2019	2000 Accounts Payable	$98,568.05	223,089.63
Total for 6101 Reserve Fund General Expenses						**$184,514.81**	
6105 Engineering Services							
Beginning Balance							5,734.75
11/25/2019	Bill	191392	KELLER ENGINEERING	Contract Admin 8/19-10/31	2000 Accounts Payable	$2,260.00	7,994.75
Total for 6105 Engineering Services						**$2,260.00**	
6120 Reserve- Roof							
Beginning Balance							3,321.31
Total for 6120 Reserve- Roof							
6140 Reserve- Foundation							
Beginning Balance							18,115.60
11/05/2019	Bill	2581	C. Levett Renovation Inc.	removed patio stone-built up area and reinstalled patio stones unit#11	2000 Accounts Payable	$4,237.50	22,353.10
Total for 6140 Reserve- Foundation						**$4,237.50**	
Total for 6000 Reserve Expenses						**$191,017.87**	
6001 Contribution from operating							
Beginning Balance							137,477.25
11/29/2019	Journal Entry	161		Reserve contribution- Nov 2019	-Split-	$15,275.25	152,752.50
Total for 6001 Contribution from operating						**$15,275.25**	
6002 Interest income for reserve							
Beginning Balance							4,450.88
11/29/2019	Journal Entry	164		Interest on reserve- Nov 2019	-Split-	$388.70	4,839.58
Total for 6002 Interest income for reserve						**$388.70**	
Not Specified							
11/07/2019	Payment		(74) Kevin Andrew Watters & Jennifer Ann Ryan		Accounts Receivable (A/R)		
Total for Not Specified							

CCC #22

1010 Operating Account, Period Ending 11/30/2019

RECONCILIATION REPORT

Reconciled on: 12/10/2019

Reconciled by: Ken Ruckstuhl

Any changes made to transactions after this date aren't included in this report.

Summary CAD

Statement beginning balance	185,667.18
Cheques and payments cleared (16)	-48,855.38
Deposits and other credits cleared (98)	42,634.88
Statement ending balance	179,446.68
Uncleared transactions as of 11/30/2019	-12,072.27
Register balance as of 11/30/2019	167,374.41
Cleared transactions after 11/30/2019	0.00
Uncleared transactions after 11/30/2019	-52,025.94
Register balance as of 12/10/2019	115,348.47

Details

Cheques and payments cleared (16)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
09/06/2019	Bill Payment	1108	Guindon Charron CPA	-3,955.00
10/07/2019	Bill Payment	1114	Davidson Houle Allen LLP	-59.89
10/07/2019	Bill Payment	1115	Family Pride Landscaping and…	-3,227.28
10/21/2019	Bill Payment	1124	10424161 Canada Inc. (o/a O…	-339.00
10/21/2019	Bill Payment	1123	JMW TOWING BUDGET	-169.50
11/01/2019	Bill Payment	CWP1412	CI Property Management	-2,944.09
11/05/2019	Bill Payment	1130	Wayne Forbes	-58.89
11/05/2019	Bill Payment	1127	Davidson Houle Allen LLP	-250.00
11/05/2019	Bill Payment	1125	10424161 Canada Inc. (o/a O…	-440.70
11/06/2019	Bill Payment	CWP1102	Hydro Ottawa	-91.44
11/07/2019	Journal	157		-448.91
11/14/2019	Bill Payment	CWP1167	City of Ottawa Water & Sewer	-1,545.44
11/22/2019	Bill Payment	CWP1411	First Insurance Funding of Ca…	-4,656.56
11/29/2019	Journal	162		-112.62
11/29/2019	Journal	163		-5.56
11/29/2019	Journal	161		-30,550.50
Total				-48,855.38

Deposits and other credits cleared (98)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/01/2019	Receive Payment		17, Itai & Nathali Olej	483.91
11/01/2019	Receive Payment		21, Danielle Jones	448.91
11/01/2019	Receive Payment		22, Edna-Ruth Randall	483.91
11/01/2019	Receive Payment		23, Helen Shields	483.91
11/01/2019	Receive Payment		25, Dario & Marissa Sudiacal	448.91
11/01/2019	Receive Payment		26, Brian Dalke	448.91
11/01/2019	Receive Payment		27, Therese Houle	483.91
11/01/2019	Receive Payment		28, David Robert Elliott	448.91
11/01/2019	Receive Payment		29, Brigitte McCauley-Philion	483.91
11/01/2019	Receive Payment		30, Efren Cabilatazan	483.91
11/01/2019	Receive Payment		31, Wallace Crowder and Mar…	448.91
11/01/2019	Receive Payment		32, Cynthia Helm	448.91
11/01/2019	Receive Payment		33, Karen Daly	518.91
11/01/2019	Receive Payment		35, Shannon Lafrance	483.91
11/01/2019	Receive Payment		36, Alain Veilleux	448.91
11/01/2019	Receive Payment		39, Marilyn & Michael Petsche	448.91
11/01/2019	Receive Payment		40, Ray Densmore	518.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/01/2019	Receive Payment		41, Amanda Hardy	483.91
11/01/2019	Receive Payment		42, Gary Tapp & Medina Pedere	448.91
11/01/2019	Receive Payment		43, Nima & Youssouf Hassan	518.91
11/01/2019	Receive Payment		44, Catherine Jean-Louis	483.91
11/01/2019	Receive Payment		45, Quetly & Sylvanie Dugue	448.91
11/01/2019	Receive Payment		47, Sharon Anderson	448.91
11/01/2019	Receive Payment		48, Donald Robert	448.91
11/01/2019	Receive Payment		50, Nicolas Desforges	448.91
11/01/2019	Receive Payment		51, Cecile Jean-Pierre	448.91
11/01/2019	Receive Payment		52, Anne-Lise Karam-Choueiri…	448.91
11/01/2019	Receive Payment		53, Elaine Wu	448.91
11/01/2019	Receive Payment		54, Jean Vernet Pericles	448.91
11/01/2019	Receive Payment		55, Abdull Tail Alfadhli	448.91
11/01/2019	Receive Payment		56, Badi Alloush	483.91
11/01/2019	Receive Payment		57, Jean-Marie Pitre	483.91
11/01/2019	Receive Payment		58, Jacqueline &Marc Billard	483.91
11/01/2019	Receive Payment		59, Christian & Daphni Marian…	483.91
11/01/2019	Receive Payment		60, Ruha Bahnam	483.91
11/01/2019	Receive Payment		61, Concordia Bautista	448.91
11/01/2019	Receive Payment		62, Bernard Bouchard/Catheri…	483.91
11/01/2019	Receive Payment		63, Francoise & Jean-Claude …	448.91
11/01/2019	Receive Payment		64, Jean & Wayne Forbes	523.91
11/01/2019	Receive Payment		65, Darrel Hardacre	483.91
11/01/2019	Receive Payment		66 - Sierra Gardner-Williams …	448.91
11/01/2019	Receive Payment		66 - Sierra Gardner-Williams …	250.00
11/01/2019	Receive Payment		67 Cecil William Spence	483.91
11/01/2019	Receive Payment		68, Terry Dolan	448.91
11/01/2019	Receive Payment		69, Edelia Flores	483.91
11/01/2019	Receive Payment		70, Donna Moyles	483.91
11/01/2019	Receive Payment		72, Claire & John Ducharme	448.91
11/01/2019	Receive Payment		73, Sandra Tompkins	483.91
11/01/2019	Receive Payment		74 Joao Soares& Lucia Vieira	0.00
11/01/2019	Receive Payment		75, Elisa Chieffallo & Patrick B…	483.91
11/01/2019	Receive Payment		76, Katri Helava	448.91
11/01/2019	Receive Payment		77, Fern & Maureen Francoeur	483.91
11/01/2019	Receive Payment		79, Dominic Manzo	518.91
11/01/2019	Receive Payment		80, Paul Abouassali	448.91
11/01/2019	Receive Payment		81, Elizabeth Manzo	483.91
11/01/2019	Receive Payment		86, Carl Menard	553.91
11/01/2019	Receive Payment		87 - Sharon Murray & William …	483.91
11/01/2019	Receive Payment		88, Gisele & Yves Parent	448.91
11/01/2019	Receive Payment		(74) Kevin Andrew Watters & …	448.91
11/01/2019	Receive Payment		01, Connie Hayward	448.91
11/01/2019	Receive Payment		02, Andre Beaudet	448.91
11/01/2019	Receive Payment		03, Muneer Shah	448.91
11/01/2019	Receive Payment		04, Faruk Lubna & Jabed Khan	448.91
11/01/2019	Receive Payment		05, Katherine Adèle & Van der…	448.91
11/01/2019	Receive Payment		06, Jocelyn Bergeron	448.91
11/01/2019	Receive Payment		07, Meng Jin	448.91
11/01/2019	Receive Payment		08, Rea P. Canlas	448.91
11/01/2019	Receive Payment		09, Catherine Beaudet	448.91
11/01/2019	Receive Payment		10, Marie Daniele Eliazard	448.91
11/01/2019	Receive Payment		12, Chan-Kin Ng	448.91
11/01/2019	Receive Payment		13, Jean-Marc Dumoulin	448.91
11/01/2019	Receive Payment		14, Christel Cronkhite	483.91
11/01/2019	Receive Payment		13, Jean-Marc Dumoulin	35.00
11/01/2019	Receive Payment		15, Myra McMahon	448.91
11/01/2019	Receive Payment		16, Andree Beaupre & Bejami…	483.91
11/04/2019	Receive Payment	210, 205	71, Carolina Quisto	448.91
11/04/2019	Receive Payment		37, Oil Wo Chan & So-Lan Chan	527.82
11/04/2019	Receive Payment	395, 385	34, Donna & Mitchel Salcedo	536.73
11/04/2019	Receive Payment	293	82, Beatrice Boyo	405.00
11/04/2019	Receive Payment	307, 295	85, Angela Payne	483.91
11/04/2019	Receive Payment	013	84, Marie-Andree Faubert	440.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/04/2019	Receive Payment	688, 673	49, Francine Carriere	448.91
11/04/2019	Receive Payment	815, 829	24, Ginette Carriere	448.91
11/04/2019	Receive Payment	096, 109	46, Jeffrey Porter	448.91
11/04/2019	Receive Payment	776, 762	18, Francine Petrin	448.91
11/04/2019	Receive Payment	461	78, Helen Levasseur	405.00
11/04/2019	Receive Payment	230	82, Beatrice Boyo	43.91
11/04/2019	Receive Payment	984, 111	19, Ed O'Neill & Patricia Norri…	483.91
11/04/2019	Receive Payment	007	20, Marie-Andree & Gerard ga…	448.91
11/04/2019	Receive Payment		84, Marie-Andree Faubert	43.91
11/04/2019	Receive Payment	036	83, Maria Charinos	448.91
11/04/2019	Receive Payment	476, 480	11, Linda & Lloyd Mattinson	483.91
11/04/2019	Receive Payment	083	40, Ray Densmore	35.00
11/04/2019	Receive Payment	484	11, Linda & Lloyd Mattinson	35.00
11/04/2019	Receive Payment	204	38-Ernest & Bradley Stimson	448.91
11/18/2019	Receive Payment		74 Joao Soares& Lucia Vieira	448.91
11/21/2019	Receive Payment		86, Carl Menard	488.91
11/29/2019	Journal	162		205.16
Total				42,634.88

Additional Information

Uncleared cheques and payments as of 11/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/08/2019	Bill Payment	1061	CARLETON PARKING MANA…	-113.00
03/07/2019	Bill Payment	1067	CARLETON PARKING MANA…	-113.00
07/11/2019	Bill Payment	1097	The Condominium Authority o…	-792.00
10/21/2019	Bill Payment	1122	CARLETON PARKING MANA…	-113.00
11/05/2019	Bill Payment	1129	REGIONEX CAPITAL PEST	-310.75
11/20/2019	Bill Payment	1132	Davidson Houle Allen LLP	-95.21
11/28/2019	Bill Payment	1134	J.R. Lawn and Snow	-10,546.66
11/28/2019	Bill Payment	1133	CI Property Management	-887.56
Total				-12,971.18

Uncleared deposits and other credits as of 11/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/03/2018	Receive Payment		63, Francoise & Jean-Claude …	415.00
05/01/2019	Deposit			35.00
06/03/2019	Receive Payment		31, Wallace Crowder and Mar…	448.91
11/05/2019	Bill Payment	1128	Kenvest Constructions	0.00
Total				898.91

Uncleared cheques and payments after 11/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Bill Payment	1135	J.R. Lawn and Snow	-10,546.66
12/06/2019	Bill Payment	CWP1410	Hydro Ottawa	-109.23
12/09/2019	Bill Payment	1141	C. Levett Renovation Inc.	-904.00
12/09/2019	Bill Payment	1140	10424161 Canada Inc. (o/a O…	-26,832.94
12/09/2019	Bill Payment	1143	CI Property Management	-1,308.41
12/09/2019	Bill Payment	1142	CARLETON PARKING MANA…	-113.00
12/10/2019	Journal	160		-448.91
12/18/2019	Bill Payment	CWP1540	City of Ottawa Water & Sewer	-44.36
12/18/2019	Bill Payment	CWP1541	City of Ottawa Water & Sewer	-999.91
12/18/2019	Bill Payment	CWP1542	City of Ottawa Water & Sewer	-1,319.86
12/18/2019	Bill Payment	CWP1543	City of Ottawa Water & Sewer	-977.06
12/18/2019	Bill Payment	CWP1544	City of Ottawa Water & Sewer	-377.20
12/18/2019	Bill Payment	CWP1533	City of Ottawa Water & Sewer	-477.40
12/18/2019	Bill Payment	CWP1532	City of Ottawa Water & Sewer	-1,494.19

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/18/2019	Bill Payment	CWP1539	City of Ottawa Water & Sewer	-676.46
12/18/2019	Bill Payment	CWP1538	City of Ottawa Water & Sewer	-1,144.06
12/18/2019	Bill Payment	CWP1537	City of Ottawa Water & Sewer	-431.70
12/18/2019	Bill Payment	CWP1534	City of Ottawa Water & Sewer	-1,110.66
12/18/2019	Bill Payment	CWP1535	City of Ottawa Water & Sewer	-1,151.80
12/18/2019	Bill Payment	CWP1536	City of Ottawa Water & Sewer	-542.86
01/01/2020	Bill Payment	1136	J.R. Lawn and Snow	-10,546.66
02/01/2020	Bill Payment	1137	J.R. Lawn and Snow	-10,546.66
03/01/2020	Bill Payment	1138	J.R. Lawn and Snow	-10,546.67
04/01/2020	Bill Payment		J.R. Lawn and Snow	-10,546.67
Total				-93,197.33

Uncleared deposits and other credits after 11/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Receive Payment		67 Cecil William Spence	483.91
12/01/2019	Receive Payment		68, Terry Dolan	448.91
12/01/2019	Receive Payment		69, Edelia Flores	483.91
12/01/2019	Receive Payment		70, Donna Moyles	483.91
12/01/2019	Receive Payment		72, Claire & John Ducharme	448.91
12/01/2019	Receive Payment		73, Sandra Tompkins	483.91
12/01/2019	Receive Payment		74 Joao Soares& Lucia Vieira	448.91
12/01/2019	Receive Payment		75, Elisa Chieffallo & Patrick B…	492.95
12/01/2019	Receive Payment		76, Katri Helava	448.91
12/01/2019	Receive Payment		77, Fern & Maureen Francoeur	483.91
12/01/2019	Receive Payment		78, Helen Levasseur	518.91
12/01/2019	Receive Payment		80, Paul Abouassali	448.91
12/01/2019	Receive Payment		81, Elizabeth Manzo	483.91
12/01/2019	Receive Payment		86, Carl Menard	518.91
12/01/2019	Receive Payment		87 - Sharon Murray & William …	483.91
12/01/2019	Receive Payment		88, Gisele & Yves Parent	448.91
12/01/2019	Receive Payment		01, Connie Hayward	448.91
12/01/2019	Receive Payment		02, Andre Beaudet	448.91
12/01/2019	Receive Payment		03, Muneer Shah	448.91
12/01/2019	Receive Payment		04, Faruk Lubna & Jabed Khan	448.91
12/01/2019	Receive Payment		05, Katherine Adèle & Van der…	448.91
12/01/2019	Receive Payment		06, Jocelyn Bergeron	448.91
12/01/2019	Receive Payment		07, Meng Jin	448.91
12/01/2019	Receive Payment		08, Rea P. Canlas	448.91
12/01/2019	Receive Payment		09, Catherine Beaudet	448.91
12/01/2019	Receive Payment		10, Marie Daniele Eliazard	448.91
12/01/2019	Receive Payment		12, Chan-Kin Ng	448.91
12/01/2019	Receive Payment		13, Jean-Marc Dumoulin	483.91
12/01/2019	Receive Payment		14, Christel Cronkhite	483.91
12/01/2019	Receive Payment		15, Myra McMahon	448.91
12/01/2019	Receive Payment		16, Andree Beaupre & Bejami…	483.91
12/01/2019	Receive Payment		17, Itai & Nathali Olej	483.91
12/01/2019	Receive Payment		21, Danielle Jones	448.91
12/01/2019	Receive Payment		22, Edna-Ruth Randall	483.91
12/01/2019	Receive Payment		23, Helen Shields	483.91
12/01/2019	Receive Payment		25, Dario & Marissa Sudiacal	448.91
12/01/2019	Receive Payment		26, Brian Dalke	448.91
12/01/2019	Receive Payment		27, Therese Houle	483.91
12/01/2019	Receive Payment		28, David Robert Elliott	448.91
12/01/2019	Receive Payment		29, Brigitte McCauley-Philion	483.91
12/01/2019	Receive Payment		30, Efren Cabilatazan	483.91
12/01/2019	Receive Payment		31, Wallace Crowder and Mar…	448.91
12/01/2019	Receive Payment		32, Cynthia Helm	448.91
12/01/2019	Receive Payment		33, Karen Daly	518.91
12/01/2019	Receive Payment		35, Shannon Lafrance	483.91
12/01/2019	Receive Payment		36, Alain Veilleux	448.91
12/01/2019	Receive Payment		39, Marilyn & Michael Petsche	448.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Receive Payment		40, Ray Densmore	448.91
12/01/2019	Receive Payment		40, Ray Densmore	35.00
12/01/2019	Receive Payment		41, Amanda Hardy	483.91
12/01/2019	Receive Payment		42, Gary Tapp & Medina Pedere	448.91
12/01/2019	Receive Payment		43, Nima & Youssouf Hassan	518.91
12/01/2019	Receive Payment		44, Catherine Jean-Louis	483.91
12/01/2019	Receive Payment		45, Quetly & Sylvanie Dugue	448.91
12/01/2019	Receive Payment		47, Sharon Anderson	448.91
12/01/2019	Receive Payment		48, Donald Robert	448.91
12/01/2019	Receive Payment		50, Nicolas Desforges	448.91
12/01/2019	Receive Payment		51, Cecile Jean-Pierre	448.91
12/01/2019	Receive Payment		52, Anne-Lise Karam-Choueiri…	448.91
12/01/2019	Receive Payment		53, Elaine Wu	448.91
12/01/2019	Receive Payment		54, Jean Vernet Pericles	448.91
12/01/2019	Receive Payment		55, Abdull Tail Alfadhli	448.91
12/01/2019	Receive Payment		57, Jean-Marie Pitre	483.91
12/01/2019	Receive Payment		56, Badi Alloush	483.91
12/01/2019	Receive Payment		58, Jacqueline &Marc Billard	483.91
12/01/2019	Receive Payment		59, Christian & Daphni Marian…	483.91
12/01/2019	Receive Payment		60, Ruha Bahnam	483.91
12/01/2019	Receive Payment		61, Concordia Bautista	448.91
12/01/2019	Receive Payment		62, Bernard Bouchard/Catheri…	483.91
12/01/2019	Receive Payment		63, Francoise & Jean-Claude …	448.91
12/01/2019	Receive Payment		64, Jean & Wayne Forbes	518.91
12/01/2019	Receive Payment		65, Darrel Hardacre	483.91
12/01/2019	Receive Payment		66 - Sierra Gardner-Williams …	448.91
12/01/2019	Receive Payment		66 - Sierra Gardner-Williams …	250.00
12/02/2019	Receive Payment	209, 206	71, Carolina Quisto	448.91
12/02/2019	Receive Payment	209	38-Ernest & Bradley Stimson	448.91
12/02/2019	Receive Payment	386	34, Donna & Mitchel Salcedo	405.00
12/02/2019	Receive Payment	294	82, Beatrice Boyo	405.00
12/02/2019	Receive Payment		85, Angela Payne	483.91
12/02/2019	Receive Payment	014	84, Marie-Andree Faubert	440.00
12/02/2019	Receive Payment	689, 674	49, Francine Carriere	448.91
12/02/2019	Receive Payment	816, 830	24, Ginette Carriere	448.91
12/02/2019	Receive Payment	097, 110	46, Jeffrey Porter	448.91
12/02/2019	Receive Payment	777, 763	18, Francine Petrin	448.91
12/02/2019	Receive Payment	462	78, Helen Levasseur	405.00
12/02/2019	Receive Payment	231	82, Beatrice Boyo	43.91
12/02/2019	Receive Payment	985, 112	19, Ed O'Neill & Patricia Norri…	483.91
12/02/2019	Receive Payment	008	20, Marie-Andree & Gerard ga…	448.91
12/02/2019	Receive Payment	026	84, Marie-Andree Faubert	43.91
12/02/2019	Receive Payment	037	83, Maria Charinos	448.91
12/02/2019	Receive Payment	477, 481	11, Linda & Lloyd Mattinson	483.91
12/02/2019	Receive Payment	485	11, Linda & Lloyd Mattinson	35.00
12/02/2019	Receive Payment	513	37, Oil Wo Chan & So-Lan Chan	440.00
Total				41,171.39

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110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

CARLETON CONDO CORP 22
INTEGRAL PROPERTY MANAGEMENT
C/O CAPITAL INTEGRAL PROP MGMT
1600 LAPERRIERE SUITE 205
OTTAWA ON K1B8P5

Statement Of:	Account Number:	From:	To:
Business Account	50476 00908 16	Oct 31 2019	Nov 29 2019

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
17	$48,855.38	5	$42,634.88

Account Details:

Date	Description	Withdrawals/Debits ($)	Deposits/Credits ($)	Balance ($)
10/31/2019	BALANCE FORWARD			185,667.18
11/01/2019	SD SETTLEMENT SD# 35667 FCN 0089 FCD 191031		33,976.52	219,643.70
11/01/2019	BILL PAYMENT MANAGEMENT FEES CAPITAL INTEGRA	2,944.09		216,699.61
11/01/2019	TRANSFER TO 61176 00149 15	5.56		216,694.05
11/04/2019	MISC PAYMENT HYDRO OTTAWA	91.44		216,602.61
11/04/2019	CCP SERVICE CHARGE	18.00		216,584.61
11/05/2019	NIGHT DEPOSIT CARLING & WOODROFFE 60236 405		7,515.38	224,099.99
11/05/2019	SERVICE CHARGE SCOTIA DIRECT PAYMENT	94.62		224,005.37
11/07/2019	SD SETTLEMENT SD# 35667 FCN 0090 FCD 191107	448.91		223,556.46
11/07/2019	CHQ 1115 7220116918	3,227.28		220,329.18
11/13/2019	CHQ* 1125 7021747972	440.70		219,888.48
11/13/2019	CHQ* 1124 7021747973	339.00		219,549.48
11/15/2019	WATER BILL PAYMENT OTTAWA WATER	1,545.44		218,004.04

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
10	$9,155.04	2	$41,491.90

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110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

Statement Of:	Account Number:	From:	To:
Business Account	50476 00908 16	Oct 31 2019	Nov 29 2019

Date	Description	Withdrawals/Debits ($)	Deposits/Credits ($)	Balance ($)
11/18/2019	SD SETTLEMENT SD# 35667 FCN 0091 FCD 191118		448.91	218,452.95
11/19/2019	CHQ 1108 5226402580	3,955.00		214,497.95
11/21/2019	CHQ 1127 7221294102	250.00		214,247.95
11/21/2019	CHQ 1114 7221294103	59.89		214,188.06
11/21/2019	SD SETTLEMENT SD# 35667 FCN 0092 FCD 191121		488.91	214,676.97
11/22/2019	INS. LOANS FIRST INSURANCE	4,656.56		210,020.41
11/25/2019	CHQ 1123 7221444407	169.50		209,850.91
11/26/2019	CHQ* 1130 7122448331	58.89		209,792.02
11/29/2019	TRANSFER TO 50476 00104 13	30,550.50		179,241.52
11/29/2019	INTEREST CREDIT		205.16	179,446.68

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
7	$39,700.34	3	$1,142.98

Uncollected fees and/or ODI owing: $0.00

Please examine this statement promptly.

This is your official account statement generated by us. Report any errors or omissions within 30 days of receipt electronically of this statement. Please see the terms and conditions of the applicable Scotiabank Financial Services Agreement or Business Banking Services Agreement for your account obligations.

All service fees and charges may be subject to any applicable sales taxes (GST/PST/QST/HST) or any tax levied by the government thereafter. These taxes will be payable by the customer.

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Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT

OCCC 22

November 2019

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
T. 1-613-722-1232
F. 1-613-651-0306
www.cimanagement.ca

CCC No 22

MONTHLY RESERVE REPORT SUMMARY

November 2019

Revenue

As of the end of November, the balance in the cash reserve bank account was $283, 348.38.

Expenses

$256,814.39 has been spent from the reserve on General, Roofing, Foundation Repairs, and Engineering Services.

Conclusion

Your Reserve Fund is in good shape for your scheduled projects, however, it may not be enough to cover any additional repairs/replacements.

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CCC #22

RF BUDGET VS. ACTUAL

November 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			**$0.00**	**0.00%**
GROSS PROFIT	**$0.00**	**$0.00**	**$0.00**	**0.00%**
Expenses				
6000 Reserve Expenses				
6003 Reserve - Bank charges	5.56		5.56	
6101 Reserve Fund General Expenses	184,514.81		184,514.81	
6105 Engineering Services	2,260.00		2,260.00	
6140 Reserve- Foundation	4,237.50		4,237.50	
Total 6000 Reserve Expenses	**191,017.87**		**191,017.87**	
Total Expenses	**$191,017.87**	**$0.00**	**$191,017.87**	**0.00%**
NET OPERATING INCOME	**$ -191,017.87**	**$0.00**	**$ -191,017.87**	**0.00%**
Other Income				
6001 Contribution from operating	15,275.25		15,275.25	
6002 Interest income for reserve	388.70		388.70	
Total Other Income	**$15,663.95**	**$0.00**	**$15,663.95**	**0.00%**
NET OTHER INCOME	**$15,663.95**	**$0.00**	**$15,663.95**	**0.00%**
NET INCOME	**$ -175,353.92**	**$0.00**	**$ -175,353.92**	**0.00%**

CCC #22

RF BUDGET VS. ACTUAL

February - November, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			**$0.00**	**0.00%**
GROSS PROFIT	**$0.00**	**$0.00**	**$0.00**	**0.00%**
Expenses				
6000 Reserve Expenses				
6003 Reserve - Bank charges	55.60		55.60	
6101 Reserve Fund General Expenses	223,089.63		223,089.63	
6105 Engineering Services	7,994.75		7,994.75	
6120 Reserve- Roof	3,321.31		3,321.31	
6140 Reserve- Foundation	22,353.10		22,353.10	
Total 6000 Reserve Expenses	**256,814.39**		**256,814.39**	
Total Expenses	**$256,814.39**	**$0.00**	**$256,814.39**	**0.00%**
NET OPERATING INCOME	**$ -256,814.39**	**$0.00**	**$ -256,814.39**	**0.00%**
Other Income				
6001 Contribution from operating	152,752.50		152,752.50	
6002 Interest income for reserve	4,839.58		4,839.58	
Total Other Income	**$157,592.08**	**$0.00**	**$157,592.08**	**0.00%**
NET OTHER INCOME	**$157,592.08**	**$0.00**	**$157,592.08**	**0.00%**
NET INCOME	**$ -99,222.31**	**$0.00**	**$ -99,222.31**	**0.00%**

CCC #22

1020 Reserve Account, Period Ending 11/29/2019

RECONCILIATION REPORT

Reconciled on: 12/10/2019

Reconciled by: Ken Ruckstuhl

Any changes made to transactions after this date aren't included in this report.

Summary CAD

Statement beginning balance	515,700.99
Cheques and payments cleared (6)	-263,291.81
Deposits and other credits cleared (2)	30,939.20
Statement ending balance	283,348.38
Uncleared transactions as of 11/29/2019	-838,828.02
Register balance as of 11/29/2019	-555,479.64
Cleared transactions after 11/29/2019	0.00
Uncleared transactions after 11/29/2019	-2,260.00
Register balance as of 12/10/2019	-557,739.64

Details

Cheques and payments cleared (6)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/05/2019	Bill Payment	1019	KELLER ENGINEERING	-3,277.00
11/05/2019	Bill Payment	1018	Ottawa Structural Residential …	-11,074.00
11/05/2019	Bill Payment	1020	BGC Construction & Restorati…	-35,213.07
11/13/2019	Bill Payment	1021	Kenvest Constructions	-29,207.37
11/13/2019	Bill Payment	1022	BGC Construction & Restorati…	-184,514.81
11/29/2019	Journal	163		-5.56
Total				-263,291.81

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/29/2019	Journal	164		388.70
11/29/2019	Journal	161		30,550.50
Total				30,939.20

Additional Information

Uncleared cheques and payments as of 11/29/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/31/2019	Journal	151		-834,590.52
11/20/2019	Bill Payment	1023	C. Levett Renovation Inc.	-4,237.50
Total				-838,828.02

Uncleared deposits and other credits as of 11/29/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/11/2018	Bill Payment	1002	Pro Asphalt Repair & Sealer	0.00
Total				0.00

Uncleared cheques and payments after 11/29/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/09/2019	Bill Payment	1024	KELLER ENGINEERING	-2,260.00

Total	-2,260.00

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ORLEANS ON K1C 2L9
824-6691

CARLETON CONDO CORP 22
INTEGRAL PROPERTY MANAGEMENT
C/O CAPITAL INTEGRAL PROP MGMT
1600 LAPERRIERE SUITE 205
OTTAWA ON K1B8P5

Statement Of:	Account Number:	From:	To:
Business Account	50476 00104 13	Oct 31 2019	Nov 29 2019

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
6	$263,291.81	2	$30,939.20

Account Details:

Date	Description	Withdrawals/Debits ($)	Deposits/Credits ($)	Balance ($)
10/31/2019	BALANCE FORWARD			515,700.99
11/01/2019	TRANSFER TO 61176 00149 15	5.56		515,695.43
11/13/2019	CHQ 1018 7220515090	11,074.00		504,621.43
11/18/2019	CHQ 1020 7220964781	35,213.07		469,408.36
11/18/2019	CHQ 1022 7220964782	184,514.81		284,893.55
11/19/2019	CHQ* 1021 7122354177	29,207.37		255,686.18
11/25/2019	CHQ* 1019 7122430634	3,277.00		252,409.18
11/29/2019	TRANSFER FROM 50476 00908 16		30,550.50	282,959.68
11/29/2019	INTEREST CREDIT		388.70	283,348.38

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
6	$263,291.81	2	$30,939.20

Uncollected fees and/or ODI owing: $0.00

Please examine this statement promptly.

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Capital Integral
PROPERTY MANAGEMENT

13 December 2019

Hou, Ming
℅ Ping Chen Professional Corporation
2106 Carling Avenue
Ottawa, ON K2A 1G9
Tel: 613-422-3035
Fax: 613-422-3659

Purchaser	Hou, Ming
Vendor	Abdullatif Alfadhli
Address	55-2069 Jasmine Crescent, Ottawa, ON K1J 7W2
Legal Desc	Unit 55, Level 1, Carleton Condominium Corporation 22
Closing Date	18 March 2020
Our File No.	22_55
Your File No.	19-1823
Order No.	N/A

Pursuant to your request of 13 December 2019 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

NOTE: Our office requires written confirmation from the lawyer that this transaction of sale has closed, either formally on legal letterhead or preferably with the LRO Transfer document. In addition, please provide us with the name and contact information of the purchaser so that we may correspond with the new owner with future Corporation business. The *Documentation for the New Owner* forms must be completed and returned to our office preferably with the aforementioned sale confirmation, if not before. These pdfed documents should be submitted to **information@cimanagement.ca** for timely processing.

Regards,

David Farrow, R.C.M., C.M.C.A.
Capital Integral Property Management
"As Agents for CCC 22"

** The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party addressed above who ordered the certificate (directly or through a law office or realtor) is allowed to use the information and is with whom we have a liability relationship with regard to the information, exclusively. A third party cannot hold us liable. Each party relying on the information is required to order their own status certificate.*

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
T. 1-613-722-1232
F. 1-613-651-0306
www.cimanagement.ca

STATUS CERTIFICATE
(Under subsection 76 (1) of the *Condominium Act, 1998*)
Updated 23 March 2018

CARLETON CONDOMINIUM CORPORATION No. 22
BEAVERHILL PLACE

Carleton Condominium Corporation No. 22 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. Mailing address: See below

2. Address of service: See below

3. Property Manager: David Farrow - dfarrow@cimanagement.ca
Capital Integral Property Management
205-1600 Laperriere Avenue
Ottawa, ON K1Z 8P5
Tel: 613-722-1232
Fax: 1-613-651-0306

4. The Directors and Officers of the Corporation are:
Dominic Manzo, Director, President, 15 June 2017 - 2020
Jeffrey Porter, Director, Vice President, 30 May 2018 - 2021
Andree Beaupre, Director, Treasurer, 31 July 2019 - 2022
Wayne Forbes, Director, Secretary, 31 July 2019 - 2020
Kris Van der Starren, OOP, Director, 31 July 2019 - 2022
Jean Claude Célestin, Director, 30 May 2018 - 2021
Leslie Robinson, Director, 31 July 2019 - 2021

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 55, Level 1, known as 55-2069 Jasmine Crescent and exclusive use of parking space 55, Ottawa, Ontario of Carleton Condominium Corporation 22 registered in the Land Registry Office for the Land Titles (or Registry) Division of Ottawa **is NOT in default** in the payment of common expenses.

6. The current monthly Condominium Fee for this unit is $448.91, due and payable on the first day of each month.

   Payment on account of common expenses for the unit in the amount of $448.91 was received for the period of 01 December 2019 through 31 December 2019 pending confirmation from the bank.

   These above amounts include the amount of any increase since the date of the budget of the

Corporation for the current fiscal year as described in paragraph 10. An update of the account should be requested prior to the closing date.

7. The Corporation has the amount of $0.00 in prepaid Common Expense/Condominium Fees for this unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit, except: for any increase in common expenses the budget may require.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a deficit of $45,000.

10. The budget commenced 01 February 2019. An increase to the monthly condominium fees was included in the budget. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been further increased, except:

    A revised budget was issued 13 March 2019 due to an increase in insurance costs. An increase to the monthly condominium fees was included in the revised budget.

11. Since the date of the budget of the Corporation for the current fiscal year, the Board has not levied any assessments against the unit to increase the contribution to the reserve fund, or the Corporation's operating fund or for any other purpose.

12. The Corporation has no knowledge of any circumstance that may result in an increase of common expenses for the unit, except for any increase in the new fiscal year as per an approved budget and as the reserve fund plan may require, and as any changes in the new Condominium Act may require when enacted.

    The *Protecting Condominium Owners Act, 2015*, is bringing important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as mandatory licensing for condominium property managers. These changes are not fully enacted. Further increases to the condominium fees due to these matters are possible, but not expected.

RESERVE FUND

13. The Corporation's reserve fund amounts to $1,035,467 (un-audited) as of 31 October 2019.

14. The most recent reserve fund study conducted by the Board was a Reserve Fund Study Update, dated May 2019 and prepared by Keller Engineering.

15. The balance of the reserve fund at the beginning of the current fiscal year was $959,336 (audited). In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is $183,303 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to $174,272. The Board anticipates that the reserve fund will be adequate in the current fiscal

year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The Board has sent to all owners a notice containing a summary of the reserve fund study, a summary of the proposed plan (Form 15) for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.

17. There are no plans to increase the reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998* for the future funding of the reserve fund, except as indicated in the attached Notice of Future Funding of the Reserve Fund (Form 15).

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.

19. The Corporation is not party to any proceeding before a court of law, an arbitrator or an administrative tribunal.

20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the Declaration and description, where the court has not made the order.

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.

22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998.*

AGREEMENT WITH OWNERS RELATING TO CHANGES OF THE COMMON ELEMENTS

23. The unit is not subject to one or more agreement(s) under clause 98 (1)(b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.

    a) No modification agreements currently on file.

    The following modifications have been made by the unit owner(s) or previous unit owner(s) without the prior written approval of the Board of Directors:

    a) We are not aware of any.

    Note: Section 98 of the Condominium Act applies only to modifications made on or after the date the Act came into force (May 5, 2001). This is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful. The Board is aware that some owners have finished their basements without approval, but exactly which units are

unknown. All unit windows and doors are owner responsibility, see By-law No. 8 - Standard Units. See By-Law No. 9 - Common Element Modifications for more information.

The following renovations have been advised of by the unit owner(s) or previous unit owner(s) but do not require the prior written approval of the Board of Directors:

a) We are not aware of any.

Except as otherwise indicated in an agreement or in the By-Laws or Rules of the Corporation, the owner of the unit, from time to time, is entirely responsible for all modifications made to the common elements by the Owner(s) or by a previous Owner(s) of the unit. Accordingly, any future unit Owner(s) is also responsible for the modifications made and is also responsible for all maintenance, repairs and insurance related to such modification and must fully and completely indemnify and save harmless the Corporation from any claims, expenses or losses related in any way to the modifications. Without limiting the generality of the foregoing, the Owner shall be responsible for all costs and expenses incurred in order to remove the modification to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) as well as reinstatement of the modification (if desired), and the Corporation shall have no obligation for any damage which may be caused to the modification as a result of any such required access. Any modification or upgrade to common elements must have prior written approval from the Board of Directors.

If an owner sells his or her unit, the owner shall, upon request from the purchaser, provide to the purchaser a written list of all modifications made to the common elements by the owner or by a previous owner of the unit. When a unit is sold, it is the responsibility of the purchaser to determine what modifications have been made to the common elements by the vendor or by a previous owner of the unit.

LEASING OF UNITS

24. The Corporation has NOT received notice under section 83 of the *Condominium Act, 1998* during the fiscal year preceding the date of this status certificate. The Corporation's understanding is 10 units in the condominium are owned by non-resident owners as of the most recent periodic information certificate dated 26 June 2019, but notice under section 83 has not yet been received respecting all of those leased units.

SUBSTANTIAL CHANGES TO THE COMMON ELEMENTS, ASSETS OR SERVICES

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in the service of the Corporation that are substantial and that the Board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998*.

INSURANCE

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998.*

PHASED CONDOMINIUM CORPORATIONS

27. N/A

28. N/A

VACANT LAND CONDOMINIUM CORPORATIONS

29. N/A

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A

31. N/A

32. N/A

ATTACHMENTS

33. The following documents are attached to this status certificate and form part of it:

a) a copy of the current Declaration for the Corporation;

b) a copy of the By-Laws for the Corporation, including a copy of the By-law No. 8 - Standard Units, (which states all unit windows and doors are owner responsibility);

c) a list of all current agreements between the Corporation and the owner of the unit: if applicable, see paragraph 23; a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit; or current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation where applicable;

d) a copy of the Rules and Regulations;

e) a copy of the last audited financial statements and auditor's report;

f) a copy of the budget and revised budget for the current fiscal year;

g) a certificate or memorandum of insurance for the Corporation; and

h) a copy of the most recent Form 15.

RIGHTS OF PERSON REQUESTING CERTIFICATE

34. The person(s) requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

    1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements as per subparagraph 33 (c) at a reasonable time and at a reasonable location.

    2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Dated at Ottawa this day of 13 December 2019

Carleton Condominium Corporation No. 22

David Farrow, R.C.M, C.M.C.A.,
Capital Integral Property Management
"As Agents for CCC 22"

**The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party that orders the certificate is allowed to use the information and is with whom we have a liability relationship with regard to the information, exclusively.*

Capital Integral
PROPERTY MANAGEMENT

PROPERTY MANAGEMENT REPORT

PREPARED AND SUBMITTED BY: David Farrow
Capital Integral Property Management
January 8, 2020

MEETING DATE: Tuesday, January 14, 2020

FOR THE PERIOD OF November 22, 2019, to January 7, 2020

Capital Integral
PROPERTY MANAGEMENT

ITEMS FOR APPROVAL/BOARD DIRECTION

(Approval)	**CIPM Recommendation Letter:** The Board is to ratify the decision not to take the recommendation of Property Management to seek a legal opinion on the responsibility of windows and doors.
(Approval)	**2020-21 Operating Budget:** The Board is to ratify the decision to approve the 2020 -21 Budget.
(Approval)	**Asphalt Repairs by Director:** The Board is to ratify the decision to have asphalt repairs completed by a Director in July 2019 and October 2019 with the understanding that the Board is now liable for any instance or accident associated with the asphalt and areas of repairs.
(Approval)	**Purchase of New LED Flood Lamp:** The Board is to ratify the decision to accept Dan Can Electric quote to supply and install an LED flood lamp on Unit 29. Also, the Board should set this as a standard when the sodium bulbs burn out they are changed to the LED.
(Direction)	**Agreement With Unit 29:** Property Management is seeking clarification of the email sent by Dominic regarding the administration of the agreement and expectations of the Board.
(Direction)	**Lien Unit 83 James & Maria Charinos:** Property Management is seeking Direction in the matter. If the Corporation wishes to hold then they must pay the cost of the lien to the lawyer and collect the funds and legal fees without a lien.

ITEMS COMPLETED

Reminder, this can be found in the ongoing action list. please click the hyperlink

Capital Integral
PROPERTY MANAGEMENT

ADMINISTRATION

(Update) **COMMUNICATION:**

1. 2051 - 10 Marie Eliazard, received a ticket for visitor parking over three days without PM permission. Forwarded the complaint to the parking enforcement contractor.

BOARD INFORMATION – NEW INFORMATION

(New Information) **Insurance Proposals:**
Property Management is seeking proposals from insurance brokers, a request for the five-year claim history from Atrens-Council is in. Once received proposals can be saught.

(New Information) **Water Bills:**
All Water Bills are available on the portal for review. The account that is consuming higher is 0073753-01721024 11 -2049.

(New Information) **Lighting:**
There is a safety concern with the condition of the walkways and parking throughout the Property. Property Management recommends changing the lampshades from a white to clear and the spiral interior bulbs to a clear led. When weather permits lamps should be placed at strategic areas in the rear of the units to provide a safer environment.

(New Information) **Rental Parking information update:**
There were three responses to the information update request for rental parking and we have received zero resident information updates so far. Property Management recommends adding a rule to the parking rules as follows,
Resident and Visitor Parking by permit only, all residents must register their vehicle with the corporation in order to park on the property. Information is year make model license plate number. It also improves resident information residents' names, number of persons, resident or owner, and mortgage company. Signage at the entrance will need to be posted, Resident and Visitor Parking by Permit Only. Private Property No Trespassing.

SECURITY

Dark areas need improved lighting

CONTRACTS

	SUPPLIER	EXPIRATION	PHONE NUMBER/NOTES
Landscaping	**Family Pride**	**Sept. 2019**	**613-229-4837**
Snow Removal	**RJ Snow**		
Electrical	**Dan Can Electric**	**Open**	**613-741-4070**
Plumbing	**Candor Plumbing**	**Open**	**613-744-4369**
Foundations	**Garret Restoration**	**Open**	**613-913-1008**
Parking Sweep	**Family Pride**	**Open**	**613-229-4837**
Arborist	**Manotick Tree**	**Open**	**613-489-1116**

CORPORATION INFORMATION

Next Reserve Fund Study	2022
Reserve Study Update	Completed April 2019
Year End	31 January
Insurance	Atrens-Counsel (22 February 2019)
Auditor	Guindon Charron

Capital Integral
PROPERTY MANAGEMENT

Last AGM	July 31th 2019

1600 Laperriere Ave. Suite 205, Ottawa, Ontario K1Z-1B7
613-722-1232 - www.cimanagement.ca - information@cimanagement.ca

Capital Integral
PROPERTY MANAGEMENT

Directors:

Dominic Manzo, President	613-875-7728	Dominic@dbkottawa.com
Kris van der Starren	613-745-5747	kris@kris.ca
Andree Beaupre, Treasurer	1-416-660-6696	andreebeaupre@gmail.com
Jean Claude Célestin	613-261-5653	jeanclaudenow@yahoo.com
Jeffrey Porter, Vice President	613-744-4316	p.w.jeff@gmail.com
Wayne Forbes, Secretary	613-747-6555	wjforbes@rogers.com
Leslie Robinson	613-875-7738	lrobi@rogers.com

:

Capital Integral
PROPERTY MANAGEMENT

David Farrow <dfarrow@cimanagement.ca>

Window agreement for unit 29

Dominic Manzo <dominic@dbkottawa.com> Sat, Dec 14, 2019 at 3:50 PM
To: CCC22Board <22board@cimanagement.ca>, David Farrow <dfarrow@cimanagement.ca>
Cc: Dominic Manzo <dominic@dbkottawa.com>

Hi David,

Please see attached is the agreement we have come up with for unit 29 to resolve her window issue.

The payments are to start on Feb 1st 2020 and be monthly payments on or before the 1st.

Please contact her at the e-mail on file this coming week to arrange the method of payment.

As for how to allocate this in order for the board to be able to track it. I will leave this in Andree's hands.

The contract says that if a payment is not given within 10 days that the whole sum is due and then a lien can be placed. I want to be very clear that the board wants to be notified at the 10 day mark should a payment not be paid and we would address this in person with unit 29 before defaulting to a lien. I don't with extra costs on anyone!

The original will be in the office building sometimes over the weekend.

Thanks

Dominic Manzo

General Manager

T: (613) 834-3028 x117 F: (613) 841-8125

dominic@dbkottawa.com ; www.DBKOTTAWA.com

2035 Lanthier dr, Orléans, On, K4A 3V3

Distinctive
Bathrooms & Kitchens

NKBA
Ottawa Chapter

ACCREDITED BUSINESS

LOAN AGREEMENT

This Loan Agreement (the **"Agreement"**) is entered into December 13, 2019 (the **"Effective Date"**), by and between Carleton Condominium Corporation 22, with an address of 2059 Jasmine Cres, Ottawa, Ontario K1J 7W2 (the **"Lender"**) and Brigitte McCauley, with an address of 29-2057 Jasmine Cres, Ottawa, Ontario K1J 7W2, (the **"Borrower"**), collectively "the **Parties.**"

WHEREAS, Borrower desires to borrow a fixed amount of money; and

WHEREAS, Lender agrees to lend a fixed amount of money;

IN CONSIDERATION of the mutual promises, covenants, and conditions contained herein, the Parties agree as follows:

1. **Loan Amount.** The Parties agree Lender hereby loans Borrower $7,747.08 (the "**Loan**").
2. **Interest Rate.** The Parties agree the interest rate for this loan shall be 0% to be accrued monthly.
3. **Loan Term.** The Loan shall be for a period of 24 months. 1ST FEB 2020 START BM
4. **Repayment.** The Parties agree Borrower shall pay Lender $322.79 per month on the 1st day of each month.
5. **Late Payments.** Payment shall be considered late if not received by Lender as prescribed in section 4.
6. **Sale by Borrower.** If Borrower sells its unit located at 29-2057 Jasmine Cres, Ottawa, Ontario K1J 7W2, the entire remaining amount of Principal will become due and payable immediately on the date of sale.
7. **Default.** If Borrower defaults on its payments and fails to cure said default within 10 days, Lender will have the option to declare the entire remaining amount of the Loan immediately due and payable.
    a. **Lien.** If Borrower fails to make any payment, a lien may be registered against the Borrower's unit.
8. **Prepayment.** Borrower will not be penalized for early payment.
9. **Representations and Warranties.** Both Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of either Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, and any other person, organization, or business or any law or governmental regulation.
10. **Severability.** In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions should continue in full force and effect as valid and enforceable.

11. **Waiver.** The failure by either party to exercise any right, power or privilege under the terms of this Agreement will not be construed as a waiver of any subsequent or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

12. **Legal Fees.** In the event of a dispute resulting in legal action, the successful party will be entitled to its legal fees, including, but not limited to its attorneys' fees, collection fees and the like.

13. **Legal and Binding Agreement.** This Agreement is legal and binding between the Parties as stated above. This Agreement may be entered into and is legal and binding in Canada. The Parties each represent that they have the authority to enter into this Agreement.

14. **Governing Law and Jurisdiction.** The Parties agree that this Agreement shall be governed by Ontario law in which both Parties reside/do business.

15. **Entire Agreement.** The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

"LENDER" Allowed by Board of Directors resolution Dec 10, 2019

Signed: _____

By: Dominic Manzo, acting on behalf of the Board of Directors

Date: 13 Dec 2019

"BORROWER"

Signed: Brigitte McCauley

By: Brigitte McCauley

Date: Dec 13 2019

witnessed by Leslie Robinson
Leslie Robinson

David Farrow <dfarrow@cimanagement.ca>

CCC 22 - James and Maria Charinos - 83-2061 Jasmine Cres.

Dana Whitman <dana@davidsoncondolaw.ca> Tue, Jan 7, 2020 at 3:59 PM
To: David Farrow <dfarrow@cimanagement.ca>
Cc: Jessica Weick <Jessica@davidsoncondolaw.ca>

Hi David,

Generally speaking, we tend to hold our invoice for services rendered until we receive collection in full from the owner. To the extent that the Corporation wishes to only take the initial steps (i.e. demand letter and Notice of Sale under Lien, as in this case), and to halt collection proceedings, we would be required to invoice the Corporation. The Corporation can then add the invoice as a chargeback on the owner's ledger. I'll wait to hear from you as to how the Corporation wishes to proceed and we will then provide you with further comments prior to issuing an invoice.

[Quoted text hidden]

5 attachments

image001.png
6K

image003.png
4K

image005.png
4K

image007.png
5K

image009.png
5K

David Farrow <dfarrow@cimanagement.ca>

CCC 22 - James and Maria Charinos - 83-2061 Jasmine Cres.

Dana Whitman <dana@davidsoncondolaw.ca> Thu, Dec 12, 2019 at 10:41 AM
To: "dfarrow@cimanagement.ca" <dfarrow@cimanagement.ca>
Cc: Jessica Weick <Jessica@davidsoncondolaw.ca>

Hi David,

I apologize for not getting back to you sooner. I have now had an opportunity to review the file and I am writing to provide you with next steps.

Our office issued a Notice of Lien on July 17, 2019, for three months of common expense arrears, interest and legal costs totaling $2,064.67. Also owing at this time were two months of unsecured arrears, plus interest totaling $855.09. Once the lien was registered on July 31, 2019, the total outstanding was $4,068.67. I note from the ledger received from your office that the owner has been making payments directly to the Corporation and therefore the amount currently outstanding is approximately $2,230.00 (common expenses, interest and legal costs).

The next step in the collection process would be to commence power of sale proceedings. We would initiate proceedings by sending a demand letter to the owner to advise that should payment in full not be received, we will issue a Notice of Sale Under Lien, which would greatly increase the amount of legal costs owed. Please let me know if you would like us to proceed and I will provide you with a more in-depth explanation of the steps involved.

Regards,

Dana Whitman

Condominium Law Clerk

Davidson Houle Allen LLP Condominium Law

410 Laurier Avenue West, Suite 800, Ottawa ON K1R 1B7
Tel/Tél: 613-231-8273 | Fax/Téléc: 613-788-2359

Venture Business Centre 556 O'Connor Drive, Kingston, ON K7P 1N3
Tel/Tél: 613-531-7905 | Fax/Téléc: 613-531-0857

www.davidsoncondolaw.ca

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nous en aviser immédiatement. Merci.

From: Dana Whitman
Sent: Monday, December 2, 2019 11:13 AM
To: dfarrow@cimanagement.ca
Cc: Jessica Weick <Jessica@davidsoncondolaw.ca>
Subject: CCC 22 - James and Maria Charinos - 83-2061 Jasmine Cres.

Hi David,

[Quoted text hidden]

Davidson Houle Allen LLP
Condominium Law

image001.png
6K