Capital Integral
PROPERTY MANAGEMENT

MONTHLY FINANCIAL REPORT

CCC 279

October 2019

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

CCC 279

Monthly Financials

Table of Contents

Operating Reports

1. Financial Summary Report
2. Budget vs Actuals Comparison- Monthly
3. Budget vs Actuals Comparison- Year to Date
4. Balance Sheet- Monthly
5. Accounts Receivable Summary
6. Accounts Payable Summary
7. General Ledger- Monthly
8. Operating Account Bank Reconciliation
9. Operating Account Bank Statement

Reserve Reports

1. Budget vs Actuals Comparison- Monthly
2. Budget vs Actuals Comparison- Year to Date
3. Reserve Fund Bank Reconciliation
4. Reserve Fund Bank Statement

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MONTHLY FINANCIAL REPORT SUMMARY
CCC 279
October, 2019

Revenue

100% of condo fees have been charged. The overage in this account is the special assessment that is "a due to reserve".

Expenses

Utilities:
BDO did not post utilities accruals for August per Laura's request, so you are seeing the impact of that in September.
Gas is currently at $1501.49 actuals.
Hydro is currently billed up to October 15, 2019 and the account total is $2,108.66.
Water is currently billed up to September 29th, 2019 and the account total is $7,382.26.
Overall your utilities are $20,606.83 under budget

Contracts
HVAC is reflecting well over budget as the corporation has paid the invoice.

Tree removal along the south side of the building expense has been incured and should clear as months progress.

Cleaning is showing under budget but the BDO code for cleaning is showing in 2 line entries: 5410 & 5511. Will have a journal entry done to correct.

Code 5503 deposit of $1,198.04 for the hydro incentive put to operating. Also the recent repair to the flooring due to the leak in the roof membrane. Board may want to ask auditor if this could go under RF. Also the Paul Davis Invoices paid and reimbursement of $17, 305.20 from Aviva. Again board should speak with Auditor to inquire how best to deal with this.

Legal is over budget due to the Declaration and By Law Review.

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BUDGET VS. ACTUALS: 2019/2020 BUDGET - FY20 P&L

October 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Condo Fees	21,914.02	21,913.25	0.77	100.00 %
4031 Guest Suite Revenue	30.00		30.00	
4036 Party Room Rental		83.33	-83.33	
4038 Interest Income	107.59	41.67	65.92	258.20 %
Total 4000 Income	**22,051.61**	**22,038.25**	**13.36**	**100.06 %**
Total Income	**$22,051.61**	**$22,038.25**	**$13.36**	**100.06 %**
Cost of Goods Sold				
Minus				
4500 Contribution to Reserve	8,901.25	8,901.25	0.00	100.00 %
Total Minus	**8,901.25**	**8,901.25**	**0.00**	**100.00 %**
Total Cost of Goods Sold	**$8,901.25**	**$8,901.25**	**$0.00**	**100.00 %**
GROSS PROFIT	**$13,150.36**	**$13,137.00**	**$13.36**	**100.10 %**
Expenses				
5000 Utilities				
5010 Gas	88.83	833.33	-744.50	10.66 %
5020 Hydro	244.07	2,083.33	-1,839.26	11.72 %
5030 Water & Sewer	3,036.30	1,607.50	1,428.80	188.88 %
5040 Media/Telecommunications	148.45	136.17	12.28	109.02 %
Total 5000 Utilities	**3,517.65**	**4,660.33**	**-1,142.68**	**75.48 %**
5400 Contracts				
5410 General Cleaning	1,610.25	2,016.67	-406.42	79.85 %
5425 Garage Maintenance		31.00	-31.00	
5430 Fire Protection and Monitoring	1,892.53	220.58	1,671.95	857.98 %
5440 HVAC Maintenance	3,274.18	333.33	2,940.85	982.26 %
5455 Elevator Maintenance	1,366.32	562.67	803.65	242.83 %
5465 Landscaping Summer Grounds	791.00	583.33	207.67	135.60 %
5482 Security Cameras and Maintenance		347.25	-347.25	
Total 5400 Contracts	**8,934.28**	**4,094.83**	**4,839.45**	**218.18 %**
5500 General Repairs and Maintenances				
5503 General Maintenance and Repairs	21,671.25	1,125.00	20,546.25	1,926.33 %
5518 Window & Skylights Cleaning		72.66	-72.66	
5525 Electrical		83.33	-83.33	
5535 Pest Control		27.33	-27.33	
Total 5500 General Repairs and Maintenances	**21,671.25**	**1,308.32**	**20,362.93**	**1,656.42 %**
5800 Administrative & Professional Expenses				
5801 Property Management Fees	1,085.08	1,085.08	0.00	100.00 %
5805 CAO Fees		19.25	-19.25	
5810 Office Expense	112.88	32.83	80.05	343.83 %
5812 Bank Fees	86.86	76.83	10.03	113.05 %
5815 Misc. Expenses		26.25	-26.25	
5830 Insurance Expense/General Liability	1,113.66	1,000.00	113.66	111.37 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5832 Legal and Professional Fees		416.67	-416.67	
5833 Audit-Accounting	3,990.05	0.00	3,990.05	
Total 5800 Administrative & Professional Expenses	**6,388.53**	**2,656.91**	**3,731.62**	**240.45 %**
Total Expenses	**$40,511.71**	**$12,720.39**	**$27,791.32**	**318.48 %**
NET OPERATING INCOME	**$ -27,361.35**	**$416.61**	**$ -27,777.96**	**-6,567.62 %**
NET INCOME	**$ -27,361.35**	**$416.61**	**$ -27,777.96**	**-6,567.62 %**

CCC #279

BUDGET VS. ACTUALS: 2019/2020 BUDGET - FY20 P&L

April - October, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Condo Fees	252,632.24	153,392.75	99,239.49	164.70 %
4031 Guest Suite Revenue	630.00		630.00	
4036 Party Room Rental		583.31	-583.31	
4038 Interest Income	413.88	291.69	122.19	141.89 %
Total 4000 Income	**253,676.12**	**154,267.75**	**99,408.37**	**164.44 %**
Total Income	**$253,676.12**	**$154,267.75**	**$99,408.37**	**164.44 %**
Cost of Goods Sold				
Minus				
4500 Contribution to Reserve	62,308.75	62,308.75	0.00	100.00 %
Total Minus	**62,308.75**	**62,308.75**	**0.00**	**100.00 %**
Total Cost of Goods Sold	**$62,308.75**	**$62,308.75**	**$0.00**	**100.00 %**
GROSS PROFIT	**$191,367.37**	**$91,959.00**	**$99,408.37**	**208.10 %**
Expenses				
5000 Utilities				
5010 Gas	1,501.49	5,833.31	-4,331.82	25.74 %
5020 Hydro	2,108.66	14,583.31	-12,474.65	14.46 %
5030 Water & Sewer	7,382.26	11,252.50	-3,870.24	65.61 %
5040 Media/Telecommunications	1,021.07	953.19	67.88	107.12 %
Total 5000 Utilities	**12,013.48**	**32,622.31**	**-20,608.83**	**36.83 %**
5400 Contracts				
5410 General Cleaning	11,271.75	14,116.69	-2,844.94	79.85 %
5425 Garage Maintenance		217.00	-217.00	
5430 Fire Protection and Monitoring	2,746.81	1,544.06	1,202.75	177.90 %
5440 HVAC Maintenance	6,771.83	2,333.31	4,438.52	290.22 %
5455 Elevator Maintenance	4,444.65	3,938.69	505.96	112.85 %
5465 Landscaping Summer Grounds	7,626.96	3,499.98	4,126.98	217.91 %
5470 Snow Removal	1,356.00	583.33	772.67	232.46 %
5482 Security Cameras and Maintenance		2,430.75	-2,430.75	
Total 5400 Contracts	**34,218.00**	**28,663.81**	**5,554.19**	**119.38 %**
5500 General Repairs and Maintenances				
5503 General Maintenance and Repairs	38,246.98	7,875.00	30,371.98	485.68 %
5511 Cleaning Supplies	1,610.25		1,610.25	
5518 Window & Skylights Cleaning	847.50	508.62	338.88	166.63 %
5525 Electrical		583.31	-583.31	
5535 Pest Control		191.31	-191.31	
Total 5500 General Repairs and Maintenances	**40,704.73**	**9,158.24**	**31,546.49**	**444.46 %**
5800 Administrative & Professional Expenses				
5801 Property Management Fees	7,731.95	7,595.56	136.39	101.80 %
5805 CAO Fees	153.00	134.75	18.25	113.54 %
5810 Office Expense	304.28	229.81	74.47	132.41 %
5812 Bank Fees	565.20	537.81	27.39	105.09 %
5815 Misc. Expenses		183.75	-183.75	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense/General Liability	7,795.62	7,000.00	795.62	111.37 %
5832 Legal and Professional Fees	8,925.46	2,916.69	6,008.77	306.01 %
5833 Audit-Accounting	3,990.05	0.00	3,990.05	
Total 5800 Administrative & Professional Expenses	**29,465.56**	**18,598.37**	**10,867.19**	**158.43 %**
Total Expenses	**$116,401.77**	**$89,042.73**	**$27,359.04**	**130.73 %**
NET OPERATING INCOME	**$74,965.60**	**$2,916.27**	**$72,049.33**	**2,570.60 %**
NET INCOME	**$74,965.60**	**$2,916.27**	**$72,049.33**	**2,570.60 %**

CCC #279

BALANCE SHEET

As of October 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	139,313.55
1020 Reserve Account	71,424.26
Total Cash and Cash Equivalent	**$210,737.81**
Accounts Receivable (A/R)	
1100 Accounts Receivable (A/R)	4,267.21
Total Accounts Receivable (A/R)	**$4,267.21**
1015 TD Cash GICs	49,739.79
1016 TD Non GICs	-476.79
1017 Reserve Investment Interest Rec	134.80
1200 Due to Reserve	-23,577.44
1300 Prepaid Expense	5,568.30
Total Current Assets	**$246,393.68**
Non-current Assets	
1304 RBC Cash GICs	260.21
1305 RBC Non GICs	476.79
Total Non Current Assets	**$737.00**
Total Assets	**$247,130.68**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	5,798.95
2001 Reserve -Accounts Payable	52,088.57
Total Accounts Payable (A/P)	**$57,887.52**
2005 Accrued Liabilities	983.78
2500 -R- Due from Operating	-23,577.44
Total Current Liabilities	**$35,293.86**
Total Liabilities	**$35,293.86**
Equity	
3001 Retained Earnings - Previous Yr	19,850.98
3002 Reserve Retained Earnings - Previous Yr	184,354.58
Retained Earnings	-73,058.91
Profit for the year	80,690.17
Total Equity	**$211,836.82**
Total Liabilities and Equity	**$247,130.68**

CCC #279

A/R AGING SUMMARY

As of October 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
(301) Mary Sinclair					56.50	$56.50
101 Robin Hill					2,944.94	$2,944.94
102 Louise Sweatman					-54.06	$ -54.06
103 Dorene Hurtig		-1,286.09	-1,289.06	-1,289.06	-11,038.80	$ -14,903.01
201 Daniel Harrison Kuzell					2.44	$2.44
202 Robert Walsh & Carol Michon					2.44	$2.44
301 Sylvie Mougeot					-930.00	$ -930.00
302 Shaheer Nawar					-54.06	$ -54.06
401 Mr. James & Mullin, Leith		1,289.06			-1,397.18	$ -108.12
402 Dr. Jan Heney					5,577.12	$5,577.12
501 Gilbert Lauzon & Francine Chartrand-Lauzon					2.44	$2.44
502 Peter & Judith Rinfret					2,944.94	$2,944.94
601 Julian & Elizabeth Szirtes					-5,882.56	$ -5,882.56
602 Jean & Christopher Rath					2,888.44	$2,888.44
701 François Roberge		1,471.25			1,473.69	$2,944.94
702 Agnes Sermann					2,944.94	$2,944.94
801 Morris Davison					2,944.94	$2,944.94
802 Dann Michols & Louise Mantha					2,944.94	$2,944.94
TOTAL	**$0.00**	**$1,474.22**	**$ -1,289.06**	**$ -1,289.06**	**$5,371.11**	**$4,267.21**

CCC #279

A/P AGING SUMMARY

As of October 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Ailsa Francis			339.00			$339.00
Dann M. Michols		112.88				$112.88
Hydro Ottawa		244.07				$244.07
Optimum Mechanical Solution		2,638.55				$2,638.55
Ottawa Maintenance Solutions		50.85				$50.85
Ottawa Plumbing And Heating		15,447.44				$15,447.44
Paul Davis		30,710.88				$30,710.88
PYRON FIRE PROTECTION INC.		1,892.53				$1,892.53
Regional Elevator					722.78	$722.78
Technical Standards and Safety Authority		643.54				$643.54
Wired Synergy		5,085.00				$5,085.00
TOTAL	**$0.00**	**$56,825.74**	**$339.00**	**$0.00**	**$722.78**	**$57,887.52**

CCC #279

GENERAL LEDGER

October 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
Beginning Balance							87,407.45
10/01/2019	Journal Entry	178		QSPA Reversed Oct 1 2019 - Unit 701	-Split-	$ -1,471.25	85,936.20
10/01/2019	Payment	Oct 2019 PAP	502 Peter & Judith Rinfret		1100 Accounts Receivable (A/R)	$1,877.56	87,813.76
10/01/2019	Journal Entry	177		Payment Stopped Oct 1 2019 - Unit 401	-Split-	$ -1,289.06	86,524.70
10/01/2019	Payment	Oct 2019 PAP	801 Morris Davison		1100 Accounts Receivable (A/R)	$1,877.56	88,402.26
10/01/2019	Payment	Oct 2019 PAP	102 Louise Sweatman		1100 Accounts Receivable (A/R)	$1,289.06	89,691.32
10/01/2019	Payment	Oct 2019 PAP	601 Julian & Elizabeth Szirtes		1100 Accounts Receivable (A/R)	$1,289.06	90,980.38
10/01/2019	Payment	Oct 2019 PAP	602 Jean & Christopher Rath		1100 Accounts Receivable (A/R)	$1,877.56	92,857.94
10/01/2019	Payment	Oct 2019 PAP	402 Dr. Jan Heney		1100 Accounts Receivable (A/R)	$1,877.56	94,735.50
10/01/2019	Payment	Oct 2019 PAP	401 Mr. James & Mullin, Leith		1100 Accounts Receivable (A/R)	$1,289.06	96,024.56
10/01/2019	Payment	Oct 2019 PAP	501 Gilbert Lauzon & Francine Chartrand-Lauzon		1100 Accounts Receivable (A/R)	$1,289.06	97,313.62
10/01/2019	Payment	Oct 2019 PAP	701 François Roberge		1100 Accounts Receivable (A/R)	$2,760.31	100,073.93
10/01/2019	Payment	Oct 2019 PAP	103 Dorene Hurtig		1100 Accounts Receivable (A/R)	$1,289.06	101,362.99
10/01/2019	Payment	Oct 2019 PAP	802 Dann Michols & Louise Mantha		1100 Accounts Receivable (A/R)	$1,877.56	103,240.55
10/01/2019	Payment	Oct 2019 PAP	201 Daniel Harrison Kuzell		1100 Accounts Receivable (A/R)	$1,289.06	104,529.61
10/01/2019	Payment	Oct 2019 PAP	702 Agnes Sermann		1100 Accounts Receivable (A/R)	$1,877.56	106,407.17
10/01/2019	Bill Payment (Cheque)	PAP	CI Property Management		2000 Accounts Payable	$ -1,085.08	105,322.09
10/01/2019	Payment	Oct 2019 PAP	301 Sylvie Mougeot		1100 Accounts Receivable (A/R)	$1,289.06	106,611.15
10/01/2019	Payment	Oct 2019 PAP	101 Robin Hill		1100 Accounts Receivable (A/R)	$1,877.56	108,488.71
10/01/2019	Payment	Oct 2019 PAP	202 Robert Walsh & Carol Michon		1100 Accounts Receivable (A/R)	$1,289.06	109,777.77
10/01/2019	Journal Entry	173		Transfer from RF to OP to cover RF expenses paid by OP	-Split-	$3,931.84	113,709.61
10/08/2019	Bill Payment (Cheque)	TD_L5Q7Q5	Enbridge		2000 Accounts Payable	$ -1,501.49	112,208.12
10/09/2019	Journal Entry	175		Aviva Cheque Deposit #43060278 (per BR)	-Split-	$17,423.59	129,631.71
10/11/2019	Journal Entry	139		Oct 11 2019 Chq Dep - Guest Suite Rental - Unit 602	-Split-	$30.00	129,661.71
10/11/2019	Payment	Oct 11 2019 Chq Dep	302 Shaheer Nawar		1100 Accounts Receivable (A/R)	$1,289.06	130,950.77
10/11/2019	Payment	Oct 11 2019 Chq Dep	103 Dorene Hurtig		1100 Accounts Receivable (A/R)	$1,286.09	132,236.86
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_02	DCM Services		2000 Accounts Payable	$ -1,610.25	130,626.61
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_05	Ottawa Plumbing And Heating		2000 Accounts Payable	$ -129.95	130,496.66
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_06	Regional Elevator		2000 Accounts Payable	$ -722.78	129,773.88
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_01	Candor Plumbing and Heating Ltd		2000 Accounts Payable	$ -188.07	129,585.81
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_03	Fireplace Center & Patio Shop		2000 Accounts Payable	$ -169.50	129,416.31
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_04	Ottawa Maintenance Solutions		2000 Accounts Payable	$ -6,960.54	122,455.77
10/16/2019	Bill Payment (Cheque)	CWP845	Hydro Ottawa	PAP	2000 Accounts Payable	$ -1,048.48	121,407.29
10/17/2019	Journal Entry	176		Transfer from RF to OP to cover RF expenses paid by OP	-Split-	$36,398.52	157,805.81
10/18/2019	Bill Payment (Cheque)	CWP844	Hydro Ottawa	PAP	2000 Accounts Payable	$ -207.12	157,598.69
10/21/2019	Journal Entry	179		EFT Billing - Oct 2019	-Split-	$ -66.86	157,531.83
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-13	R3 Construction		2000 Accounts Payable	$ -791.00	156,740.83
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-09	AUER		2000 Accounts Payable	$ -1,469.00	155,271.83
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-10	Avenue Lock		2000 Accounts Payable	$ -180.80	155,091.03
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-11	C. Levett Renovations Inc.		2000 Accounts Payable	$ -8,054.64	147,036.39
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-12	Ottawa Plumbing And Heating		2000 Accounts Payable	$ -635.63	146,400.76
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-14	S. Boyer & K.Boyer CPA		2000 Accounts Payable	$ -3,990.05	142,410.71
10/28/2019	Bill Payment (Cheque)	CWP1011	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	$ -3,036.30	139,374.41
10/28/2019	Bill Payment (Cheque)	CWP1134	Bell	PAP	2000 Accounts Payable	$ -148.45	139,225.96
10/31/2019	Journal Entry	180		Maintenance Charge - Oct 2019	-Split-	$ -20.00	139,205.96
10/31/2019	Journal Entry	174		Interest Credit - Oct 2019	-Split-	$107.59	139,313.55
Total for 1010 Operating Account						**$51,906.10**	
1020 Reserve Account							
Beginning Balance							111,686.89
10/01/2019	Journal Entry	173		Transfer from RF to OP to cover RF expenses paid by OP	-Split-	$ -3,931.84	107,755.05

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10/17/2019	Journal Entry	176		Transfer from RF to OP to cover RF expenses paid by OP	-Split-	$ -36,398.52	71,356.53
10/31/2019	Journal Entry	181		Interest Credit - Oct 2019	-Split-	$72.73	71,429.26
10/31/2019	Journal Entry	181		Maintenance Charge - Oct 2019	-Split-	$ -5.00	71,424.26
Total for 1020 Reserve Account						**$ -40,262.63**	
1100 Accounts Receivable (A/R)							
Beginning Balance							8,383.74
10/01/2019	Journal Entry	177		Payment Stopped Oct 1 2019 - Unit 401	-Split-	$1,289.06	9,672.80
10/01/2019	Invoice	1354	702 Agnes Sermann		4001 Income:Monthly Condo Fees	$1,289.06	10,961.86
10/01/2019	Journal Entry	178		QSPA Reversed Oct 1 2019 - Unit 701	-Split-	$1,471.25	12,433.11
10/01/2019	Invoice	1353	401 Mr. James & Mullin, Leith		4001 Income:Monthly Condo Fees	$1,289.06	13,722.17
10/01/2019	Invoice	1352	501 Gilbert Lauzon & Francine Chartrand-Lauzon		4001 Income:Monthly Condo Fees	$1,289.06	15,011.23
10/01/2019	Invoice	1351	402 Dr. Jan Heney		4001 Income:Monthly Condo Fees	$1,289.06	16,300.29
10/01/2019	Invoice	1350	101 Robin Hill		4001 Income:Monthly Condo Fees	$1,289.06	17,589.35
10/01/2019	Invoice	1349	602 Jean & Christopher Rath		4001 Income:Monthly Condo Fees	$1,289.06	18,878.41
10/01/2019	Invoice	1348	102 Louise Sweatman		4001 Income:Monthly Condo Fees	$1,289.06	20,167.47
10/01/2019	Invoice	1347	302 Shaheer Nawar		4001 Income:Monthly Condo Fees	$1,289.06	21,456.53
10/01/2019	Invoice	1346	103 Dorene Hurtig		4001 Income:Monthly Condo Fees	$1,289.06	22,745.59
10/01/2019	Invoice	1345	201 Daniel Harrison Kuzell		4001 Income:Monthly Condo Fees	$1,289.06	24,034.65
10/01/2019	Invoice	1344	802 Dann Michols & Louise Mantha		4001 Income:Monthly Condo Fees	$1,289.06	25,323.71
10/01/2019	Payment	Oct 2019 PAP	702 Agnes Sermann		1010 Operating Account	$ -1,877.56	23,446.15
10/01/2019	Payment	Oct 2019 PAP	201 Daniel Harrison Kuzell		1010 Operating Account	$ -1,289.06	22,157.09
10/01/2019	Payment	Oct 2019 PAP	802 Dann Michols & Louise Mantha		1010 Operating Account	$ -1,877.56	20,279.53
10/01/2019	Payment	Oct 2019 PAP	103 Dorene Hurtig		1010 Operating Account	$ -1,289.06	18,990.47
10/01/2019	Payment	Oct 2019 PAP	701 François Roberge		1010 Operating Account	$ -2,760.31	16,230.16
10/01/2019	Payment	Oct 2019 PAP	501 Gilbert Lauzon & Francine Chartrand-Lauzon		1010 Operating Account	$ -1,289.06	14,941.10
10/01/2019	Payment	Oct 2019 PAP	401 Mr. James & Mullin, Leith		1010 Operating Account	$ -1,289.06	13,652.04
10/01/2019	Payment	Oct 2019 PAP	402 Dr. Jan Heney		1010 Operating Account	$ -1,877.56	11,774.48
10/01/2019	Payment	Oct 2019 PAP	602 Jean & Christopher Rath		1010 Operating Account	$ -1,877.56	9,896.92
10/01/2019	Payment	Oct 2019 PAP	601 Julian & Elizabeth Szirtes		1010 Operating Account	$ -1,289.06	8,607.86
10/01/2019	Payment	Oct 2019 PAP	102 Louise Sweatman		1010 Operating Account	$ -1,289.06	7,318.80
10/01/2019	Payment	Oct 2019 PAP	801 Morris Davison		1010 Operating Account	$ -1,877.56	5,441.24
10/01/2019	Payment	Oct 2019 PAP	502 Peter & Judith Rinfret		1010 Operating Account	$ -1,877.56	3,563.68
10/01/2019	Payment	Oct 2019 PAP	202 Robert Walsh & Carol Michon		1010 Operating Account	$ -1,289.06	2,274.62
10/01/2019	Payment	Oct 2019 PAP	101 Robin Hill		1010 Operating Account	$ -1,877.56	397.06
10/01/2019	Payment	Oct 2019 PAP	301 Sylvie Mougeot		1010 Operating Account	$ -1,289.06	-892.00
10/01/2019	Invoice	1338	801 Morris Davison		4001 Income:Monthly Condo Fees	$1,289.06	397.06
10/01/2019	Invoice	1339	301 Sylvie Mougeot		4001 Income:Monthly Condo Fees	$1,289.06	1,686.12
10/01/2019	Invoice	1340	502 Peter & Judith Rinfret		4001 Income:Monthly Condo Fees	$1,289.06	2,975.18
10/01/2019	Invoice	1341	701 François Roberge		4001 Income:Monthly Condo Fees	$1,289.06	4,264.24
10/01/2019	Invoice	1342	202 Robert Walsh & Carol Michon		4001 Income:Monthly Condo Fees	$1,289.06	5,553.30
10/01/2019	Invoice	1343	601 Julian & Elizabeth Szirtes		4001 Income:Monthly Condo Fees	$1,289.06	6,842.36
10/11/2019	Payment	Oct 11 2019 Chq Dep	103 Dorene Hurtig		1010 Operating Account	$ -1,286.09	5,556.27
10/11/2019	Payment	Oct 11 2019 Chq Dep	302 Shaheer Nawar		1010 Operating Account	$ -1,289.06	4,267.21
Total for 1100 Accounts Receivable (A/R)						**$ -4,116.53**	
1015 TD Cash GICs							
Beginning Balance							49,739.79
Total for 1015 TD Cash GICs							
1016 TD Non GICs							
Beginning Balance							-476.79
Total for 1016 TD Non GICs							
1017 Reserve Investment Interest Rec							
Beginning Balance							134.80
Total for 1017 Reserve Investment Interest Rec							
1200 Due to Reserve							
Beginning Balance							-102,892.64
10/01/2019	Journal Entry	140R		Sept Reserve Expenses paid from Operating Bank in Sept	-Split-	$ -1,219.84	-104,112.48
10/01/2019	Journal Entry	184		Wired Synergy - Invoice #WSI1922-I001 - Reserve Exepnse	-Split-	$5,085.00	-99,027.48
10/01/2019	Journal Entry	185		Ottawa Plumbing & Heating - Invoice #1464 - Reserve Expense	-Split-	$6,912.55	-92,114.93
10/01/2019	Journal Entry	185		Ottawa Plumbing & Heating - Invoice #1465 - Reserve	-Split-	$8,534.89	-83,580.04

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Expense			
10/01/2019	Journal Entry	140R		Sept Reserve Expenses paid from Operating Bank in Sept	-Split-	$ -2,712.00	-86,292.04
10/31/2019	Journal Entry	183		Contribution to Reserve - Oct 2019	-Split-	$ -8,901.25	-95,193.29
10/31/2019	Journal Entry	186		Consolidate Due to Reserve Accounts	-Split-	$71,615.85	-23,577.44
Total for 1200 Due to Reserve						**$79,315.20**	
1300 Prepaid Expense							
Beginning Balance							6,681.96
10/31/2019	Journal Entry	182		Prepaid Insurance - Oct 2019	-Split-	$ -1,113.66	5,568.30
Total for 1300 Prepaid Expense						**$ -1,113.66**	
1040 Due From Reserve Fund							
Beginning Balance							71,615.85
10/31/2019	Journal Entry	186		Consolidate Due to Reserve Accounts	-Split-	$ -71,615.85	0.00
Total for 1040 Due From Reserve Fund						**$ -71,615.85**	
1304 RBC Cash GICs							
Beginning Balance							260.21
Total for 1304 RBC Cash GICs							
1305 RBC Non GICs							
Beginning Balance							476.79
Total for 1305 RBC Non GICs							
2000 Accounts Payable							
Beginning Balance							-39,539.14
10/01/2019	Bill	1465	Ottawa Plumbing And Heating	Holdbacks from Progress Billings #1, #2 and #3	6142 Reserve Expenses:Reserve-Electrical & Lighting	$8,534.89	-31,004.25
10/01/2019	Bill	453352	Regional Elevator	Contract Maintenance for Oct 2019	5455 Contracts:Elevator Maintenance	$722.78	-30,281.47
10/01/2019	Bill	54168	Ottawa Plumbing And Heating	Service Call for Water Control Loop in Alarm	5440 Contracts:HVAC Maintenance	$635.63	-29,645.84
10/01/2019	Bill	3278	CI Property Management	Property Management Fees	5801 Administrative & Professional Expenses:Property Management Fees	$1,085.08	-28,560.76
10/01/2019	Bill Payment (Cheque)	PAP	CI Property Management		1010 Operating Account	$ -1,085.08	-29,645.84
10/01/2019	Bill	CHQREC OCT092019	Dann M. Michols	Reimbursement for Purchase of Wine for After AGM	5810 Administrative & Professional Expenses:Office Expense	$112.88	-29,532.96
10/01/2019	Bill	10666	Paul Davis	As Per Estimate #17-00293-R (No other info provided)	5503 General Repairs and Maintenances:General Maintenance and Repairs	$17,305.20	-12,227.76
10/01/2019	Bill	10665	Paul Davis	As Per Emergency #07-00293-E (No other info provided)	5503 General Repairs and Maintenances:General Maintenance and Repairs	$13,405.68	1,177.92
10/01/2019	Bill	WSI1922-I001	Wired Synergy	Electrical Work Completed for Generator Replacement	6125 Reserve Expenses:Reserve-Generator Proposal	$5,085.00	6,262.92
10/01/2019	Bill	1464	Ottawa Plumbing And Heating	Seismic Design, Restraints, Roofing, Balancing	6142 Reserve Expenses:Reserve-Electrical & Lighting	$6,912.55	13,175.47
10/01/2019	Bill	204202	Avenue Lock	Repair Main Security Door Push Paddle	5503 General Repairs and Maintenances:General Maintenance and Repairs	$90.40	13,265.87
10/01/2019	Bill	18128	Candor Plumbing and Heating Ltd	Service Call - Maintenance on Party Room Toilet	5503 General Repairs and Maintenances:General Maintenance and Repairs	$188.07	13,453.94
10/01/2019	Bill	A012-077	DCM Services	Cleaning Services	5410 Contracts:General Cleaning	$1,610.25	15,064.19
10/01/2019	Bill	6455	AUER	Maintenance for Sept 2019 Attached invoice was a wrong file. Jane download from Google Dr and upload to this bill ledger on Oct 22, 2019	5465 Contracts:Landscaping Summer Grounds	$791.00	15,855.19
10/01/2019	Bill	2548	C. Levett Renovations Inc.	Maintenance for Unit 802's Leak Down to Unit 702	5503 General Repairs and Maintenances:General Maintenance and Repairs	$2,107.45	17,962.64
10/01/2019	Bill	2549	C. Levett Renovations Inc.	Maintenance for Leaks into Lockers	5503 General Repairs and Maintenances:General Maintenance and Repairs	$3,898.50	21,861.14
10/03/2019	Bill	2547	C. Levett Renovations Inc.	Maintenance for Tree Removal and Light Change at Unit 502	5503 General Repairs and Maintenances:General Maintenance and Repairs	$2,048.69	23,909.83
10/04/2019	Bill	19347	S. Boyer & K.Boyer CPA	Audited Financial Statement as of March 31, 2019 and Auditor's Report	5833 Administrative & Professional Expenses:Audit-Accounting	$3,990.05	27,899.88
10/04/2019	Bill	191004 910032123681	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000279/952	5010 Utilities:Gas	$88.83	27,988.71
10/07/2019	Bill	28134109	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000279/1011	5030 Utilities:Water & Sewer	$3,036.30	31,025.01
10/08/2019	Bill Payment (Cheque)	TD_L5Q7Q5	Enbridge		1010 Operating Account	$ -1,501.49	29,523.52
10/09/2019	Bill	3387490	Technical Standards and Safety Authority	Elevating Devices Inspection	5455 Contracts:Elevator Maintenance	$340.70	29,864.22
10/09/2019	Bill	3387938	Technical Standards and Safety Authority	Elevating Devices Inspection	5455 Contracts:Elevator Maintenance	$302.84	30,167.06
10/13/2019	Bill	191013 6137893397944	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000279/1134	5040 Utilities:Media/Telecommunications	$148.45	30,315.51
10/15/2019	Bill	87965	PYRON FIRE PROTECTION INC.	Service Call - Leaking Sprinkler (After Hours)	5430 Contracts:Fire Protection and Monitoring	$503.42	30,818.93
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_02	DCM Services		1010 Operating Account	$ -1,610.25	29,208.68
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_06	Regional Elevator		1010 Operating Account	$ -722.78	28,485.90
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_05	Ottawa Plumbing And Heating		1010 Operating Account	$ -129.95	28,355.95

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_04	Ottawa Maintenance Solutions		1010 Operating Account	$ -6,960.54	21,395.41
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_03	Fireplace Center & Patio Shop		1010 Operating Account	$ -169.50	21,225.91
10/16/2019	Bill Payment (Cheque)	EFT 2019-10-16_01	Candor Plumbing and Heating Ltd		1010 Operating Account	$ -188.07	21,037.84
10/16/2019	Bill	87946	PYRON FIRE PROTECTION INC.	Service Call	5430 Contracts:Fire Protection and Monitoring	$503.42	21,541.26
10/16/2019	Bill Payment (Cheque)	CWP845	Hydro Ottawa		1010 Operating Account	$ -1,048.48	20,492.78
10/17/2019	Bill	2648	Ottawa Maintenance Solutions	After Hours Phone Call - Operator 90 GMS	5503 General Repairs and Maintenances:General Maintenance and Repairs	$50.85	20,543.63
10/18/2019	Bill	87974	PYRON FIRE PROTECTION INC.	Replaced Leaking Sprinkler Pipe	5430 Contracts:Fire Protection and Monitoring	$885.69	21,429.32
10/18/2019	Bill Payment (Cheque)	CWP844	Hydro Ottawa		1010 Operating Account	$ -207.12	21,222.20
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-11	C. Levett Renovations Inc.		1010 Operating Account	$ -8,054.64	13,167.56
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-10	Avenue Lock		1010 Operating Account	$ -180.80	12,986.76
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-09	AUER		1010 Operating Account	$ -1,469.00	11,517.76
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-12	Ottawa Plumbing And Heating		1010 Operating Account	$ -635.63	10,882.13
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-14	S. Boyer & K.Boyer CPA		1010 Operating Account	$ -3,990.05	6,892.08
10/23/2019	Bill Payment (Cheque)	TD_18-05-19-13	R3 Construction		1010 Operating Account	$ -791.00	6,101.08
10/25/2019	Bill	13142	Optimum Mechanical Solution	Inspect & Flush Building Heat Pumps, Filter Replacements	5440 Contracts:HVAC Maintenance	$2,638.55	8,739.63
10/28/2019	Bill Payment (Cheque)	CWP1134	Bell		1010 Operating Account	$ -148.45	8,591.18
10/28/2019	Bill Payment (Cheque)	CWP1011	City of Ottawa Water & Sewer		1010 Operating Account	$ -3,036.30	5,554.88
10/29/2019	Bill	2019-10-29 2068672055	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000279/1184	5020 Utilities:Hydro	$244.07	5,798.95
10/31/2019	Bill Payment (Cheque)	CWP1185	Avenue Lock		-Split-		5,798.95
Total for 2000 Accounts Payable						**$45,338.09**	
2001 Reserve -Accounts Payable							
Beginning Balance							52,088.57
Total for 2001 Reserve -Accounts Payable							
2005 Accrued Liabilities							
Beginning Balance							983.78
Total for 2005 Accrued Liabilities							
2500 -R- Due from Operating							
Beginning Balance							-22,281.79
10/01/2019	Journal Entry	185		Ottawa Plumbing & Heating - Invoice #1465 - Reserve Expense	-Split-	$8,534.89	-13,746.90
10/01/2019	Journal Entry	140R		Sept Reserve Expenses paid from Operating Bank in Sept	-Split-	$ -2,712.00	-16,458.90
10/01/2019	Journal Entry	184		Wired Synergy - Invoice #WSI1922-I001 - Reserve Exepnse	-Split-	$5,085.00	-11,373.90
10/01/2019	Journal Entry	185		Ottawa Plumbing & Heating - Invoice #1464 - Reserve Expense	-Split-	$6,912.55	-4,461.35
10/01/2019	Journal Entry	140R		Sept Reserve Expenses paid from Operating Bank in Sept	-Split-	$ -1,219.84	-5,681.19
10/31/2019	Journal Entry	186		Consolidate Due from Operating Accounts	-Split-	$ -8,995.00	-14,676.19
10/31/2019	Journal Entry	183		Contribution to Reserve - Oct 2019	-Split-	$ -8,901.25	-23,577.44
Total for 2500 -R- Due from Operating						**$ -1,295.65**	
2020 Due to Res							
Beginning Balance							-8,995.00
10/31/2019	Journal Entry	186		Consolidate Due from Operating Accounts	-Split-	$8,995.00	0.00
Total for 2020 Due to Res						**$8,995.00**	
3001 Retained Earnings - Previous Yr							
Beginning Balance							19,850.98
Total for 3001 Retained Earnings - Previous Yr							
3002 Reserve Retained Earnings - Previous Yr							
Beginning Balance							184,354.58
Total for 3002 Reserve Retained Earnings - Previous Yr							
3000 Retained Earnings							
Beginning Balance							-73,058.91
Total for 3000 Retained Earnings							
4000 Income							
4001 Monthly Condo Fees							
Beginning Balance							230,718.22
10/01/2019	Invoice	1338	801 Morris Davison		1100 Accounts Receivable (A/R)	$1,289.06	232,007.28
10/01/2019	Invoice	1339	301 Sylvie Mougeot		1100 Accounts Receivable (A/R)	$1,289.06	233,296.34
10/01/2019	Invoice	1354	702 Agnes Sermann		1100 Accounts Receivable (A/R)	$1,289.06	234,585.40
10/01/2019	Invoice	1340	502 Peter & Judith Rinfret		1100 Accounts Receivable (A/R)	$1,289.06	235,874.46
10/01/2019	Invoice	1341	701 François		1100 Accounts Receivable (A/R)	$1,289.06	237,163.52

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Roberge				
10/01/2019	Invoice	1342	202 Robert Walsh & Carol Michon		1100 Accounts Receivable (A/R)	$1,289.06	238,452.58
10/01/2019	Invoice	1343	601 Julian & Elizabeth Szirtes		1100 Accounts Receivable (A/R)	$1,289.06	239,741.64
10/01/2019	Invoice	1344	802 Dann Michols & Louise Mantha		1100 Accounts Receivable (A/R)	$1,289.06	241,030.70
10/01/2019	Invoice	1345	201 Daniel Harrison Kuzell		1100 Accounts Receivable (A/R)	$1,289.06	242,319.76
10/01/2019	Invoice	1346	103 Dorene Hurtig		1100 Accounts Receivable (A/R)	$1,289.06	243,608.82
10/01/2019	Invoice	1347	302 Shaheer Nawar		1100 Accounts Receivable (A/R)	$1,289.06	244,897.88
10/01/2019	Invoice	1348	102 Louise Sweatman		1100 Accounts Receivable (A/R)	$1,289.06	246,186.94
10/01/2019	Invoice	1349	602 Jean & Christopher Rath		1100 Accounts Receivable (A/R)	$1,289.06	247,476.00
10/01/2019	Invoice	1350	101 Robin Hill		1100 Accounts Receivable (A/R)	$1,289.06	248,765.06
10/01/2019	Invoice	1351	402 Dr. Jan Heney		1100 Accounts Receivable (A/R)	$1,289.06	250,054.12
10/01/2019	Invoice	1352	501 Gilbert Lauzon & Francine Chartrand-Lauzon		1100 Accounts Receivable (A/R)	$1,289.06	251,343.18
10/01/2019	Invoice	1353	401 Mr. James & Mullin, Leith		1100 Accounts Receivable (A/R)	$1,289.06	252,632.24
Total for 4001 Monthly Condo Fees						**$21,914.02**	
4031 Guest Suite Revenue							
Beginning Balance							600.00
10/11/2019	Journal Entry	139		Oct 11 2019 Chq Dep - Guest Suite Rental - Unit 602	-Split-	$30.00	630.00
Total for 4031 Guest Suite Revenue						**$30.00**	
4038 Interest Income							
Beginning Balance							306.29
10/31/2019	Journal Entry	174		Interest Credit - Oct 2019	-Split-	$107.59	413.88
Total for 4038 Interest Income						**$107.59**	
Total for 4000 Income						**$22,051.61**	
Minus							
4500 Contribution to Reserve							
Beginning Balance							53,407.50
10/31/2019	Journal Entry	183		Contribution to Reserve - Oct 2019	-Split-	$8,901.25	62,308.75
Total for 4500 Contribution to Reserve						**$8,901.25**	
Total for Minus						**$8,901.25**	
5000 Utilities							
5010 Gas							
Beginning Balance							1,412.66
10/04/2019	Bill	191004 910032123681	Enbridge	2019-08-03 2019-10-03 910032123681	2000 Accounts Payable	$88.83	1,501.49
Total for 5010 Gas						**$88.83**	
5020 Hydro							
Beginning Balance							1,864.59
10/29/2019	Bill	2019-10-29 2068672055	Hydro Ottawa	2019-09-13 2019-10-15 2068672055 PAP	2000 Accounts Payable	$244.07	2,108.66
Total for 5020 Hydro						**$244.07**	
5030 Water & Sewer							
Beginning Balance							4,345.96
10/07/2019	Bill	28134109	City of Ottawa Water & Sewer	2019-07-31 2019-09-29 007380100260530 PAP	2000 Accounts Payable	$3,036.30	7,382.26
Total for 5030 Water & Sewer						**$3,036.30**	
5040 Media/Telecommunications							
Beginning Balance							872.62
10/13/2019	Bill	191013 6137893397944	Bell	2019-10 Monthly 6137893397944 PAP	2000 Accounts Payable	$148.45	1,021.07
Total for 5040 Media/Telecommunications						**$148.45**	
Total for 5000 Utilities						**$3,517.65**	
5400 Contracts							
5410 General Cleaning							
Beginning Balance							9,661.50
10/01/2019	Bill	A012-077	DCM Services	Cleaning Services	2000 Accounts Payable	$1,610.25	11,271.75
Total for 5410 General Cleaning						**$1,610.25**	
5430 Fire Protection and Monitoring							
Beginning Balance							854.28
10/15/2019	Bill	87965	PYRON FIRE PROTECTION INC.	Service Call - Leaking Sprinkler (After Hours)	2000 Accounts Payable	$503.42	1,357.70
10/16/2019	Bill	87946	PYRON FIRE PROTECTION INC.	Service Call	2000 Accounts Payable	$503.42	1,861.12
10/18/2019	Bill	87974	PYRON FIRE PROTECTION INC.	Replaced Leaking Sprinkler Pipe	2000 Accounts Payable	$885.69	2,746.81
Total for 5430 Fire Protection and Monitoring						**$1,892.53**	
5440 HVAC Maintenance							
Beginning Balance							3,497.65
10/01/2019	Bill	54168	Ottawa Plumbing And	Service Call for Water Control Loop in Alarm	2000 Accounts Payable	$635.63	4,133.28

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Heating				
10/25/2019	Bill	13142	Optimum Mechanical Solution	Inspect & Flush Building Heat Pumps, Filter Replacements	2000 Accounts Payable	$2,638.55	6,771.83
Total for 5440 HVAC Maintenance						**$3,274.18**	
5455 Elevator Maintenance							
Beginning Balance							3,078.33
10/01/2019	Bill	453352	Regional Elevator	Contract Maintenance for Oct 2019	2000 Accounts Payable	$722.78	3,801.11
10/09/2019	Bill	3387490	Technical Standards and Safety Authority	Elevating Devices Inspection	2000 Accounts Payable	$340.70	4,141.81
10/09/2019	Bill	3387938	Technical Standards and Safety Authority	Elevating Devices Inspection	2000 Accounts Payable	$302.84	4,444.65
Total for 5455 Elevator Maintenance						**$1,366.32**	
5465 Landscaping Summer Grounds							
Beginning Balance							6,835.96
10/01/2019	Bill	6455	AUER	Maintenance for Sept 2019	2000 Accounts Payable	$791.00	7,626.96
Total for 5465 Landscaping Summer Grounds						**$791.00**	
5470 Snow Removal							
Beginning Balance							1,356.00
Total for 5470 Snow Removal							
Total for 5400 Contracts						**$8,934.28**	
5500 General Repairs and Maintenances							
5503 General Maintenance and Repairs							
Beginning Balance							16,575.73
10/01/2019	Bill	204202	Avenue Lock	Repair Main Security Door Push Paddle	2000 Accounts Payable	$90.40	16,666.13
10/01/2019	Bill	18128	Candor Plumbing and Heating Ltd	Service Call - Maintenance on Party Room Toilet	2000 Accounts Payable	$188.07	16,854.20
10/01/2019	Bill	2548	C. Levett Renovations Inc.	Maintenance for Unit 802's Leak Down to Unit 702	2000 Accounts Payable	$2,107.45	18,961.65
10/01/2019	Bill	2549	C. Levett Renovations Inc.	Maintenance for Leaks into Lockers	2000 Accounts Payable	$3,898.50	22,860.15
10/01/2019	Bill	10666	Paul Davis	As Per Estimate #17-00293-R (No other info provided)	2000 Accounts Payable	$17,305.20	40,165.35
10/01/2019	Bill	10665	Paul Davis	As Per Emergency #07-00293-E (No other info provided)	2000 Accounts Payable	$13,405.68	53,571.03
10/03/2019	Bill	2547	C. Levett Renovations Inc.	Maintenance for Tree Removal and Light Change at Unit 502	2000 Accounts Payable	$2,048.69	55,619.72
10/09/2019	Journal Entry	175		Aviva Cheque Deposit #43060278 (per BR)	-Split-	$ -17,423.59	38,196.13
10/17/2019	Bill	2648	Ottawa Maintenance Solutions	After Hours Phone Call - Operator 90 GMS	2000 Accounts Payable	$50.85	38,246.98
Total for 5503 General Maintenance and Repairs						**$21,671.25**	
5511 Cleaning Supplies							
Beginning Balance							1,610.25
Total for 5511 Cleaning Supplies							
5518 Window & Skylights Cleaning							
Beginning Balance							847.50
Total for 5518 Window & Skylights Cleaning							
Total for 5500 General Repairs and Maintenances						**$21,671.25**	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							6,646.87
10/01/2019	Bill	3278	CI Property Management	Property Management Fees	2000 Accounts Payable	$1,085.08	7,731.95
Total for 5801 Property Management Fees						**$1,085.08**	
5805 CAO Fees							
Beginning Balance							153.00
Total for 5805 CAO Fees							
5810 Office Expense							
Beginning Balance							191.40
10/01/2019	Bill	CHQREC OCT092019	Dann M. Michols	Reimbursement for Purchase of Wine for After AGM	2000 Accounts Payable	$112.88	304.28
Total for 5810 Office Expense						**$112.88**	
5812 Bank Fees							
Beginning Balance							478.34
10/21/2019	Journal Entry	179		EFT Billing - Oct 2019	-Split-	$66.86	545.20
10/31/2019	Journal Entry	180		Maintenance Charge - Oct 2019	-Split-	$20.00	565.20
Total for 5812 Bank Fees						**$86.86**	
5830 Insurance Expense/General Liability							
Beginning Balance							6,681.96
10/31/2019	Journal Entry	182		Prepaid Insurance - Oct 2019	-Split-	$1,113.66	7,795.62
Total for 5830 Insurance Expense/General Liability						**$1,113.66**	
5832 Legal and Professional Fees							
Beginning Balance							8,925.46
Total for 5832 Legal and Professional Fees							
5833 Audit-Accounting							
10/04/2019	Bill	19347	S. Boyer & K.Boyer CPA	Audited Financial Statement as of March 31, 2019 and Auditor's Report	2000 Accounts Payable	$3,990.05	3,990.05

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5833 Audit-Accounting						**$3,990.05**	
Total for 5800 Administrative & Professional Expenses						**$6,388.53**	
6000 Reserve Expenses							
6003 Reserve-Bank Charges							
Beginning Balance							25.00
10/31/2019	Journal Entry	181		Maintenance Charge - Oct 2019	-Split-	$5.00	30.00
Total for 6003 Reserve-Bank Charges						**$5.00**	
6120 Reserve-Engineering Services							
Beginning Balance							7,882.44
Total for 6120 Reserve-Engineering Services							
6125 Reserve-Generator Proposal							
Beginning Balance							21,244.00
10/01/2019	Bill	WSI1922-I001	Wired Synergy	Electrical Work Completed for Generator Replacement	2000 Accounts Payable	$5,085.00	26,329.00
Total for 6125 Reserve-Generator Proposal						**$5,085.00**	
6142 Reserve-Electrical & Lighting							
Beginning Balance							2,034.00
10/01/2019	Bill	1464	Ottawa Plumbing And Heating	Seismic Design, Restraints, Roofing, Balancing	2000 Accounts Payable	$6,912.55	8,946.55
10/01/2019	Bill	1465	Ottawa Plumbing And Heating	Holdbacks from Progress Billings #1, #2 and #3	2000 Accounts Payable	$8,534.89	17,481.44
Total for 6142 Reserve-Electrical & Lighting						**$15,447.44**	
6147 Reserve-Common Room							
Beginning Balance							5,604.48
Total for 6147 Reserve-Common Room							
Total for 6000 Reserve Expenses						**$20,537.44**	
6001 Contribution from Operating							
Beginning Balance							53,407.50
10/31/2019	Journal Entry	183		Contribution to Reserve - Oct 2019	-Split-	$8,901.25	62,308.75
Total for 6001 Contribution from Operating						**$8,901.25**	
6002 Reserve-Interest Revenue							
Beginning Balance							670.45
10/31/2019	Journal Entry	181		Interest Credit - Oct 2019	-Split-	$72.73	743.18
Total for 6002 Reserve-Interest Revenue						**$72.73**	
Not Specified							
10/31/2019	Bill Payment (Cheque)	CWP1185	Avenue Lock		2000 Accounts Payable		
Total for Not Specified							

CCC #279

1010 Operating Account, Period Ending 10/31/2019

RECONCILIATION REPORT

Reconciled on: 11/07/2019

Reconciled by: Paige Piczak

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

Summary CAD

Statement beginning balance	87,407.45
Cheques and payments cleared (29)	-38,226.69
Deposits and other credits cleared (32)	90,132.79
Statement ending balance	139,313.55

Register balance as of 10/31/2019	139,313.55
Cleared transactions after 10/31/2019	0.00
Uncleared transactions after 10/31/2019	-9,693.50
Register balance as of 11/07/2019	129,620.05

Details

Cheques and payments cleared (29)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/31/2018	Journal	6		-164.42
07/31/2018	Journal	6		-395.50
03/20/2019	Bill Payment		Hydro (288)	-906.40
03/21/2019	Expense			-20.48
03/21/2019	Expense			-15.90
03/31/2019	Journal	152		-29.11
03/31/2019	Journal	161		-1,918.58
10/01/2019	Bill Payment	PAP	CI Property Management	-1,085.08
10/01/2019	Journal	177		-1,289.06
10/01/2019	Journal	178		-1,471.25
10/08/2019	Bill Payment	TD_L5Q7Q5	Enbridge	-1,501.49
10/16/2019	Bill Payment	CWP845	Hydro Ottawa	-1,048.48
10/16/2019	Bill Payment	EFT 2019-10-16_01	Candor Plumbing and Heating…	-188.07
10/16/2019	Bill Payment	EFT 2019-10-16_02	DCM Services	-1,610.25
10/16/2019	Bill Payment	EFT 2019-10-16_03	Fireplace Center & Patio Shop	-169.50
10/16/2019	Bill Payment	EFT 2019-10-16_04	Ottawa Maintenance Solutions	-6,960.54
10/16/2019	Bill Payment	EFT 2019-10-16_05	Ottawa Plumbing And Heating	-129.95
10/16/2019	Bill Payment	EFT 2019-10-16_06	Regional Elevator	-722.78
10/18/2019	Bill Payment	CWP844	Hydro Ottawa	-207.12
10/21/2019	Journal	179		-66.86
10/23/2019	Bill Payment	TD_18-05-19-11	C. Levett Renovations Inc.	-8,054.64
10/23/2019	Bill Payment	TD_18-05-19-10	Avenue Lock	-180.80
10/23/2019	Bill Payment	TD_18-05-19-09	AUER	-1,469.00
10/23/2019	Bill Payment	TD_18-05-19-12	Ottawa Plumbing And Heating	-635.63
10/23/2019	Bill Payment	TD_18-05-19-13	R3 Construction	-791.00
10/23/2019	Bill Payment	TD_18-05-19-14	S. Boyer & K.Boyer CPA	-3,990.05
10/28/2019	Bill Payment	CWP1011	City of Ottawa Water & Sewer	-3,036.30
10/28/2019	Bill Payment	CWP1134	Bell	-148.45
10/31/2019	Journal	180		-20.00
Total				-38,226.69

Deposits and other credits cleared (32)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/01/2018	Journal	21		60.00
10/01/2018	Journal	20		1,638.50
10/01/2018	Journal	21		750.00
10/01/2018	Journal	21		30.00
03/29/2019	Deposit			29.11

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03/31/2019	Journal	152		20.48
03/31/2019	Journal	152		15.90
03/31/2019	Journal	152		906.40
09/13/2019	Bill Payment	TD_9-13-2019_06	Regional Elevator	0.00
10/01/2019	Journal	173		3,931.84
10/01/2019	Receive Payment	Oct 2019 PAP	301 Sylvie Mougeot	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	101 Robin Hill	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	202 Robert Walsh & Carol Mic…	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	801 Morris Davison	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	102 Louise Sweatman	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	601 Julian & Elizabeth Szirtes	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	602 Jean & Christopher Rath	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	402 Dr. Jan Heney	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	401 Mr. James & Mullin, Leith	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	501 Gilbert Lauzon & Francin…	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	701 François Roberge	2,760.31
10/01/2019	Receive Payment	Oct 2019 PAP	103 Dorene Hurtig	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	802 Dann Michols & Louise M…	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	201 Daniel Harrison Kuzell	1,289.06
10/01/2019	Receive Payment	Oct 2019 PAP	702 Agnes Sermann	1,877.56
10/01/2019	Receive Payment	Oct 2019 PAP	502 Peter & Judith Rinfret	1,877.56
10/09/2019	Journal	175		17,423.59
10/11/2019	Journal	139		30.00
10/11/2019	Receive Payment	Oct 11 2019 Chq Dep	302 Shaheer Nawar	1,289.06
10/11/2019	Receive Payment	Oct 11 2019 Chq Dep	103 Dorene Hurtig	1,286.09
10/17/2019	Journal	176		36,398.52
10/31/2019	Journal	174		107.59
Total				90,132.79

Additional Information

Uncleared cheques and payments after 10/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/06/2019	Bill Payment	TD_Nov 08_05	PYRON FIRE PROTECTION …	-1,892.53
11/06/2019	Bill Payment	TD_Nov 08_04	Paul Davis	-30,710.88
11/06/2019	Bill Payment	TD_Nov 08_03	Optimum Mechanical Solution	-2,638.55
11/06/2019	Bill Payment	TD_Nov 08_02	Dann M. Michols	-112.88
11/06/2019	Bill Payment	TD_Nov 08_01	Ottawa Maintenance Solutions	-50.85
11/06/2019	Bill Payment	TD_Nov 08_06	Regional Elevator	-722.78
11/06/2019	Bill Payment	TD_Nov 08_07	Technical Standards and Safe…	-643.54
11/19/2019	Bill Payment	CWP1184	Hydro Ottawa	-244.07
Total				-37,016.08

Uncleared deposits and other credits after 10/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/01/2019	Receive Payment	Nov 1 2019 PAP	601 Julian & Elizabeth Szirtes	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	102 Louise Sweatman	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	801 Morris Davison	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	502 Peter & Judith Rinfret	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	202 Robert Walsh & Carol Mic…	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	101 Robin Hill	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	301 Sylvie Mougeot	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	602 Jean & Christopher Rath	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	402 Dr. Jan Heney	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	401 Mr. James & Mullin, Leith	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	501 Gilbert Lauzon & Francin…	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	701 François Roberge	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	103 Dorene Hurtig	1,289.06
11/01/2019	Receive Payment	Nov 1 2019 PAP	802 Dann Michols & Louise M…	1,877.56

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/01/2019	Receive Payment	Nov 1 2019 PAP	702 Agnes Sermann	1,877.56
11/01/2019	Receive Payment	Nov 1 2019 PAP	201 Daniel Harrison Kuzell	1,289.06
11/04/2019	Receive Payment	Nov 4 2019 Chq Dep	103 Dorene Hurtig	1,289.06
11/04/2019	Receive Payment	Nov 4 2019 Chq Dep	302 Shaheer Nawar	1,289.06
Total				27,322.58

9140280 CANADA INC.
Statement of Account (Bank)
Tuesday, October 01, 2019 - Thursday, October 31, 2019

Account Name:	Account:	Branch:	Currency:
279 OP	5306364	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			10/01/2019	$87,407.45
	WI024 Fr0354 5306372		$3,931.84	10/01/2019	
	TWCCC32385 0022 EFT		$26,215.71	10/01/2019	
	CAPITAL INTEGRA BPY	$1,085.08		10/01/2019	
	TWCCC32385 0000 EFT	$1,471.25		10/01/2019	$114,998.67
	TWCCC32385 RETURNS	$1,289.06		10/02/2019	$113,709.61
	ENBRIDGE GAS L5Q7Q5	$1,501.49		10/08/2019	$112,208.12
	RDC DEPOSIT		$17,423.59	10/09/2019	$129,631.71
	PRFD-TPCCC32381-0028	$9,781.09		10/11/2019	
	RDC DEPOSIT		$2,605.15	10/11/2019	$122,455.77
	Hydro Ottawa MSP	$1,048.48		10/15/2019	$121,407.29
	Hydro Ottawa MSP	$207.12		10/16/2019	$121,200.17
	IO261 Fr0354 5306372		$36,398.52	10/17/2019	$157,598.69
	EFT Billing	$31.02		10/21/2019	
	EFT Billing	$35.84		10/21/2019	$157,531.83
	PRFD-TPCCC32381-0029	$15,121.12		10/24/2019	$142,410.71
	BELL CANADA EFT BPY	$148.45		10/28/2019	$142,262.26
	OTTAWA WATER WBP	$3,036.30		10/29/2019	$139,225.96
	MAINTENANCE CHARGE	$20.00		10/31/2019	
	INTEREST CREDIT		$107.59	10/31/2019	$139,313.55
	Closing Balance			10/31/2019	$139,313.55
Totals:		**$34,776.30**	**$86,682.40**		
Item Count:		**13**	**6**		

Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT

CCC 279

October 2019

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

Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FUND REPORT SUMMARY

CCC#279

October 2019

Revenue:

There is $0.00 due to reserve.

Expenses:

There are no expenses for this period.

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
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CCC #279

BUDGET VS. ACTUALS: 2019/2020 BUDGET - FY20 P&L

October 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	5.00		5.00	
6125 Reserve-Generator Proposal	5,085.00		5,085.00	
6142 Reserve-Electrical & Lighting	15,447.44		15,447.44	
Total 6000 Reserve Expenses	**20,537.44**		**20,537.44**	
Total Expenses	**$20,537.44**	**$0.00**	**$20,537.44**	**0.00%**
NET OPERATING INCOME	**$ -20,537.44**	**$0.00**	**$ -20,537.44**	**0.00%**
Other Income				
6001 Contribution from Operating	8,901.25	8,901.25	0.00	100.00 %
6002 Reserve-Interest Revenue	72.73		72.73	
Total Other Income	**$8,973.98**	**$8,901.25**	**$72.73**	**100.82 %**
NET OTHER INCOME	**$8,973.98**	**$8,901.25**	**$72.73**	**100.82 %**
NET INCOME	**$ -11,563.46**	**$8,901.25**	**$ -20,464.71**	**-129.91 %**

CCC #279

BUDGET VS. ACTUALS: 2019/2020 BUDGET - FY20 P&L

April - October, 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	30.00		30.00	
6120 Reserve-Engineering Services	7,882.44		7,882.44	
6125 Reserve-Generator Proposal	26,329.00		26,329.00	
6142 Reserve-Electrical & Lighting	17,481.44		17,481.44	
6147 Reserve-Common Room	5,604.48		5,604.48	
Total 6000 Reserve Expenses	**57,327.36**		**57,327.36**	
Total Expenses	**$57,327.36**	**$0.00**	**$57,327.36**	**0.00%**
NET OPERATING INCOME	**$ -57,327.36**	**$0.00**	**$ -57,327.36**	**0.00%**
Other Income				
6001 Contribution from Operating	62,308.75	62,308.75	0.00	100.00 %
6002 Reserve-Interest Revenue	743.18		743.18	
Total Other Income	**$63,051.93**	**$62,308.75**	**$743.18**	**101.19 %**
NET OTHER INCOME	**$63,051.93**	**$62,308.75**	**$743.18**	**101.19 %**
NET INCOME	**$5,724.57**	**$62,308.75**	**$ -56,584.18**	**9.19 %**

CCC #279

1020 Reserve Account, Period Ending 10/31/2019

RECONCILIATION REPORT

Reconciled on: 11/07/2019

Reconciled by: Paige Piczak

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

Summary CAD

Statement beginning balance	111,686.89
Cheques and payments cleared (3)	-40,335.36
Deposits and other credits cleared (1)	72.73
Statement ending balance	71,424.26
Register balance as of 10/31/2019	71,424.26
Cleared transactions after 10/31/2019	0.00
Uncleared transactions after 10/31/2019	-15,447.44
Register balance as of 11/07/2019	55,976.82

Details

Cheques and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/01/2019	Journal	173		-3,931.84
10/17/2019	Journal	176		-36,398.52
10/31/2019	Journal	181		-5.00
Total				-40,335.36

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/31/2019	Journal	181		72.73
Total				72.73

Additional Information

Uncleared cheques and payments after 10/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/06/2019	Bill Payment	TD_RF_Nov 08_01	Ottawa Plumbing And Heating	-15,447.44
Total				-15,447.44

9140280 CANADA INC.
Statement of Account (Bank)
Tuesday, October 01, 2019 - Thursday, October 31, 2019

Account Name:	Account:	Branch:	Currency:
279 RES	5306372	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			10/01/2019	$111,686.89
	WI024 To0354 5306364	$3,931.84		10/01/2019	$107,755.05
	IO261 To0354 5306364	$36,398.52		10/17/2019	$71,356.53
	MAINTENANCE CHARGE	$5.00		10/31/2019	
	INTEREST CREDIT		$72.73	10/31/2019	$71,424.26
	Closing Balance			10/31/2019	$71,424.26
Totals:		**$40,335.36**	**$72.73**		
Item Count:		**3**	**1**		