

Board of Directors Meeting OCSCC #725



**Wednesday, March 19th, 2019
6pm**

**Ottawa Carleton Standard Condominium Corporation 725
Meeting of the Board of Directors
Tuesday, March 19th, 2019
205 Bolton Street 6pm**

AGENDA

- 1. Call to Order**
- 2. Motion to approve the March 19th, 2019 agenda and minutes from February 13th, 2019.**
- 3. Financial update -**
*Financial Summary available every 20th through the portal for the board.
- 4. Status Certificate Review - monthly inclusions**
- 5. Management Report – Update by CIPM**
- 6. Other Business**
 - Budget meeting proposal for owners and applicable dates with invitees.
 - Ratification of Budget release to owners.
 - Ratification of next round of window replacements through reserve.
 - Landscaping
 - Status of rule document and next steps
 - Contract for window evaluation
 - Contract for garage evaluation (ramp and membrane)
 - Canada post and additional Parcel locker.
- 7. Motion for adjournment**
- 8. Date of the next board meeting**

Ottawa-Carleton Standard Condominium Corporation No. 725

Minutes **Board of Directors Meeting** **19 February 2019**

Present:

Doug Wigney	President and Co-treasurer
Ross Allan	Co-treasurer
Margaret VanDongen	Secretary
Tranna Homenick	Director at Large
Yvette Theriault	Director at Large (By Conference Call)
Michael Barnett	Property Manager

Ron Allen	Chair Social Committee
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1. The meeting was called to order at 6 p.m.
2. The Chair of the Social Committee was present to discuss the expenditures to date and to request a more timely method for payment of invoices. The Board had approved a budget of \$950 for the Social Committee to manage the Halloween and Christmas functions. The Committee spent \$1172. They make the following recommendation for the Board to consider
 - a.) That the money spent on long term assets such as a trees and additional Christmas lights be charged to the Landscaping budget.
 - b.) That an additional \$120 be allocated to the Social Committee for the monthly coffee meetings.
 - c.) That an alternate method be established for managing the Social budget. They would like \$1000 to be given to the Social Committee treasurer to pay out to the members as expenses are incurred.

At this point Mr. Allen left the meeting.

3. Motion to Approve the Agenda and the Minutes from the meeting or 10 January 2019.

The Agenda was presented for approval.

Moved/seconded/approved

The minutes from 10 January were presented for approval.

Moved/seconded/approved

4. Financial Update

The last invoices from the flood remediation have been received. An additional \$35,000 has been spent on this work. Due to this expense, the budget is in a deficit of \$79,505. We are expecting approximately \$45,000 from Hydro as a rebate on expenses for the past two years so our position will be improved.

Nonetheless, the Association will be in a deficit position for the remainder of the year.

This is in line with the budget that was set last year. The 2018/19 budget had targeted a deficit of approximately \$40,000. The previous Board was using the surplus funds built up over the past several years to allow for lower increases to fees. The surplus is now almost depleted and we can expect higher increases in the coming years. The Board is cognisant of the fact that not having a surplus will mean that should there be a large unexpected cost a special assessment may be necessary. The budget of 2019/20 will have a small contingency fund of \$10,000.

5. Status Certificate Review

As there has not been a recent request for a Status Certificate, no changes have been made. When there is a new request, the certificate will indicate that there is an expected deficit in the budget this year.

6. Management Report

- Snow removal continues to be monitored by CI.
- An owner had taken photos of the situation when an ambulance was called to a unit in the building. Apparently, there was difficulty getting their equipment in and out. It was noted that ambulances and other emergency vehicles should be entering the building from the back door where there is a shorter pathway to enter.
- The issue of putting numbers at the elevators to indicate the direction of the units was discussed. CI will give the Board an estimate on this.
- A noise complaint has been received and CI has dealt with the issue. No further complaints have been received.
- Ottawa Hydro will be installing new meters in the building for each unit
- Bell Fibe has asked to be allowed to go ahead with installation throughout the building. CI will prepare a letter for owners/residents informing them of this.

7. Other Business

a) Social Committee funding and reconciliation

It was recommended that \$260 of paid expenses be reallocated to the Landscape budget from the Social Committee budget.

Moved/seconded/approved

It was recommended that an additional \$120 be allocated to the Social Committee to fund monthly coffees.

Moved/seconded/approved

It was recommended that prior to each event the Social Committee be asked for a budget. The Committee will then be advanced the funds and will reconcile payments after the event.

Moved/seconded/approved

b) Budget Finalization

The Board reviewed the draft budget and made several changes. With this budget the increase in condo fees will be 7.44% for the year. There will still be a small contingency fund of \$10,000. CI will draft a note to all owners. It is hoped that an all-owner meeting can be scheduled for the week of 11 March.

c) Ratification of Decision on Multi-year contract with Pyron Fire.

The decision which had been supported by e-mail was presented for ratification.

Moved/seconded/approved

d) HVAC related to unit with additional pump installed.

It was recommended that a neutral company be asked to inspect the changed made to the system. This will be scheduled for April.

Moved/seconded/approved

8. Adjournment

The meeting adjourned at 8:20 pm.

9. Next Meeting.

The next meeting is scheduled for 19 March at 6:00 pm.

Ottawa-Carleton Standard Condominium Corporation No. 725
Management Report
March 19th 2019
6 p.m. - Party Room 205 Bolton Street.

Maintenance Report:

- Snow removal had a few challenges this month however the company has been responsive. There have been some issues this year and we have already approached the last contractor for a quote for next year. We will be tendering this contract.
- Cleaning in the building is good in general. The extractor is now repaired and being used for salt on the new carpets.
- Garbage room has been clean throughout the month and no challenges identified.
- Garbage room corridor entrance door- window has now been installed in the door making it safer for everyone concerned.
- Caulking around the building is ongoing and I walked the entire site with David. There are a number of areas which were missed which have been identified and David will get them done in the next two weeks.
- Elevator 3 is still awaiting the control board for the sump pump to come in. Dayview have confirmed that it is expected this week. Once installed we will take the next steps with Thyssen as indicated in previous reports.
- Garage door issues - we have realigned the receiver for the garage door, moving it closer to the door which seems to have solved the issue in regards to some remotes not working. Residents have been kept informed and David has been shown how to test the remotes.
- Snow removal from balconies. Permission was given by the board to remove excess snow from balconies to avoid issues which some residents have taken advantage of. We have received a number of support emails from residents for doing this as some owners had experienced issues in the past with water penetration.
- Generator test with 2 hours load is due, Gentech have not been very responsive but we are hoping to confirm a date soon.
- Bell Fiber install dates are not confirmed yet, however we are aiming to have this completed before the end of April. A notice for residents is being prepared but not ready for this meeting. All applicable paperwork has been submitted to Bell.

Managers Report:

- Compliance issues - There have been no compliance letters issues since the last board meeting.
- Budget notice and package for FY 2019/2020 sent to owners March 11th 2019.
- Investments meeting went well and a process is now in place for the board to decide on investments following the recommendations of the advisor from Dominion Securities.
- Budget for 2019/2020 draft was sent per standard to the board on Feb 1st 2019. This is an agenda item.
- Insurance renewal is in and I have reached out to R Bailey from Baileys insurance from the recommendation from the board. We are awaiting the quote from this broker.
- Outstanding amounts for the garage door repairs following the car accident have been received this month.

Contracts

Snow removal	Solutions Infinities	Nov 15 2018	April 15 2019
Landscaping	Horitcare	April 15 2018	Nov 15 2018
HVAC	Modern Niagara	April 1 2017	Mar 31 2020
Generator	Gentech	No contract on record. I have asked them for a copy for file.	Ongoing
Elevator	Thyssen Krupp	Dec 1 2018	Nov 30 2028
Gym	Dan's Body Building	No contract on record. I have asked them for a copy for file	Ongoing
Management Contract	Capital Integral	April 1 2018	Mar 31 2021
Cleaning	Ottawa Maintenance Solutions	May 1st, 2018	April 30, 2020
SuperIntendent	Ottawa Maintenance	May 1st	April 30,

	Solutions	2018	2020
Fire System	Pyron	Jan 2019	Jan 2022
Insurance	Gifford - Aviva	Mar 31, 2018	Mar 31, 2019

MONTHLY FINANCIAL REPORT

OCSCC 725

February 2019

OCSCC 725 Monthly Financials

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Reserve Reports

1. Financial Summary Report
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3. Profit and Loss Statement- Year to Date
4. Reserve Fund Bank Reconciliation
5. Reserve Fund Bank Statement
6. Investment

OCSCC No. 725
Financial Operating Summary February 2019

Revenue

Currently OCSCC No. 725 has invoiced 100% of the budgeted revenue.

Expenses

Utilities are trending under budget currently due to the Hydro rebate coming in. Gas is lower than budgeted but we have only received the invoice up to Jan 13th so I do expect this to rise.

Contracts are trending on budget so far. Landscaping was budgeted at \$3,000.00 per month however the contracted amount is for \$4564.9 which included the 10 yards of mulching. We expect this to continue until March 2019. Snow removal has an additional charge for 2018 April which is putting it over budget and we should expect some overages this year due to the amount of snow. The building is contracted for 254cm and overages are additional.

Plumbing is over budget due to the sump pump pits clearance and pipe insulations required. We also had to recore the drain in the garbage room which added to this overage.

HVAC is over budget due to significant repairs to the MUA as well a burner replacements early in the year. We completed the air balancing and identified the issue related to the east and west sides. Some of these issues were related again to the unusual summer we had in regards to humidity levels.

Fire system repairs are over due to the work required following the annual testing. Some of these items were not repaired last year when reported. The system is fully restored now.

Elevator repairs were related to the 4th floor work which was not completed by Apollo. This was not a budgeted item.

General Repairs and maintenance are over budget primarily due to a 35K invoice from Winmar to finalise the in-unit repairs associated with the flood. This was the final invoice.

Building supplies are over due to purchases of the garbage bin, mats for the BBQ's, flowers in the spring, cleaning supplies, paint for corridors and carpet service from Sani Sol. This will be a cost moving forward however we are trying to restrict spending on non essentials and we have set up accounts with suppliers to avoid any additional costs.

Audit accounting was over budget due to problems with back ups from Apollo and issues with the additional work following all of the repairs completed post flood.

Legal was over due to the AGM coverage and a number of questions posed to the lawyer. This was not a budgeted item.

Conclusion

Currently the corporation is over budget for this years expenses however this was understood at the time the budget was created. The Hydro rebate has come in so we are close to budget currently but must still monitor expenses in order to complete the year close to the budget.

OCSCC #725

BUDGET VS. ACTUALS: APR 2018 - MAR 2019 - FY19 P&L

February 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4001 Condo Fees	73,555.93	72,800.00	755.93	101.04 %
4029 Interest Income	366.27	58.34	307.93	627.82 %
4030 Other incomes	75.00		75.00	
4031 Key Replacement	25.00		25.00	
4032 NSF fees charged to customers	45.00		45.00	
4037 Misc. Income	50.77	833.34	-782.57	6.09 %
Total Income	\$74,117.97	\$73,691.68	\$426.29	100.58 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	29,897.50	29,897.50	0.00	100.00 %
Total Cost of Goods Sold	\$29,897.50	\$29,897.50	\$0.00	100.00 %
GROSS PROFIT	\$44,220.47	\$43,794.18	\$426.29	100.97 %
Expenses				
5000 Utilities				
5010 Gas	6,272.14	5,000.00	1,272.14	125.44 %
5020 Hydro	-47,580.62	8,500.00	-56,080.62	-559.77 %
5030 Water & Sewer	5,295.46	5,833.33	-537.87	90.78 %
5040 Telecom Expenses	302.90	416.67	-113.77	72.70 %
Total 5000 Utilities	-35,710.12	19,750.00	-55,460.12	-180.81 %
5405 Fire Panel Monitorin	59.72	125.00	-65.28	47.78 %
5410 General Cleaning	3,729.00	3,791.67	-62.67	98.35 %
5411 Superintendent	4,294.00	4,375.00	-81.00	98.15 %
5415 Waste management	249.73	500.00	-250.27	49.95 %
5425 Garage Maintenance		416.66	-416.66	
5430 Fire System Maintenance	135.60	458.34	-322.74	29.59 %
5435 Security Expense		83.34	-83.34	
5440 Mechanical Maintenance/HVAC	-3,029.32	1,583.34	-4,612.66	-191.32 %
5450 Generator Maintenance	0.00	112.50	-112.50	0.00 %
5455 Elevator Maintenance	1,392.93	1,875.00	-482.07	74.29 %
5460 Fitness Equipment		125.00	-125.00	
5465 Landscaping		0.00	0.00	
5470 Snow Removal	2,335.34	4,125.00	-1,789.66	56.61 %
5475 Pest Control	36.16	62.50	-26.34	57.86 %
5502 Building Supplies	325.91	125.00	200.91	260.73 %
5503 General Repairs & Maint	815.18	666.66	148.52	122.28 %
5504 Emergency Calls	105.74	100.00	5.74	105.74 %
5510 Additional Building Cleaning		100.00	-100.00	
5516 Plumbing R&M		250.00	-250.00	
5518 Window Cleaning		0.00	0.00	
5520 Electrical R&M		250.00	-250.00	
5525 Garage Cleaning/Maintenance		250.00	-250.00	
5530 Fire System Repairs	590.99		590.99	
5540 HVAC	3,013.61		3,013.61	
5560 Amenity R&M		54.16	-54.16	
5800 Administrative & Professional Expenses				

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5820 Committee Expenditures	120.00		120.00	
Total 5800 Administrative & Professional Expenses	120.00		120.00	
5801 Property Management Fees	5,514.40	5,514.42	-0.02	100.00 %
5805 CAO Fees	244.00	122.00	122.00	200.00 %
5810 Office Expenses	125.00	199.16	-74.16	62.76 %
5812 Bank Charges	191.34	66.67	124.67	287.00 %
5813 Condo Functions		166.67	-166.67	
5815 Miscellaneous Expenses		166.66	-166.66	
5830 Insurance Expense/General & Liability Insurance	2,579.48	2,579.50	-0.02	100.00 %
5831 Insurance Deductible		833.34	-833.34	
5833 Audit-Accounting		416.67	-416.67	
Total Expenses	\$ -12,881.31	\$49,244.26	\$ -62,125.57	-26.16 %
NET OPERATING INCOME	\$57,101.78	\$ -5,450.08	\$62,551.86	-1,047.72 %
NET INCOME	\$57,101.78	\$ -5,450.08	\$62,551.86	-1,047.72 %

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BUDGET VS. ACTUALS: APR 2018 - MAR 2019 - FY19 P&L

April 2018 - February 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4001 Condo Fees	801,259.16	800,800.00	459.16	100.06 %
4029 Interest Income	1,928.41	641.66	1,286.75	300.53 %
4030 Other incomes	235.00		235.00	
4031 Key Replacement	650.33		650.33	
4032 NSF fees charged to customers	45.00		45.00	
4037 Misc. Income	150.77	9,166.66	-9,015.89	1.64 %
Billable Expense Income	3,475.32		3,475.32	
Services	385.60		385.60	
Total Income	\$808,129.59	\$810,608.32	\$ -2,478.73	99.69 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	328,872.50	328,872.50	0.00	100.00 %
Total Cost of Goods Sold	\$328,872.50	\$328,872.50	\$0.00	100.00 %
GROSS PROFIT	\$479,257.09	\$481,735.82	\$ -2,478.73	99.49 %
Expenses				
5000 Utilities				
5010 Gas	37,427.81	45,000.00	-7,572.19	83.17 %
5020 Hydro	37,524.69	86,500.00	-48,975.31	43.38 %
5030 Water & Sewer	66,791.10	64,166.63	2,624.47	104.09 %
5040 Telecom Expenses	3,708.12	4,583.37	-875.25	80.90 %
Total 5000 Utilities	145,451.72	200,250.00	-54,798.28	72.64 %
5400 Contracts				
5416 Interior Maintenance/Repair	0.00		0.00	
Total 5400 Contracts	0.00		0.00	
5405 Fire Panel Monitorin	656.92	1,375.00	-718.08	47.78 %
5410 General Cleaning	41,019.00	41,708.37	-689.37	98.35 %
5411 Superintendent	46,217.00	48,125.00	-1,908.00	96.04 %
5415 Waste management	3,213.72	5,500.00	-2,286.28	58.43 %
5425 Garage Maintenance	2,915.40	4,583.34	-1,667.94	63.61 %
5430 Fire System Maintenance	3,525.60	5,041.66	-1,516.06	69.93 %
5435 Security Expense	720.00	916.66	-196.66	78.55 %
5440 Mechanical Maintenance/HVAC	19,389.54	17,416.66	1,972.88	111.33 %
5450 Generator Maintenance	395.50	1,237.50	-842.00	31.96 %
5455 Elevator Maintenance	16,298.98	20,625.00	-4,326.02	79.03 %
5460 Fitness Equipment	776.31	1,375.00	-598.69	56.46 %
5465 Landscaping	24,470.14	18,000.00	6,470.14	135.95 %
5470 Snow Removal	10,979.86	12,375.00	-1,395.14	88.73 %
5475 Pest Control	652.01	687.50	-35.49	94.84 %
5501 Reimbursable Expense	3,592.73		3,592.73	
5502 Building Supplies	7,847.91	1,375.00	6,472.91	570.76 %
5503 General Repairs & Maint	49,101.69	7,333.34	41,768.35	669.57 %
5504 Emergency Calls	953.24	1,100.00	-146.76	86.66 %
5510 Additional Building Cleaning		1,100.00	-1,100.00	
5515 Waste System	2,853.13		2,853.13	
5516 Plumbing R&M	8,590.38	2,750.00	5,840.38	312.38 %

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5518 Window Cleaning	6,209.35	6,500.00	-290.65	95.53 %
5520 Electrical R&M	1,009.12	2,750.00	-1,740.88	36.70 %
5525 Garage Cleaning/Maintenance	6,311.91	2,750.00	3,561.91	229.52 %
5530 Fire System Repairs	4,949.41		4,949.41	
5540 HVAC	3,013.61		3,013.61	
5550 Generator	523.17		523.17	
5555 Elevator	1,621.39		1,621.39	
5560 Amenity R&M		595.84	-595.84	
5800 Administrative & Professional Expenses				
5814 Property Taxes	10.83		10.83	
5820 Committee Expenditures	1,167.27		1,167.27	
Total 5800 Administrative & Professional Expenses	1,178.10		1,178.10	
5801 Property Management Fees	60,658.40	60,658.62	-0.22	100.00 %
5805 CAO Fees	1,464.00	1,342.00	122.00	109.09 %
5810 Office Expenses	3,422.18	2,190.84	1,231.34	156.20 %
5811 Board of Directors Education	84.75		84.75	
5812 Bank Charges	1,536.40	733.37	803.03	209.50 %
5813 Condo Functions	646.06	1,833.37	-1,187.31	35.24 %
5815 Miscellaneous Expenses	0.00	1,833.34	-1,833.34	0.00 %
5830 Insurance Expense/General & Liability Insurance	28,374.28	28,374.50	-0.22	100.00 %
5831 Insurance Deductible		9,166.66	-9,166.66	
5832 Legal	4,480.74		4,480.74	
5833 Audit-Accounting	5,378.80	4,583.37	795.43	117.35 %
Total Expenses	\$520,482.45	\$516,186.94	\$4,295.51	100.83 %
NET OPERATING INCOME	\$ -41,225.36	\$ -34,451.12	\$ -6,774.24	119.66 %
NET INCOME	\$ -41,225.36	\$ -34,451.12	\$ -6,774.24	119.66 %

OCSCC #725

PROFIT AND LOSS

February 2019

	TOTAL
INCOME	
4001 Condo Fees	73,555.93
4029 Interest Income	366.27
4030 Other incomes	75.00
4031 Key Replacement	25.00
4032 NSF fees charged to customers	45.00
4037 Misc. Income	50.77
Total Income	\$74,117.97
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	29,897.50
Total Cost of Goods Sold	\$29,897.50
GROSS PROFIT	\$44,220.47
EXPENSES	
5000 Utilities	
5010 Gas	6,272.14
5020 Hydro	-47,580.62
5030 Water & Sewer	5,295.46
5040 Telecom Expenses	302.90
Total 5000 Utilities	-35,710.12
5405 Fire Panel Monitorin	59.72
5410 General Cleaning	3,729.00
5411 Superintendent	4,294.00
5415 Waste management	249.73
5430 Fire System Maintenance	135.60
5440 Mechanical Maintenance/HVAC	-3,029.32
5450 Generator Maintenance	0.00
5455 Elevator Maintenance	1,392.93
5470 Snow Removal	2,335.34
5475 Pest Control	36.16
5502 Building Supplies	325.91
5503 General Repairs & Maint	815.18
5504 Emergency Calls	105.74
5530 Fire System Repairs	590.99
5540 HVAC	3,013.61
5800 Administrative & Professional Expenses	
5820 Committee Expenditures	120.00
Total 5800 Administrative & Professional Expenses	120.00
5801 Property Management Fees	5,514.40
5805 CAO Fees	244.00
5810 Office Expenses	125.00
5812 Bank Charges	191.34
5830 Insurance Expense/General & Liability Insurance	2,579.48
Total Expenses	\$ -12,881.31
PROFIT	\$57,101.78

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BALANCE SHEET

As of February 28, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	3,422.77
1020 Reserve Account	50,314.00
1022 Royal Bank - Special Project	24.58
Total Cash and Cash Equivalent	\$53,761.35
Accounts Receivable (A/R)	
1100 Accounts Receivable	2,831.49
Total Accounts Receivable (A/R)	\$2,831.49
1025 Petty Cash	472.90
1120 Other receivables	0.00
1200 Due to/from	1,093.93
1300 Prepaid Expenses	5,383.61
Uncategorized Asset	2,457.75
Total Current Assets	\$66,001.03
Non-current Assets	
1016 Investments	677,136.26
Total Non Current Assets	\$677,136.26
Total Assets	\$743,137.29
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	-26,557.76
Total Accounts Payable (A/P)	\$ -26,557.76
2005 Accrued Liabilities	45,783.87
2500 Due to/from Operating	1,093.93
Total Current Liabilities	\$20,320.04
Total Liabilities	\$20,320.04
Equity	
Statutory Reserve Fund	351,894.92
Retained Earnings	175,919.77
Profit for the year	195,002.56
Total Equity	\$722,817.25
Total Liabilities and Equity	\$743,137.29

OCSCC #725

A/R AGING SUMMARY

As of February 28, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
218 Altaf, Alia					0.63	\$0.63
303 Birnbaum, Ellen				166.11		\$166.11
331 Boehm, Mary Ellen					2,663.98	\$2,663.98
405 Manhire, Sheila & Robert (1202460 Ontario Inc)		0.77				\$0.77
TOTAL	\$0.00	\$0.77	\$0.00	\$166.11	\$2,664.61	\$2,831.49

OCSCC #725

A/P AGING SUMMARY

As of February 28, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc. (o/a OMS)	105.74					\$105.74
API Alarm INC					-184.58	\$ -184.58
BELL - 613 241 9358 (469)	217.03				171.75	\$388.78
HD Supply	194.81					\$194.81
Hydro Ottawa		-41,503.34				\$ -41,503.34
Lock Solutions Inc		119.66				\$119.66
Lor-Issa Construction Inc		12,181.40				\$12,181.40
MODERN NIAGARA BUILDING SERVICES		2,815.97				\$2,815.97
Norkem Inc.		167.24				\$167.24
OTTAWA WATER AND SEWER					0.00	\$0.00
Pyron Fire Protection		726.59				\$726.59
Sani-Sol		131.10				\$131.10
The Condominium Authority of Ontario		1,464.00				\$1,464.00
Van's Pressure Cleaning Ltd.					-2,915.40	\$ -2,915.40
Waste Connections					-249.73	\$ -249.73
TOTAL	\$517.58	\$ -23,897.38	\$0.00	\$0.00	\$ -3,177.96	\$ -26,557.76

OCSCC #725

TRANSACTION LIST BY SUPPLIER

February 2019

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc. (o/a OMS)						
01/02/2019	Bill	1911	Yes		2000 Accounts Payable	3,729.00
01/02/2019	Bill	1907	Yes		2000 Accounts Payable	4,294.00
04/02/2019	Bill	2055	Yes		2000 Accounts Payable	50.85
10/02/2019	Bill Payment (Cheque)	FCN_8770-1	Yes		1010 Operating Account	-11,345.20
13/02/2019	Bill	2029	Yes		2000 Accounts Payable	54.89
1663558 Ontario Ltd						
10/02/2019	Bill Payment (Cheque)	FCN_8770-2	Yes		1010 Operating Account	-621.50
Ainger Cabiling Security						
10/02/2019	Bill Payment (Cheque)	FCN_8770-3	Yes		1010 Operating Account	-135.60
BELL - 613 241 9358 (469)						
10/02/2019	Bill	FEB10MAR092019	Yes		2000 Accounts Payable	217.03
BELL - 613 244 5765 (954)						
16/02/2019	Bill	FEB16MARCH162019	Yes		2000 Accounts Payable	85.87
27/02/2019	Bill Payment (Cheque)	RBCX4697	Yes		1010 Operating Account	-85.87
CI Property Management						
01/02/2019	Bill	2781	Yes		2000 Accounts Payable	5,514.40
01/02/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-5,514.40
10/02/2019	Bill Payment (Cheque)	FCN_8770-4	Yes		1010 Operating Account	-2,797.18
DAY-VIEW ELECTRIC INC						
20/02/2019	Purchase Order	1028	No		2000 Accounts Payable	2,141.35
ENBRIDGE						
12/02/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-6,720.15
EVOLUTION BUILDING SERVICES						
10/02/2019	Bill Payment (Cheque)	FCN_8770-5	Yes		1010 Operating	-158.18

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
					Account	
HD Supply						
04/02/2019	Bill	3055831-00	Yes		2000 Accounts Payable	163.18
06/02/2019	Bill	3057271-00	Yes		2000 Accounts Payable	31.63
Hydro Ottawa						
01/02/2019	Supplier Credit	REBATE JAN 2019	Yes		2000 Accounts Payable	-45,302.48
01/02/2019	Bill	NO30-DE31 2018	Yes		2000 Accounts Payable	3,799.14
Hydro Ottawa - FP						
19/02/2019	Bill	DEC31JAN172019	Yes		2000 Accounts Payable	25.63
19/02/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-25.63
Lock Solutions Inc						
13/02/2019	Bill	24421	Yes		2000 Accounts Payable	119.66
Lor-Issa Construction Inc						
01/02/2019	Bill	190125	Yes		2000 Accounts Payable	12,181.40
27/02/2019	Purchase Order	1029	No		2000 Accounts Payable	5,949.45
MODERN NIAGARA BUILDING SERVICES						
01/02/2019	Bill	152614	Yes		2000 Accounts Payable	1,577.48
06/02/2019	Bill	152840	Yes		2000 Accounts Payable	710.21
07/02/2019	Bill	152843	Yes		2000 Accounts Payable	528.28
10/02/2019	Bill Payment (Cheque)	FCN_8770-6	Yes		1010 Operating Account	-725.92
Norkem Inc.						
01/02/2019	Bill	63062	Yes		2000 Accounts Payable	167.24
Oceanus Plumbing & Renovations Inc.						
10/02/2019	Bill Payment (Cheque)	FCN_8770-7	Yes		1010 Operating Account	-462.46
Olga						
10/02/2019	Bill Payment (Cheque)	FCN_8770-8	Yes		1010 Operating Account	-61.50

OTTAWA WATER AND SEWER

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01/02/2019	Bill	DE28-JA272019	Yes		2000 Accounts Payable	5,520.81
19/02/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-5,520.81
Pyron Fire Protection						
01/02/2019	Bill	85031	Yes		2000 Accounts Payable	590.99
10/02/2019	Bill Payment (Cheque)	FCN_8770-9	Yes		1010 Operating Account	-467.82
13/02/2019	Bill	85005	Yes		2000 Accounts Payable	135.60
REGIONEX						
10/02/2019	Bill Payment (Cheque)	FCN_8770-10	Yes		1010 Operating Account	-36.16
Ron Allen						
21/02/2019	Bill	CoffeeDays 2019	Yes		2000 Accounts Payable	120.00
21/02/2019	Bill Payment (Cheque)	FCN_8771	Yes		1010 Operating Account	-120.00
Sani-Sol						
10/02/2019	Bill Payment (Cheque)	FCN_8770-11	Yes		1010 Operating Account	-298.41
13/02/2019	Bill	349098	Yes		2000 Accounts Payable	131.10
Solutions Infinies M7						
01/02/2019	Bill	FEB152018	Yes		2000 Accounts Payable	2,335.34
10/02/2019	Bill Payment (Cheque)	FCN_8770-12	Yes		1010 Operating Account	-2,335.34
Suzanne Trottier						
10/02/2019	Bill Payment (Cheque)	FCN_8770-13	Yes		1010 Operating Account	-46.03
TECHNICAL STANDARDS AND SAFETY AUTHORITY						
10/02/2019	Bill Payment (Cheque)	FCN_8770-14	Yes		1010 Operating Account	-678.00
The Condominium Authority of Ontario						
09/02/2019	Bill	INV-20484-L7H6V0	Yes		2000 Accounts Payable	1,464.00
THYSSENKRUPP						
10/02/2019	Bill Payment (Cheque)	FCN_8770-15	Yes		1010 Operating Account	-427.12
Waste Connections						
01/02/2019	Bill	7140-0000793858	Yes		2000 Accounts Payable	249.73

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
20/02/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-249.73

OCSCC #725

GENERAL LEDGER

February 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
	Beginning Balance						3,237.96
01/02/2019	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	\$ -5,514.40	-2,276.44
01/02/2019	Deposit		205 Estate of the Late Armand Levasseur	create invoice	4001 Condo Fees	\$787.40	-1,489.04
01/02/2019	Deposit				4037 Misc. Income	\$50.77	-1,438.27
01/02/2019	Payment		420 Kerr, Daniel		1100 Accounts Receivable	\$694.25	-744.02
01/02/2019	Payment		408 Brooks, Catherine		1100 Accounts Receivable	\$691.14	-52.88
01/02/2019	Payment		108 Wolfe, Douglas & Belle, Marie-Alice		1100 Accounts Receivable	\$691.14	638.26
01/02/2019	Payment		308 Allan, Ross & Shirley		1100 Accounts Receivable	\$691.14	1,329.40
01/02/2019	Payment		431 O'Connor, Paul & Lyne		1100 Accounts Receivable	\$688.31	2,017.71
01/02/2019	Payment		232 Leblanc, Renee & Francois		1100 Accounts Receivable	\$688.31	2,706.02
01/02/2019	Payment		404 Crowe, Donna		1100 Accounts Receivable	\$680.10	3,386.12
01/02/2019	Payment		124 Ulmer, Daniel Maurice		1100 Accounts Receivable	\$665.65	4,051.77
01/02/2019	Payment		106 Burkholder, Paul		1100 Accounts Receivable	\$665.65	4,717.42
01/02/2019	Payment		311 Nazeer Ladhani		1100 Accounts Receivable	\$662.82	5,380.24
01/02/2019	Payment		220 Motani, Rozemin Bhanji & Azeem		1100 Accounts Receivable	\$662.82	6,043.06
01/02/2019	Payment		118 Horler, Michael		1100 Accounts Receivable	\$662.82	6,705.88
01/02/2019	Payment		320 Wigney, Douglas & Levesque, Diane		1100 Accounts Receivable	\$662.82	7,368.70
01/02/2019	Payment		211 Bentley, Matthew & Ticky, Tiffany		1100 Accounts Receivable	\$662.82	8,031.52
01/02/2019	Payment		304 Valois, Peter & Shirley		1100 Accounts Receivable	\$648.67	8,680.19
01/02/2019	Payment		228 Foote, Derek c/o Attaché-TMS Associates		1100 Accounts Receivable	\$648.67	9,328.86
01/02/2019	Payment		328 Lemay, Louis-Philippe & Gilberte		1100 Accounts Receivable	\$648.67	9,977.53
01/02/2019	Payment		427 Ballantyne, Patrick		1100 Accounts Receivable	\$648.67	10,626.20
01/02/2019	Payment		424 - Lori Marchand		1100 Accounts Receivable	\$648.67	11,274.87
01/02/2019	Payment		204 - Wendy Zatylny		1100 Accounts Receivable	\$648.67	11,923.54
01/02/2019	Payment		104 - Patrick Brennan & Linda Pasquale		1100 Accounts Receivable	\$648.67	12,572.21
01/02/2019	Payment		126 Wongwinyucho, Mimi Surada		1100 Accounts Receivable	\$648.67	13,220.88
01/02/2019	Payment		423 Anton, Susan & Brad		1100 Accounts Receivable	\$637.34	13,858.22
01/02/2019	Payment		207 Nelson, Samuel		1100 Accounts Receivable	\$634.51	14,492.73
01/02/2019	Payment		107 Filion, Helene		1100 Accounts Receivable	\$634.51	15,127.24
01/02/2019	Payment		407 Landry, Richard & Tian, Huilan		1100 Accounts Receivable	\$634.51	15,761.75
01/02/2019	Payment		307 Trottier, Suzanne		1100 Accounts Receivable	\$634.51	16,396.26
01/02/2019	Payment		421 Ferraris, Franz		1100 Accounts Receivable	\$572.51	16,968.77
01/02/2019	Payment		329 2043315 Ontario Inc. c/o Lynn Soucie		1100 Accounts Receivable	\$558.06	17,526.83
01/02/2019	Payment		303 Birnbaum, Ellen		1100 Accounts Receivable	\$558.06	18,084.89
01/02/2019	Payment		229 Vermette, Judy		1100 Accounts Receivable	\$558.06	18,642.95
01/02/2019	Payment		203 Naqi, Mohammad Mahmud Ali		1100 Accounts Receivable	\$558.06	19,201.01
01/02/2019	Payment		127 Hugues, Joel & Potvin-Hugues Nicole		1100 Accounts Receivable	\$558.06	19,759.07
01/02/2019	Payment		310 Sabourin, Paul		1100 Accounts Receivable	\$541.08	20,300.15
01/02/2019	Payment		221 Kim, Nicola		1100 Accounts Receivable	\$541.08	20,841.23
01/02/2019	Payment		119 Marcus, Angela		1100 Accounts Receivable	\$541.08	21,382.31
01/02/2019	Payment		110 Del Castillo, Ricardo & Banos, Angelica		1100 Accounts Receivable	\$541.08	21,923.39
01/02/2019	Payment		321 Lodge, Crawford & Soldo, Danka		1100 Accounts Receivable	\$541.08	22,464.47
01/02/2019	Payment		410 Bai, Danya		1100 Accounts Receivable	\$541.08	23,005.55
01/02/2019	Payment		210 Stevens, David & Carrie		1100 Accounts Receivable	\$541.08	23,546.63
01/02/2019	Payment		403 Weber, George & Morris, Mary		1100 Accounts Receivable	\$541.08	24,087.71
01/02/2019	Payment		428 Agarwal, Rashma		1100 Accounts Receivable	\$526.64	24,614.35
01/02/2019	Payment		112 Surani, Ahmed		1100 Accounts Receivable	\$495.78	25,110.13
01/02/2019	Payment		416 Lee, Howah		1100 Accounts Receivable	\$464.62	25,574.75
01/02/2019	Payment		216 Packer, Brenda & Linda		1100 Accounts Receivable	\$464.62	26,039.37
01/02/2019	Payment		215 Fitzpatrick, Elizabeth		1100 Accounts Receivable	\$464.62	26,503.99
01/02/2019	Payment		415 Gorley, Claude & Gauthier-Gorley, Claudette		1100 Accounts Receivable	\$464.62	26,968.61
01/02/2019	Payment		315 Robbins, Joshua & Blondin, Danielle		1100 Accounts Receivable	\$464.62	27,433.23
01/02/2019	Payment		316 Abraham, Dennis		1100 Accounts Receivable	\$464.62	27,897.85
01/02/2019	Payment		214 Buch, Ralph & St. Louis, Diane		1100 Accounts Receivable	\$461.80	28,359.65
01/02/2019	Payment		213 Alifirova, Alla		1100 Accounts Receivable	\$461.80	28,821.45
01/02/2019	Payment		318 Christine & Fredinand Trauttmansdorff		1100 Accounts Receivable	\$461.80	29,283.25
01/02/2019	Payment		313 Bailey, Leona & Mark Wang (only Mark living there)		1100 Accounts Receivable	\$461.80	29,745.05
01/02/2019	Payment		314 Ryan, Katarzyna		1100 Accounts Receivable	\$461.80	30,206.85
01/02/2019	Payment		405 Manhire, Sheila & Robert		1100 Accounts Receivable	\$818.06	31,024.91

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			(1202460 Ontario Inc)				
01/02/2019	Payment		105 Zwick, Jeffrey & Mulkins, Marta		1100 Accounts Receivable	\$787.40	31,812.31
01/02/2019	Payment		205 Estate of the Late Armand Levasseur		1100 Accounts Receivable	\$787.40	32,599.71
01/02/2019	Payment		411 Ciocca, Jean-Luc & Grosjean Sylvie		1100 Accounts Receivable	\$694.25	33,293.96
01/02/2019	Payment		103 Blanchet-Smith, Ronald Allen & Louise		1100 Accounts Receivable	\$541.08	33,835.04
01/02/2019	Payment		217 Maiti, Anindya		1100 Accounts Receivable	\$461.80	34,296.84
01/02/2019	Payment		414 Chalut, Nancy		1100 Accounts Receivable	\$461.80	34,758.64
01/02/2019	Payment		413 - John Van Gaal		1100 Accounts Receivable	\$461.80	35,220.44
01/02/2019	Payment		218 Altaf, Alia		1100 Accounts Receivable	\$461.80	35,682.24
01/02/2019	Payment		116 - Mary & Barry Lemoine		1100 Accounts Receivable	\$461.80	36,144.04
01/02/2019	Payment		115 Campbell, Maryse		1100 Accounts Receivable	\$461.80	36,605.84
01/02/2019	Payment		418 Younan, Ashur		1100 Accounts Receivable	\$461.80	37,067.64
01/02/2019	Payment		417 Krupljanin, Dejan & Poulin-Lamarre, Rosalie		1100 Accounts Receivable	\$461.80	37,529.44
01/02/2019	Payment		317 Cazabon, Catherine		1100 Accounts Receivable	\$461.80	37,991.24
01/02/2019	Payment		225 Reichstein. Kevin & St. Jean, Melanie		1100 Accounts Receivable	\$456.14	38,447.38
01/02/2019	Payment		325 Wittfooth, Kristina		1100 Accounts Receivable	\$456.14	38,903.52
01/02/2019	Payment		123 Over, James & Edith		1100 Accounts Receivable	\$456.14	39,359.66
01/02/2019	Payment		212 Hong, Paul		1100 Accounts Receivable	\$444.81	39,804.47
01/02/2019	Payment		312 Farid, Amir		1100 Accounts Receivable	\$444.81	40,249.28
01/02/2019	Payment		412 Hodder, Juanita		1100 Accounts Receivable	\$444.81	40,694.09
01/02/2019	Payment		219 Ballantyne, Patrick		1100 Accounts Receivable	\$439.14	41,133.23
01/02/2019	Payment		117 Plourde, Sylvie		1100 Accounts Receivable	\$439.14	41,572.37
01/02/2019	Payment		419 Bastien, Edward Matthew Wai-Shun		1100 Accounts Receivable	\$439.14	42,011.51
01/02/2019	Payment		319 Hunter, Kelsey		1100 Accounts Receivable	\$439.14	42,450.65
01/02/2019	Payment		223 Henderson, Ingrid		1100 Accounts Receivable	\$436.31	42,886.96
01/02/2019	Payment		121 Homenick, Tranna		1100 Accounts Receivable	\$436.31	43,323.27
01/02/2019	Payment		323 Keilhauer, Kelsey		1100 Accounts Receivable	\$436.31	43,759.58
01/02/2019	Payment		122 - Jessica Wong		1100 Accounts Receivable	\$427.82	44,187.40
01/02/2019	Payment		209 - Jane Charles		1100 Accounts Receivable	\$427.82	44,615.22
01/02/2019	Payment		224 Isupov, Inga		1100 Accounts Receivable	\$427.82	45,043.04
01/02/2019	Payment		109 Benjamin, Kathleen		1100 Accounts Receivable	\$427.82	45,470.86
01/02/2019	Payment		409 Croisetiere, Guillanne & Jacques, Pharanae		1100 Accounts Receivable	\$427.82	45,898.68
01/02/2019	Payment		309 Cadieux, Gaston & Malika		1100 Accounts Receivable	\$427.82	46,326.50
01/02/2019	Payment		324 Stuart, Louise		1100 Accounts Receivable	\$427.82	46,754.32
01/02/2019	Payment		322 Mongeau, Gilbert & Curtis, Alison		1100 Accounts Receivable	\$424.98	47,179.30
01/02/2019	Payment		422 Princip, Daniela		1100 Accounts Receivable	\$424.98	47,604.28
01/02/2019	Payment		120 Pelletier, Pauline		1100 Accounts Receivable	\$424.98	48,029.26
01/02/2019	Payment		330 Hernandez, Iraheta & Minerva		1100 Accounts Receivable	\$875.46	48,904.72
01/02/2019	Payment		302 Johnston, Joan & Crilly, Joanna		1100 Accounts Receivable	\$875.46	49,780.18
01/02/2019	Payment		429 Elkin, Barbara		1100 Accounts Receivable	\$875.46	50,655.64
01/02/2019	Payment		202 Clysdale, Donald & Anne-Marie		1100 Accounts Receivable	\$875.46	51,531.10
01/02/2019	Payment		230 Frogley, Robert & Jones, Kitty		1100 Accounts Receivable	\$844.04	52,375.14
01/02/2019	Payment		402 Kranabetter, Kirby & Danielle		1100 Accounts Receivable	\$844.04	53,219.18
01/02/2019	Payment		227 - Andrea Rice		1100 Accounts Receivable	\$787.40	54,006.58
01/02/2019	Payment		426 Fetz, Thomas		1100 Accounts Receivable	\$787.40	54,793.98
01/02/2019	Payment		125 Taylor, Leigh		1100 Accounts Receivable	\$787.40	55,581.38
01/02/2019	Payment		305 Gibson, Kenneth & Vandongen, Margaret		1100 Accounts Receivable	\$787.40	56,368.78
01/02/2019	Payment		327 Brisson, Sylvie		1100 Accounts Receivable	\$787.40	57,156.18
01/02/2019	Payment		102 Rahim Pirani		1100 Accounts Receivable	\$770.70	57,926.88
01/02/2019	Payment		129 Ahmad, Osamah Al Sanosi		1100 Accounts Receivable	\$759.38	58,686.26
01/02/2019	Payment		406 Gendreau, Paul & Theriault, Yvette		1100 Accounts Receivable	\$748.05	59,434.31
01/02/2019	Payment		306 McRea, Jeffrey & Carroll c/r Apollo Prop Mgt		1100 Accounts Receivable	\$748.05	60,182.36
01/02/2019	Payment		101 Kinnear, Gerard & Lamothe, Christine		1100 Accounts Receivable	\$742.39	60,924.75
01/02/2019	Payment		208 Taggart, Andrea		1100 Accounts Receivable	\$722.57	61,647.32
01/02/2019	Payment		332 Villeneuve, Denise		1100 Accounts Receivable	\$719.74	62,367.06
01/02/2019	Payment		226 Roussell, Margaret		1100 Accounts Receivable	\$716.62	63,083.68
01/02/2019	Payment		425 Henderson, Mariette		1100 Accounts Receivable	\$716.62	63,800.30
01/02/2019	Payment		326 Carpenter, Ian & Madeleine		1100 Accounts Receivable	\$716.62	64,516.92
01/02/2019	Payment		206 O'Brien, Helene		1100 Accounts Receivable	\$716.62	65,233.54
01/02/2019	Payment		430 McGregor, David & Dube, Julie		1100 Accounts Receivable	\$710.96	65,944.50
01/02/2019	Payment		301 Dilvar Construction Ltd. c/o Tony Varriano		1100 Accounts Receivable	\$710.96	66,655.46
01/02/2019	Payment		231 Frederick, Jean-Pierre & Karen		1100 Accounts Receivable	\$710.96	67,366.42
01/02/2019	Payment		128 Gunn, Marjorie & O'Connor, Brian		1100 Accounts Receivable	\$710.96	68,077.38
01/02/2019	Payment		201 Jerieta Waltin-James		1100 Accounts Receivable	\$710.96	68,788.34

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Payment		331 Boehm, Mary Ellen		1100 Accounts Receivable	\$710.96	69,499.30
01/02/2019	Payment		401 Jimenez, Luis & Carol		1100 Accounts Receivable	\$710.96	70,210.26
01/02/2019	Payment		111 Annalisa Gillespie c/o Attaché-TMS Associates		1100 Accounts Receivable	\$694.25	70,904.51
04/02/2019	Deposit			DEPOSIT INTEREST	4029 Interest Income	\$92.47	70,996.98
04/02/2019	Expense			ACCOUNT TRANSFER ACTR4903500101	4500 Contribution to Reserve Fund	\$ -29,897.50	41,099.48
05/02/2019	Cheque Expense	NSF	321 Lodge, Crawford & Soldo, Danka		1100 Accounts Receivable	\$ -541.08	40,558.40
05/02/2019	Cheque Expense	NSF	205 Estate of the Late Armand Levasseur		1100 Accounts Receivable	\$ -787.40	39,771.00
05/02/2019	Deposit				-Split-	\$100.00	39,871.00
06/02/2019	Expense			ACTIVITY FEE	5812 Bank Charges	\$ -139.54	39,731.46
08/02/2019	Expense			ACCOUNT TRANSFER ACTR4903901007	4500 Contribution to Reserve Fund	\$ -4,333.36	35,398.10
10/02/2019	Bill Payment (Cheque)	FCN_8770-4	CI Property Management		2000 Accounts Payable	\$ -2,797.18	32,600.92
10/02/2019	Bill Payment (Cheque)	FCN_8770-5	EVOLUTION BUILDING SERVICES		2000 Accounts Payable	\$ -158.18	32,442.74
10/02/2019	Bill Payment (Cheque)	FCN_8770-2	1663558 Ontario Ltd		2000 Accounts Payable	\$ -621.50	31,821.24
10/02/2019	Bill Payment (Cheque)	FCN_8770-1	10424161 Canada Inc. (o/a OMS)		2000 Accounts Payable	\$ -11,345.20	20,476.04
10/02/2019	Bill Payment (Cheque)	FCN_8770-15	THYSSENKRUPP		2000 Accounts Payable	\$ -427.12	20,048.92
10/02/2019	Bill Payment (Cheque)	FCN_8770-14	TECHNICAL STANDARDS AND SAFETY AUTHORITY		2000 Accounts Payable	\$ -678.00	19,370.92
10/02/2019	Bill Payment (Cheque)	FCN_8770-13	Suzanne Trottier		2000 Accounts Payable	\$ -46.03	19,324.89
10/02/2019	Bill Payment (Cheque)	FCN_8770-12	Solutions Infinies M7		2000 Accounts Payable	\$ -2,335.34	16,989.55
10/02/2019	Bill Payment (Cheque)	FCN_8770-11	Sani-Sol		2000 Accounts Payable	\$ -298.41	16,691.14
10/02/2019	Bill Payment (Cheque)	FCN_8770-10	REGIONEX		2000 Accounts Payable	\$ -36.16	16,654.98
10/02/2019	Bill Payment (Cheque)	FCN_8770-9	Pyron Fire Protection		2000 Accounts Payable	\$ -467.82	16,187.16
10/02/2019	Bill Payment (Cheque)	FCN_8770-8	Olga		2000 Accounts Payable	\$ -61.50	16,125.66
10/02/2019	Bill Payment (Cheque)	FCN_8770-7	Oceanus Plumbing & Renovations Inc.		2000 Accounts Payable	\$ -462.46	15,663.20
10/02/2019	Bill Payment (Cheque)	FCN_8770-6	MODERN NIAGARA BUILDING SERVICES		2000 Accounts Payable	\$ -725.92	14,937.28
10/02/2019	Bill Payment (Cheque)	FCN_8770-3	Ainger Cabling Security		2000 Accounts Payable	\$ -135.60	14,801.68
11/02/2019	Journal Entry	JE1752		To record reserve expense paid from operating (Pyron invoice # 84919)	-Split-	\$332.22	15,133.90
11/02/2019	Payment	1-time PAP	321 Lodge, Crawford & Soldo, Danka		1100 Accounts Receivable	\$586.08	15,719.98
12/02/2019	Bill Payment (Cheque)		ENBRIDGE		2000 Accounts Payable	\$ -6,720.15	8,999.83
14/02/2019	Payment	005777	222 Rust, Gregory & Cindy c/o Dore Property Management		1100 Accounts Receivable	\$424.98	9,424.81
19/02/2019	Bill Payment (Cheque)		Hydro Ottawa - FP		2000 Accounts Payable	\$ -25.63	9,399.18
19/02/2019	Bill Payment (Cheque)		OTTAWA WATER AND SEWER		2000 Accounts Payable	\$ -5,520.81	3,878.37
20/02/2019	Bill Payment (Cheque)		Waste Connections		2000 Accounts Payable	\$ -249.73	3,628.64
21/02/2019	Bill Payment (Cheque)	FCN_8771	Ron Allen		2000 Accounts Payable	\$ -120.00	3,508.64
27/02/2019	Bill Payment (Cheque)	RBCX4697	BELL - 613 244 5765 (954)		2000 Accounts Payable	\$ -85.87	3,422.77
Total for 1010 Operating Account						\$184.81	
1020 Reserve Account							
Beginning Balance							188,193.36
04/02/2019	Deposit			ACCOUNT TRANSFER 725 RF Tfr	6001 Reserve Contribution from operating	\$29,897.50	218,090.86
04/02/2019	Deposit			DEPOSIT INTEREST	4029 Interest Income	\$273.80	218,364.66
06/02/2019	Expense			ACTIVITY FEE	5812 Bank Charges	\$ -51.80	218,312.86
08/02/2019	Deposit			ACCOUNT TRANSFER RF Contribution	6001 Reserve Contribution from operating	\$4,333.36	222,646.22
11/02/2019	Journal Entry	JE1752		To record reserve expense paid from operating (Pyron invoice # 84919)	-Split-	\$ -332.22	222,314.00
25/02/2019	Expense			BILL PYMT 8691 DOMINION SEC	1016 Investments	\$ -100,000.00	122,314.00
26/02/2019	Expense			BILL PYMT 3835 DOMINION SEC	1016 Investments	\$ -72,000.00	50,314.00
Total for 1020 Reserve Account						\$ -137,879.36	
1022 Royal Bank - Special Project							
Beginning Balance							24.58
Total for 1022 Royal Bank - Special Project							
1100 Accounts Receivable							
Beginning Balance							2,043.32
01/02/2019	Invoice	2266	214 Buch, Ralph & St. Louis, Diane		4001 Condo Fees	\$461.80	2,505.12
01/02/2019	Invoice	2265	213 Alifirova, Alla		4001 Condo Fees	\$461.80	2,966.92
01/02/2019	Invoice	2264	416 Lee, Howah		4001 Condo Fees	\$464.62	3,431.54
01/02/2019	Invoice	2263	322 Mongeau, Gilbert & Curtis, Alison		4001 Condo Fees	\$424.98	3,856.52
01/02/2019	Invoice	2262	329 2043315 Ontario Inc. c/o Lynn Soucie		4001 Condo Fees	\$558.06	4,414.58
01/02/2019	Invoice	2261	405 Manhire, Sheila & Robert (1202460 Ontario Inc)		4001 Condo Fees	\$818.83	5,233.41
01/02/2019	Invoice	2260	332 Villeneuve, Denise		4001 Condo Fees	\$719.74	5,953.15
01/02/2019	Invoice	2259	318 Christine & Fredinand Trauttmansdorff		4001 Condo Fees	\$461.80	6,414.95
01/02/2019	Invoice	2258	330 Hernandez, Iraheta & Minerva		4001 Condo Fees	\$875.46	7,290.41
01/02/2019	Invoice	2257	303 Birnbaum, Ellen		4001 Condo Fees	\$558.06	7,848.47

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Invoice	2256	302 Johnston, Joan & Crilly, Joanna		4001 Condo Fees	\$875.46	8,723.93
01/02/2019	Invoice	2255	313 Bailey, Leona & Mark Wang (only Mark living there)		4001 Condo Fees	\$461.80	9,185.73
01/02/2019	Invoice	2254	310 Sabourin, Paul		4001 Condo Fees	\$541.08	9,726.81
01/02/2019	Invoice	2253	304 Valois, Peter & Shirley		4001 Condo Fees	\$648.67	10,375.48
01/02/2019	Invoice	2252	227 - Andrea Rice		4001 Condo Fees	\$787.40	11,162.88
01/02/2019	Invoice	2251	229 Vermette, Judy		4001 Condo Fees	\$558.06	11,720.94
01/02/2019	Invoice	2250	314 Ryan, Katarzyna		4001 Condo Fees	\$461.80	12,182.74
01/02/2019	Invoice	2249	226 Roussell, Margaret		4001 Condo Fees	\$716.62	12,899.36
01/02/2019	Invoice	2248	228 Foote, Derek c/o Attaché-TMS Associates		4001 Condo Fees	\$648.67	13,548.03
01/02/2019	Invoice	2247	225 Reichstein. Kevin & St. Jean, Melanie		4001 Condo Fees	\$456.14	14,004.17
01/02/2019	Invoice	2246	413 - John Van Gaal		4001 Condo Fees	\$461.80	14,465.97
01/02/2019	Invoice	2245	411 Ciocca, Jean-Luc & Grosjean Sylvie		4001 Condo Fees	\$694.25	15,160.22
01/02/2019	Invoice	2244	408 Brooks, Catherine		4001 Condo Fees	\$691.14	15,851.36
01/02/2019	Invoice	2243	219 Ballantyne, Patrick		4001 Condo Fees	\$439.14	16,290.50
01/02/2019	Invoice	2242	212 Hong, Paul		4001 Condo Fees	\$444.81	16,735.31
01/02/2019	Invoice	2241	328 Lemay, Louis-Philippe & Gilberte		4001 Condo Fees	\$648.67	17,383.98
01/02/2019	Invoice	2362	311 Nazeer Ladhani		4001 Condo Fees	\$662.82	18,046.80
01/02/2019	Invoice	2361	122 - Jessica Wong		4001 Condo Fees	\$427.82	18,474.62
01/02/2019	Invoice	2360	108 Wolfe, Douglas & Belle, Marie-Alice		4001 Condo Fees	\$691.14	19,165.76
01/02/2019	Invoice	2359	325 Wittfooth, Kristina		4001 Condo Fees	\$456.14	19,621.90
01/02/2019	Invoice	2358	129 Ahmad, Osamah Al Sanosi		4001 Condo Fees	\$759.38	20,381.28
01/02/2019	Invoice	2357	105 Zwick, Jeffrey & Mulkins, Marta		4001 Condo Fees	\$787.40	21,168.68
01/02/2019	Invoice	2356	216 Packer, Brenda & Linda		4001 Condo Fees	\$464.62	21,633.30
01/02/2019	Invoice	2355	208 Taggart, Andrea		4001 Condo Fees	\$722.57	22,355.87
01/02/2019	Invoice	2354	218 Altaf, Alia		4001 Condo Fees	\$461.80	22,817.67
01/02/2019	Invoice	2353	430 McGregor, David & Dube, Julie		4001 Condo Fees	\$710.96	23,528.63
01/02/2019	Invoice	2352	429 Elkin, Barbara		4001 Condo Fees	\$875.46	24,404.09
01/02/2019	Invoice	2351	427 Ballantyne, Patrick		4001 Condo Fees	\$648.67	25,052.76
01/02/2019	Invoice	2350	426 Fetz, Thomas		4001 Condo Fees	\$787.40	25,840.16
01/02/2019	Invoice	2349	425 Henderson, Mariette		4001 Condo Fees	\$716.62	26,556.78
01/02/2019	Invoice	2348	424 - Lori Marchand		4001 Condo Fees	\$648.67	27,205.45
01/02/2019	Invoice	2347	404 Crowe, Donna		4001 Condo Fees	\$680.10	27,885.55
01/02/2019	Invoice	2346	301 Dilvar Construction Ltd. c/o Tony Varriano		4001 Condo Fees	\$710.96	28,596.51
01/02/2019	Invoice	2345	231 Frederick, Jean-Pierre & Karen		4001 Condo Fees	\$710.96	29,307.47
01/02/2019	Invoice	2344	215 Fitzpatrick, Elizabeth		4001 Condo Fees	\$464.62	29,772.09
01/02/2019	Invoice	2343	209 - Jane Charles		4001 Condo Fees	\$427.82	30,199.91
01/02/2019	Invoice	2342	207 Nelson, Samuel		4001 Condo Fees	\$634.51	30,834.42
01/02/2019	Invoice	2341	204 - Wendy Zatylny		4001 Condo Fees	\$648.67	31,483.09
01/02/2019	Invoice	2340	205 Estate of the Late Armand Levasseur		4001 Condo Fees	\$787.40	32,270.49
01/02/2019	Invoice	2339	203 Naqi, Mohammad Mahmud Ali		4001 Condo Fees	\$558.06	32,828.55
01/02/2019	Invoice	2338	202 Clysdale, Donald & Anne-Marie		4001 Condo Fees	\$875.46	33,704.01
01/02/2019	Invoice	2337	125 Taylor, Leigh		4001 Condo Fees	\$787.40	34,491.41
01/02/2019	Invoice	2336	124 Ulmer, Daniel Maurice		4001 Condo Fees	\$665.65	35,157.06
01/02/2019	Invoice	2335	123 Over, James & Edith		4001 Condo Fees	\$456.14	35,613.20
01/02/2019	Invoice	2334	116 - Mary & Barry Lemoine		4001 Condo Fees	\$461.80	36,075.00
01/02/2019	Invoice	2333	115 Campbell, Maryse		4001 Condo Fees	\$461.80	36,536.80
01/02/2019	Invoice	2332	128 Gunn, Marjorie & O'Connor, Brian		4001 Condo Fees	\$710.96	37,247.76
01/02/2019	Invoice	2331	106 Burkholder, Paul		4001 Condo Fees	\$665.65	37,913.41
01/02/2019	Invoice	2330	415 Gorley, Claude & Gauthier-Gorley, Claudette		4001 Condo Fees	\$464.62	38,378.03
01/02/2019	Invoice	2329	414 Chalut, Nancy		4001 Condo Fees	\$461.80	38,839.83
01/02/2019	Invoice	2328	224 Isupov, Inga		4001 Condo Fees	\$427.82	39,267.65
01/02/2019	Invoice	2327	223 Henderson, Ingrid		4001 Condo Fees	\$436.31	39,703.96
01/02/2019	Invoice	2326	221 Kim, Nicola		4001 Condo Fees	\$541.08	40,245.04
01/02/2019	Invoice	2325	220 Motani, Rozemin Bhanji & Azeem		4001 Condo Fees	\$662.82	40,907.86
01/02/2019	Invoice	2324	431 O'Connor, Paul & Lyne		4001 Condo Fees	\$688.31	41,596.17
01/02/2019	Invoice	2323	127 Hugues, Joel & Potvin-Hugues Nicole		4001 Condo Fees	\$558.06	42,154.23
01/02/2019	Invoice	2322	121 Homenick, Tranna		4001 Condo Fees	\$436.31	42,590.54
01/02/2019	Invoice	2321	119 Marcus, Angela		4001 Condo Fees	\$541.08	43,131.62
01/02/2019	Invoice	2320	118 Horler, Michael		4001 Condo Fees	\$662.82	43,794.44
01/02/2019	Invoice	2319	117 Plourde, Sylvie		4001 Condo Fees	\$439.14	44,233.58
01/02/2019	Invoice	2318	111 Annalisa Gillespie c/o Attaché-TMS Associates		4001 Condo Fees	\$694.25	44,927.83
01/02/2019	Invoice	2317	110 Del Castillo, Ricardo & Banos, Angelica		4001 Condo Fees	\$541.08	45,468.91
01/02/2019	Invoice	2316	109 Benjamin, Kathleen		4001 Condo Fees	\$427.82	45,896.73
01/02/2019	Invoice	2315	107 Filion, Helene		4001 Condo Fees	\$634.51	46,531.24
01/02/2019	Invoice	2314	102 Rahim Pirani		4001 Condo Fees	\$770.70	47,301.94
01/02/2019	Invoice	2313	420 Kerr, Daniel		4001 Condo Fees	\$694.25	47,996.19

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Invoice	2312	419 Bastien, Edward Matthew Wai-Shun		4001 Condo Fees	\$439.14	48,435.33
01/02/2019	Invoice	2311	418 Younan, Ashur		4001 Condo Fees	\$461.80	48,897.13
01/02/2019	Invoice	2310	417 Krupljanin, Dejan & Poulin-Lamarre, Rosalie		4001 Condo Fees	\$461.80	49,358.93
01/02/2019	Invoice	2309	409 Croisetiere, Guillanne & Jacques, Pharanae		4001 Condo Fees	\$427.82	49,786.75
01/02/2019	Invoice	2308	407 Landry, Richard & Tian, Huilan		4001 Condo Fees	\$634.51	50,421.26
01/02/2019	Invoice	2307	321 Lodge, Crawford & Soldo, Danka		4001 Condo Fees	\$541.08	50,962.34
01/02/2019	Invoice	2306	320 Wigney, Douglas & Levesque, Diane		4001 Condo Fees	\$662.82	51,625.16
01/02/2019	Invoice	2305	319 Hunter, Kelsey		4001 Condo Fees	\$439.14	52,064.30
01/02/2019	Invoice	2304	312 Farid, Amir		4001 Condo Fees	\$444.81	52,509.11
01/02/2019	Invoice	2303	308 Allan, Ross & Shirley		4001 Condo Fees	\$691.14	53,200.25
01/02/2019	Invoice	2302	230 Frogley, Robert & Jones, Kitty		4001 Condo Fees	\$844.04	54,044.29
01/02/2019	Invoice	2301	410 Bai, Danya		4001 Condo Fees	\$541.08	54,585.37
01/02/2019	Invoice	2300	305 Gibson, Kenneth & Vandongen, Margaret		4001 Condo Fees	\$787.40	55,372.77
01/02/2019	Invoice	2299	201 Jerieta Waltin-James		4001 Condo Fees	\$710.96	56,083.73
01/02/2019	Invoice	2298	217 Maiti, Anindya		4001 Condo Fees	\$461.80	56,545.53
01/02/2019	Invoice	2297	211 Bentley, Matthew & Ticky, Tiffany		4001 Condo Fees	\$662.82	57,208.35
01/02/2019	Invoice	2296	210 Stevens, David & Carrie		4001 Condo Fees	\$541.08	57,749.43
01/02/2019	Invoice	2295	428 Agarwal, Rashma		4001 Condo Fees	\$526.64	58,276.07
01/02/2019	Invoice	2294	423 Anton, Susan & Brad		4001 Condo Fees	\$637.34	58,913.41
01/02/2019	Invoice	2293	422 Princip, Daniela		4001 Condo Fees	\$424.98	59,338.39
01/02/2019	Invoice	2292	421 Ferraris, Franz		4001 Condo Fees	\$572.51	59,910.90
01/02/2019	Invoice	2291	403 Weber, George & Morris, Mary		4001 Condo Fees	\$541.08	60,451.98
01/02/2019	Invoice	2290	402 Kranabetter, Kirby & Danielle		4001 Condo Fees	\$844.04	61,296.02
01/02/2019	Invoice	2289	331 Boehm, Mary Ellen		4001 Condo Fees	\$710.96	62,006.98
01/02/2019	Invoice	2288	323 Keilhauer, Kelsey		4001 Condo Fees	\$436.31	62,443.29
01/02/2019	Invoice	2287	120 Pelletier, Pauline		4001 Condo Fees	\$424.98	62,868.27
01/02/2019	Invoice	2286	112 Surani, Ahmed		4001 Condo Fees	\$495.78	63,364.05
01/02/2019	Invoice	2285	104 - Patrick Brennan & Linda Pasquale		4001 Condo Fees	\$648.67	64,012.72
01/02/2019	Invoice	2284	103 Blanchet-Smith, Ronald Allen & Louise		4001 Condo Fees	\$541.08	64,553.80
01/02/2019	Invoice	2283	101 Kinnear, Gerard & Lamothe, Christine		4001 Condo Fees	\$742.39	65,296.19
01/02/2019	Invoice	2282	126 Wongwinyucho, Mimi Surada		4001 Condo Fees	\$648.67	65,944.86
01/02/2019	Invoice	2281	222 Rust, Gregory & Cindy c/o Dore Property Management		4001 Condo Fees	\$424.98	66,369.84
01/02/2019	Invoice	2280	412 Hodder, Juanita		4001 Condo Fees	\$444.81	66,814.65
01/02/2019	Invoice	2279	309 Cadieux, Gaston & Malika		4001 Condo Fees	\$427.82	67,242.47
01/02/2019	Invoice	2278	232 Leblanc, Renee & Francois		4001 Condo Fees	\$688.31	67,930.78
01/02/2019	Invoice	2277	406 Gendreau, Paul & Theriault, Yvette		4001 Condo Fees	\$748.05	68,678.83
01/02/2019	Invoice	2276	401 Jimenez, Luis & Carol		4001 Condo Fees	\$710.96	69,389.79
01/02/2019	Invoice	2275	327 Brisson, Sylvie		4001 Condo Fees	\$787.40	70,177.19
01/02/2019	Invoice	2274	326 Carpenter, Ian & Madeleine		4001 Condo Fees	\$716.62	70,893.81
01/02/2019	Invoice	2273	324 Stuart, Louise		4001 Condo Fees	\$427.82	71,321.63
01/02/2019	Invoice	2272	315 Robbins, Joshua & Blondin, Danielle		4001 Condo Fees	\$464.62	71,786.25
01/02/2019	Invoice	2271	317 Cazabon, Catherine		4001 Condo Fees	\$461.80	72,248.05
01/02/2019	Invoice	2270	316 Abraham. Dennis		4001 Condo Fees	\$464.62	72,712.67
01/02/2019	Invoice	2269	307 Trottier, Suzanne		4001 Condo Fees	\$634.51	73,347.18
01/02/2019	Invoice	2268	306 McRea, Jeffrey & Carroll c/r Apollo Prop Mgt		4001 Condo Fees	\$748.05	74,095.23
01/02/2019	Invoice	2267	206 O'Brien, Helene		4001 Condo Fees	\$716.62	74,811.85
01/02/2019	Payment		413 - John Van Gaal		1010 Operating Account	\$ -461.80	74,350.05
01/02/2019	Payment		218 Altaf, Alia		1010 Operating Account	\$ -461.80	73,888.25
01/02/2019	Payment		116 - Mary & Barry Lemoine		1010 Operating Account	\$ -461.80	73,426.45
01/02/2019	Payment		115 Campbell, Maryse		1010 Operating Account	\$ -461.80	72,964.65
01/02/2019	Payment		418 Younan, Ashur		1010 Operating Account	\$ -461.80	72,502.85
01/02/2019	Payment		417 Krupljanin, Dejan & Poulin-Lamarre, Rosalie		1010 Operating Account	\$ -461.80	72,041.05
01/02/2019	Payment		317 Cazabon, Catherine		1010 Operating Account	\$ -461.80	71,579.25
01/02/2019	Payment		225 Reichstein. Kevin & St. Jean, Melanie		1010 Operating Account	\$ -456.14	71,123.11
01/02/2019	Payment		325 Wittfooth, Kristina		1010 Operating Account	\$ -456.14	70,666.97
01/02/2019	Payment		123 Over, James & Edith		1010 Operating Account	\$ -456.14	70,210.83
01/02/2019	Payment		212 Hong, Paul		1010 Operating Account	\$ -444.81	69,766.02
01/02/2019	Payment		312 Farid, Amir		1010 Operating Account	\$ -444.81	69,321.21
01/02/2019	Payment		412 Hodder, Juanita		1010 Operating Account	\$ -444.81	68,876.40
01/02/2019	Payment		219 Ballantyne, Patrick		1010 Operating Account	\$ -439.14	68,437.26
01/02/2019	Payment		117 Plourde, Sylvie		1010 Operating Account	\$ -439.14	67,998.12
01/02/2019	Payment		419 Bastien, Edward Matthew Wai-Shun		1010 Operating Account	\$ -439.14	67,558.98
01/02/2019	Payment		319 Hunter, Kelsey		1010 Operating Account	\$ -439.14	67,119.84
01/02/2019	Payment		223 Henderson, Ingrid		1010 Operating Account	\$ -436.31	66,683.53

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Payment		121 Homenick, Tranna		1010 Operating Account	\$ -436.31	66,247.22
01/02/2019	Payment		323 Keilhauer, Kelsey		1010 Operating Account	\$ -436.31	65,810.91
01/02/2019	Payment		122 - Jessica Wong		1010 Operating Account	\$ -427.82	65,383.09
01/02/2019	Payment		209 - Jane Charles		1010 Operating Account	\$ -427.82	64,955.27
01/02/2019	Payment		224 Isupov, Inga		1010 Operating Account	\$ -427.82	64,527.45
01/02/2019	Payment		109 Benjamin, Kathleen		1010 Operating Account	\$ -427.82	64,099.63
01/02/2019	Payment		409 Croisetiere, Guillanne & Jacques, Pharaanae		1010 Operating Account	\$ -427.82	63,671.81
01/02/2019	Payment		309 Cadieux, Gaston & Malika		1010 Operating Account	\$ -427.82	63,243.99
01/02/2019	Payment		324 Stuart, Louise		1010 Operating Account	\$ -427.82	62,816.17
01/02/2019	Payment		322 Mongeau, Gilbert & Curtis, Alison		1010 Operating Account	\$ -424.98	62,391.19
01/02/2019	Payment		422 Princip, Daniela		1010 Operating Account	\$ -424.98	61,966.21
01/02/2019	Payment		120 Pelletier, Pauline		1010 Operating Account	\$ -424.98	61,541.23
01/02/2019	Payment		330 Hernandez, Iraheta & Minerva		1010 Operating Account	\$ -875.46	60,665.77
01/02/2019	Payment		302 Johnston, Joan & Crilly, Joanna		1010 Operating Account	\$ -875.46	59,790.31
01/02/2019	Payment		429 Elkin, Barbara		1010 Operating Account	\$ -875.46	58,914.85
01/02/2019	Payment		202 Clysdale, Donald & Anne-Marie		1010 Operating Account	\$ -875.46	58,039.39
01/02/2019	Payment		230 Frogley, Robert & Jones, Kitty		1010 Operating Account	\$ -844.04	57,195.35
01/02/2019	Payment		402 Kranabetter, Kirby & Danielle		1010 Operating Account	\$ -844.04	56,351.31
01/02/2019	Payment		227 - Andrea Rice		1010 Operating Account	\$ -787.40	55,563.91
01/02/2019	Payment		426 Fetz, Thomas		1010 Operating Account	\$ -787.40	54,776.51
01/02/2019	Payment		125 Taylor, Leigh		1010 Operating Account	\$ -787.40	53,989.11
01/02/2019	Payment		305 Gibson, Kenneth & Vandongen, Margaret		1010 Operating Account	\$ -787.40	53,201.71
01/02/2019	Payment		327 Brisson, Sylvie		1010 Operating Account	\$ -787.40	52,414.31
01/02/2019	Payment		102 Rahim Pirani		1010 Operating Account	\$ -770.70	51,643.61
01/02/2019	Payment		129 Ahmad, Osamah Al Sanosi		1010 Operating Account	\$ -759.38	50,884.23
01/02/2019	Payment		406 Gendreau, Paul & Theriault, Yvette		1010 Operating Account	\$ -748.05	50,136.18
01/02/2019	Payment		306 McRea, Jeffrey & Carroll c/r Apollo Prop Mgt		1010 Operating Account	\$ -748.05	49,388.13
01/02/2019	Payment		101 Kinnear, Gerard & Lamothe, Christine		1010 Operating Account	\$ -742.39	48,645.74
01/02/2019	Payment		208 Taggart, Andrea		1010 Operating Account	\$ -722.57	47,923.17
01/02/2019	Payment		332 Villeneuve, Denise		1010 Operating Account	\$ -719.74	47,203.43
01/02/2019	Payment		226 Roussell, Margaret		1010 Operating Account	\$ -716.62	46,486.81
01/02/2019	Payment		425 Henderson, Mariette		1010 Operating Account	\$ -716.62	45,770.19
01/02/2019	Payment		326 Carpenter, Ian & Madeleine		1010 Operating Account	\$ -716.62	45,053.57
01/02/2019	Payment		206 O'Brien, Helene		1010 Operating Account	\$ -716.62	44,336.95
01/02/2019	Payment		430 McGregor, David & Dube, Julie		1010 Operating Account	\$ -710.96	43,625.99
01/02/2019	Payment		301 Dilvar Construction Ltd. c/o Tony Varriano		1010 Operating Account	\$ -710.96	42,915.03
01/02/2019	Payment		231 Frederick, Jean-Pierre & Karen		1010 Operating Account	\$ -710.96	42,204.07
01/02/2019	Payment		128 Gunn, Marjorie & O'Connor, Brian		1010 Operating Account	\$ -710.96	41,493.11
01/02/2019	Payment		201 Jerieta Waltin-James		1010 Operating Account	\$ -710.96	40,782.15
01/02/2019	Payment		331 Boehm, Mary Ellen		1010 Operating Account	\$ -710.96	40,071.19
01/02/2019	Payment		401 Jimenez, Luis & Carol		1010 Operating Account	\$ -710.96	39,360.23
01/02/2019	Payment		111 Annalisa Gillespie c/o Attaché-TMS Associates		1010 Operating Account	\$ -694.25	38,665.98
01/02/2019	Payment		420 Kerr, Daniel		1010 Operating Account	\$ -694.25	37,971.73
01/02/2019	Payment		408 Brooks, Catherine		1010 Operating Account	\$ -691.14	37,280.59
01/02/2019	Payment		108 Wolfe, Douglas & Belle, Marie-Alice		1010 Operating Account	\$ -691.14	36,589.45
01/02/2019	Payment		308 Allan, Ross & Shirley		1010 Operating Account	\$ -691.14	35,898.31
01/02/2019	Payment		431 O'Connor, Paul & Lyne		1010 Operating Account	\$ -688.31	35,210.00
01/02/2019	Payment		232 Leblanc, Renee & Francois		1010 Operating Account	\$ -688.31	34,521.69
01/02/2019	Payment		404 Crowe, Donna		1010 Operating Account	\$ -680.10	33,841.59
01/02/2019	Payment		124 Ulmer, Daniel Maurice		1010 Operating Account	\$ -665.65	33,175.94
01/02/2019	Payment		106 Burkholder, Paul		1010 Operating Account	\$ -665.65	32,510.29
01/02/2019	Payment		311 Nazeer Ladhani		1010 Operating Account	\$ -662.82	31,847.47
01/02/2019	Payment		220 Motani, Rozemin Bhanji & Azeem		1010 Operating Account	\$ -662.82	31,184.65
01/02/2019	Payment		118 Horler, Michael		1010 Operating Account	\$ -662.82	30,521.83
01/02/2019	Payment		320 Wigney, Douglas & Levesque, Diane		1010 Operating Account	\$ -662.82	29,859.01
01/02/2019	Payment		211 Bentley, Matthew & Ticky, Tiffany		1010 Operating Account	\$ -662.82	29,196.19
01/02/2019	Payment		304 Valois, Peter & Shirley		1010 Operating Account	\$ -648.67	28,547.52
01/02/2019	Payment		228 Foote, Derek c/o Attaché-TMS Associates		1010 Operating Account	\$ -648.67	27,898.85
01/02/2019	Payment		328 Lemay, Louis-Philippe & Gilberte		1010 Operating Account	\$ -648.67	27,250.18
01/02/2019	Payment		427 Ballantyne, Patrick		1010 Operating Account	\$ -648.67	26,601.51
01/02/2019	Payment		424 - Lori Marchand		1010 Operating Account	\$ -648.67	25,952.84
01/02/2019	Payment		204 - Wendy Zatylny		1010 Operating Account	\$ -648.67	25,304.17
01/02/2019	Payment		104 - Patrick Brennan & Linda Pasquale		1010 Operating Account	\$ -648.67	24,655.50

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Payment		126 Wongwinyucho, Mimi Surada		1010 Operating Account	\$ -648.67	24,006.83
01/02/2019	Payment		423 Anton, Susan & Brad		1010 Operating Account	\$ -637.34	23,369.49
01/02/2019	Payment		207 Nelson, Samuel		1010 Operating Account	\$ -634.51	22,734.98
01/02/2019	Payment		107 Filion, Helene		1010 Operating Account	\$ -634.51	22,100.47
01/02/2019	Payment		407 Landry, Richard & Tian, Huilan		1010 Operating Account	\$ -634.51	21,465.96
01/02/2019	Payment		307 Trottier, Suzanne		1010 Operating Account	\$ -634.51	20,831.45
01/02/2019	Payment		421 Ferraris, Franz		1010 Operating Account	\$ -572.51	20,258.94
01/02/2019	Payment		329 2043315 Ontario Inc. c/o Lynn Soucie		1010 Operating Account	\$ -558.06	19,700.88
01/02/2019	Payment		303 Birnbaum, Ellen		1010 Operating Account	\$ -558.06	19,142.82
01/02/2019	Payment		229 Vermette, Judy		1010 Operating Account	\$ -558.06	18,584.76
01/02/2019	Payment		203 Naqi, Mohammad Mahmud Ali		1010 Operating Account	\$ -558.06	18,026.70
01/02/2019	Payment		127 Hugues, Joel & Potvin-Hugues Nicole		1010 Operating Account	\$ -558.06	17,468.64
01/02/2019	Payment		310 Sabourin, Paul		1010 Operating Account	\$ -541.08	16,927.56
01/02/2019	Payment		221 Kim, Nicola		1010 Operating Account	\$ -541.08	16,386.48
01/02/2019	Payment		119 Marcus, Angela		1010 Operating Account	\$ -541.08	15,845.40
01/02/2019	Payment		110 Del Castillo, Ricardo & Banos, Angelica		1010 Operating Account	\$ -541.08	15,304.32
01/02/2019	Payment		321 Lodge, Crawford & Soldo, Danka		1010 Operating Account	\$ -541.08	14,763.24
01/02/2019	Payment		410 Bai, Danya		1010 Operating Account	\$ -541.08	14,222.16
01/02/2019	Payment		210 Stevens, David & Carrie		1010 Operating Account	\$ -541.08	13,681.08
01/02/2019	Payment		403 Weber, George & Morris, Mary		1010 Operating Account	\$ -541.08	13,140.00
01/02/2019	Payment		428 Agarwal, Rashma		1010 Operating Account	\$ -526.64	12,613.36
01/02/2019	Payment		112 Surani, Ahmed		1010 Operating Account	\$ -495.78	12,117.58
01/02/2019	Payment		416 Lee, Howah		1010 Operating Account	\$ -464.62	11,652.96
01/02/2019	Payment		216 Packer, Brenda & Linda		1010 Operating Account	\$ -464.62	11,188.34
01/02/2019	Payment		215 Fitzpatrick, Elizabeth		1010 Operating Account	\$ -464.62	10,723.72
01/02/2019	Payment		415 Gorley, Claude & Gauthier-Gorley, Claudette		1010 Operating Account	\$ -464.62	10,259.10
01/02/2019	Payment		315 Robbins, Joshua & Blondin, Danielle		1010 Operating Account	\$ -464.62	9,794.48
01/02/2019	Payment		316 Abraham. Dennis		1010 Operating Account	\$ -464.62	9,329.86
01/02/2019	Payment		214 Buch, Ralph & St. Louis, Diane		1010 Operating Account	\$ -461.80	8,868.06
01/02/2019	Payment		213 Alifirova, Alla		1010 Operating Account	\$ -461.80	8,406.26
01/02/2019	Payment		318 Christine & Fredinand Trauttmansdorff		1010 Operating Account	\$ -461.80	7,944.46
01/02/2019	Payment		313 Bailey, Leona & Mark Wang (only Mark living there)		1010 Operating Account	\$ -461.80	7,482.66
01/02/2019	Payment		314 Ryan, Katarzyna		1010 Operating Account	\$ -461.80	7,020.86
01/02/2019	Payment		405 Manhire, Sheila & Robert (1202460 Ontario Inc)		1010 Operating Account	\$ -818.06	6,202.80
01/02/2019	Payment		105 Zwick, Jeffrey & Mulkins, Marta		1010 Operating Account	\$ -787.40	5,415.40
01/02/2019	Payment		205 Estate of the Late Armand Levasseur		1010 Operating Account	\$ -787.40	4,628.00
01/02/2019	Payment		411 Ciocca, Jean-Luc & Grosjean Sylvie		1010 Operating Account	\$ -694.25	3,933.75
01/02/2019	Payment		103 Blanchet-Smith, Ronald Allen & Louise		1010 Operating Account	\$ -541.08	3,392.67
01/02/2019	Payment		217 Maiti, Anindya		1010 Operating Account	\$ -461.80	2,930.87
01/02/2019	Payment		414 Chalut, Nancy		1010 Operating Account	\$ -461.80	2,469.07
05/02/2019	Cheque Expense	NSF	205 Estate of the Late Armand Levasseur	February PAP returned - owner deceased	1010 Operating Account	\$787.40	3,256.47
05/02/2019	Cheque Expense	NSF	321 Lodge, Crawford & Soldo, Danka	February condo fees returned NSF	1010 Operating Account	\$541.08	3,797.55
08/02/2019	Invoice	2363	321 Lodge, Crawford & Soldo, Danka		4032 NSF fees charged to customers	\$45.00	3,842.55
11/02/2019	Payment	1-time PAP	321 Lodge, Crawford & Soldo, Danka		1010 Operating Account	\$ -586.08	3,256.47
14/02/2019	Payment	005777	222 Rust, Gregory & Cindy c/o Dore Property Management		1010 Operating Account	\$ -424.98	2,831.49
Total for 1100 Accounts Receivable						\$788.17	
1025 Petty Cash							
Beginning Balance							472.90
Total for 1025 Petty Cash							
1200 Due to/from							
Beginning Balance							5,095.07
01/02/2019	Journal Entry	JE1751R		to record shortfall of RF contribution - transfer made Feb 8 2019	-Split-	\$ -4,333.36	761.71
11/02/2019	Journal Entry	JE1752		To record reserve expense paid from operating (Pyrone invoice # 84919)	-Split-	\$332.22	1,093.93
Total for 1200 Due to/from						\$ -4,001.14	
1300 Prepaid Expenses							
Beginning Balance							9,356.02
01/02/2019	Journal Entry	JE1754		to transfer FE expense from prepaid	-Split-	\$ -1,392.93	7,963.09
28/02/2019	Journal Entry	PMT-1771		Prepaid insurance	-Split-	\$ -2,579.48	5,383.61

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 1300 Prepaid Expenses						\$ -3,972.41	
Uncategorized Asset							
Beginning Balance							2,457.75
Total for Uncategorized Asset							
1016 Investments							
Beginning Balance							505,136.26
25/02/2019	Expense			BILL PYMT 8691 DOMINION SEC	1020 Reserve Account	\$100,000.00	605,136.26
26/02/2019	Expense			BILL PYMT 3835 DOMINION SEC	1020 Reserve Account	\$72,000.00	677,136.26
Total for 1016 Investments						\$172,000.00	
2000 Accounts Payable							
Beginning Balance							13,780.27
01/02/2019	Bill	NO30-DE31 2018	Hydro Ottawa		5020 Utilities:Hydro	\$3,799.14	17,579.41
01/02/2019	Bill	DE28-JA272019	OTTAWA WATER AND SEWER		5030 Utilities:Water & Sewer	\$5,520.81	23,100.22
01/02/2019	Bill	FEB152018	Solutions Infinies M7		5470 Snow Removal	\$2,335.34	25,435.56
01/02/2019	Bill	85031	Pyron Fire Protection		5530 Fire System Repairs	\$590.99	26,026.55
01/02/2019	Bill	152614	MODERN NIAGARA BUILDING SERVICES		5540 HVAC	\$1,577.48	27,604.03
01/02/2019	Bill	1907	10424161 Canada Inc. (o/a OMS)		5411 Superintendent	\$4,294.00	31,898.03
01/02/2019	Bill	1911	10424161 Canada Inc. (o/a OMS)		5410 General Cleaning	\$3,729.00	35,627.03
01/02/2019	Bill Payment (Cheque)		CI Property Management		1010 Operating Account	\$ -5,514.40	30,112.63
01/02/2019	Supplier Credit	REBATE JAN 2019	Hydro Ottawa		5020 Utilities:Hydro	\$ -45,302.48	-15,189.85
01/02/2019	Bill	63062	Norkem Inc.		5503 General Repairs & Maint	\$167.24	-15,022.61
01/02/2019	Bill	7140-0000793858	Waste Connections		5415 Waste management	\$249.73	-14,772.88
01/02/2019	Bill	190125	Lor-Issa Construction Inc		-Split-	\$12,181.40	-2,591.48
01/02/2019	Bill	2781	CI Property Management		5801 Property Management Fees	\$5,514.40	2,922.92
04/02/2019	Bill	2055	10424161 Canada Inc. (o/a OMS)		5504 Emergency Calls	\$50.85	2,973.77
04/02/2019	Bill	3055831-00	HD Supply		5502 Building Supplies	\$163.18	3,136.95
06/02/2019	Bill	152840	MODERN NIAGARA BUILDING SERVICES		5540 HVAC	\$710.21	3,847.16
06/02/2019	Bill	3057271-00	HD Supply		5502 Building Supplies	\$31.63	3,878.79
07/02/2019	Bill	152843	MODERN NIAGARA BUILDING SERVICES		5503 General Repairs & Maint	\$528.28	4,407.07
09/02/2019	Bill	INV-20484-L7H6V0	The Condominium Authority of Ontario		5805 CAO Fees	\$1,464.00	5,871.07
10/02/2019	Bill	FEB10MAR092019	BELL - 613 241 9358 (469)		5040 Utilities:Telecom Expenses	\$217.03	6,088.10
10/02/2019	Bill Payment (Cheque)	FCN_8770-6	MODERN NIAGARA BUILDING SERVICES		1010 Operating Account	\$ -725.92	5,362.18
10/02/2019	Bill Payment (Cheque)	FCN_8770-7	Oceanus Plumbing & Renovations Inc.		1010 Operating Account	\$ -462.46	4,899.72
10/02/2019	Bill Payment (Cheque)	FCN_8770-8	Olga		1010 Operating Account	\$ -61.50	4,838.22
10/02/2019	Bill Payment (Cheque)	FCN_8770-9	Pyron Fire Protection		1010 Operating Account	\$ -467.82	4,370.40
10/02/2019	Bill Payment (Cheque)	FCN_8770-10	REGIONEX		1010 Operating Account	\$ -36.16	4,334.24
10/02/2019	Bill Payment (Cheque)	FCN_8770-11	Sani-Sol		1010 Operating Account	\$ -298.41	4,035.83
10/02/2019	Bill Payment (Cheque)	FCN_8770-12	Solutions Infinies M7		1010 Operating Account	\$ -2,335.34	1,700.49
10/02/2019	Bill Payment (Cheque)	FCN_8770-13	Suzanne Trotter		1010 Operating Account	\$ -46.03	1,654.46
10/02/2019	Bill Payment (Cheque)	FCN_8770-14	TECHNICAL STANDARDS AND SAFETY AUTHORITY		1010 Operating Account	\$ -678.00	976.46
10/02/2019	Bill Payment (Cheque)	FCN_8770-15	THYSSENKRUPP		1010 Operating Account	\$ -427.12	549.34
10/02/2019	Bill Payment (Cheque)	FCN_8770-1	10424161 Canada Inc. (o/a OMS)		1010 Operating Account	\$ -11,345.20	-10,795.86
10/02/2019	Bill Payment (Cheque)	FCN_8770-2	1663558 Ontario Ltd		1010 Operating Account	\$ -621.50	-11,417.36
10/02/2019	Bill Payment (Cheque)	FCN_8770-3	Ainger Cabling Security		1010 Operating Account	\$ -135.60	-11,552.96
10/02/2019	Bill Payment (Cheque)	FCN_8770-5	EVOLUTION BUILDING SERVICES		1010 Operating Account	\$ -158.18	-11,711.14
10/02/2019	Bill Payment (Cheque)	FCN_8770-4	CI Property Management		1010 Operating Account	\$ -2,797.18	-14,508.32
12/02/2019	Bill Payment (Cheque)		ENBRIDGE		1010 Operating Account	\$ -6,720.15	-21,228.47
13/02/2019	Bill	24421	Lock Solutions Inc		5503 General Repairs & Maint	\$119.66	-21,108.81
13/02/2019	Bill	85005	Pyron Fire Protection		6102 Building Interior R&M	\$135.60	-20,973.21
13/02/2019	Bill	349098	Sani-Sol		5502 Building Supplies	\$131.10	-20,842.11
13/02/2019	Bill	2029	10424161 Canada Inc. (o/a OMS)		5504 Emergency Calls	\$54.89	-20,787.22
16/02/2019	Bill	FEB16MARCH162019	BELL - 613 244 5765 (954)		5040 Utilities:Telecom Expenses	\$85.87	-20,701.35
19/02/2019	Bill	DEC31JAN172019	Hydro Ottawa - FP		5020 Utilities:Hydro	\$25.63	-20,675.72
19/02/2019	Bill Payment (Cheque)		Hydro Ottawa - FP		1010 Operating Account	\$ -25.63	-20,701.35
19/02/2019	Bill Payment (Cheque)		OTTAWA WATER AND SEWER		1010 Operating Account	\$ -5,520.81	-26,222.16
20/02/2019	Bill Payment (Cheque)		Waste Connections		1010 Operating Account	\$ -249.73	-26,471.89
21/02/2019	Bill	CoffeeDays 2019	Ron Allen		5820 Administrative & Professional Expenses:Committee Expenditures	\$120.00	-26,351.89
21/02/2019	Bill Payment (Cheque)	FCN_8771	Ron Allen		1010 Operating Account	\$ -120.00	-26,471.89
27/02/2019	Bill Payment (Cheque)	RBCX4697	BELL - 613 244 5765 (954)		1010 Operating Account	\$ -85.87	-26,557.76
Total for 2000 Accounts Payable						\$ -40,338.03	
2005 Accrued Liabilities							
Beginning Balance							53,096.51
01/02/2019	Journal Entry	JE1756R		to reverse January accruals -	-Split-	\$ -25,746.67	27,349.84

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Open Purchase Orders			
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -26,092.36	1,257.48
28/02/2019	Journal Entry	1760		to record February accruals - PO 1025 Pyron	-Split-	\$949.20	2,206.68
28/02/2019	Journal Entry	1760		to record February accruals - PO 1024 Armstrong	-Split-	\$751.45	2,958.13
28/02/2019	Journal Entry	1760		to record February accruals - PO 1023 Modern Niagara	-Split-	\$725.92	3,684.05
28/02/2019	Journal Entry	1760		to record February accruals - PO 1006 Keller	-Split-	\$1,751.50	5,435.55
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$25,172.72	30,608.27
28/02/2019	Journal Entry	1760		to record February accruals - PO 1027 1663558 Ontario	-Split-	\$7,084.80	37,693.07
28/02/2019	Journal Entry	1760		to record February accruals - PO 1028 DayView	-Split-	\$2,141.35	39,834.42
28/02/2019	Journal Entry	1760		to record February accruals - PO 1029 Lor-Issa	-Split-	\$5,949.45	45,783.87
Total for 2005 Accrued Liabilities						\$ -7,312.64	
2500 Due to/from Operating							
Beginning Balance							5,095.07
01/02/2019	Journal Entry	JE1751R		to record shortfall of RF contribution - transfer made Feb 8 2019	-Split-	\$ -4,333.36	761.71
11/02/2019	Journal Entry	JE1752		To record reserve expense paid from operating (Pyron invoice # 84919)	-Split-	\$332.22	1,093.93
Total for 2500 Due to/from Operating						\$ -4,001.14	
Retained Earnings							
Beginning Balance							175,919.77
Total for Retained Earnings							
Statutory Reserve Fund							
Beginning Balance							351,894.92
Total for Statutory Reserve Fund							
4001 Condo Fees							
Beginning Balance							727,703.23
01/02/2019	Invoice	2324	431 O'Connor, Paul & Lyne	Monthly Common Element Fee	1100 Accounts Receivable	\$688.31	728,391.54
01/02/2019	Invoice	2323	127 Hugues, Joel & Potvin-Hugues Nicole	Monthly Common Element Fee	1100 Accounts Receivable	\$558.06	728,949.60
01/02/2019	Invoice	2322	121 Homenick, Tranna	Monthly Common Element Fee	1100 Accounts Receivable	\$436.31	729,385.91
01/02/2019	Invoice	2321	119 Marcus, Angela	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	729,926.99
01/02/2019	Invoice	2320	118 Horler, Michael	Monthly Common Element Fee	1100 Accounts Receivable	\$662.82	730,589.81
01/02/2019	Invoice	2319	117 Plourde, Sylvie	Monthly Common Element Fee	1100 Accounts Receivable	\$439.14	731,028.95
01/02/2019	Invoice	2318	111 Annalisa Gillespie c/o Attaché-TMS Associates	Monthly Common Element Fee	1100 Accounts Receivable	\$694.25	731,723.20
01/02/2019	Invoice	2317	110 Del Castillo, Ricardo & Banos, Angelica	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	732,264.28
01/02/2019	Invoice	2316	109 Benjamin, Kathleen	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	732,692.10
01/02/2019	Invoice	2315	107 Filion, Helene	Monthly Common Element Fee	1100 Accounts Receivable	\$634.51	733,326.61
01/02/2019	Invoice	2314	102 Rahim Pirani	Monthly Common Element Fee	1100 Accounts Receivable	\$770.70	734,097.31
01/02/2019	Invoice	2313	420 Kerr, Daniel	Monthly Common Element Fee	1100 Accounts Receivable	\$694.25	734,791.56
01/02/2019	Invoice	2312	419 Bastien, Edward Matthew Wai-Shun	Monthly Common Element Fee	1100 Accounts Receivable	\$439.14	735,230.70
01/02/2019	Invoice	2311	418 Younan, Ashur	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	735,692.50
01/02/2019	Invoice	2310	417 Krupljanin, Dejan & Poulin-Lamarre, Rosalie	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	736,154.30
01/02/2019	Invoice	2309	409 Croisetiere, Guillanne & Jacques, Pharanae	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	736,582.12
01/02/2019	Invoice	2308	407 Landry, Richard & Tian, Huilan	Monthly Common Element Fee	1100 Accounts Receivable	\$634.51	737,216.63
01/02/2019	Invoice	2307	321 Lodge, Crawford & Soldo, Danka	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	737,757.71
01/02/2019	Invoice	2306	320 Wigney, Douglas & Levesque, Diane	Monthly Common Element Fee	1100 Accounts Receivable	\$662.82	738,420.53
01/02/2019	Invoice	2305	319 Hunter, Kelsey	Monthly Common Element Fee	1100 Accounts Receivable	\$439.14	738,859.67
01/02/2019	Invoice	2304	312 Farid, Amir	Monthly Common Element Fee	1100 Accounts Receivable	\$444.81	739,304.48
01/02/2019	Invoice	2303	308 Allan, Ross & Shirley	Monthly Common Element Fee	1100 Accounts Receivable	\$691.14	739,995.62
01/02/2019	Invoice	2302	230 Frogley, Robert & Jones, Kitty	Monthly Common Element Fee	1100 Accounts Receivable	\$844.04	740,839.66
01/02/2019	Invoice	2301	410 Bai, Danya	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	741,380.74
01/02/2019	Invoice	2300	305 Gibson, Kenneth & Vandongen, Margaret	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	742,168.14
01/02/2019	Invoice	2299	201 Jerieta Waltin-James	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	742,879.10
01/02/2019	Invoice	2298	217 Maiti, Anindya	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	743,340.90
01/02/2019	Invoice	2297	211 Bentley, Matthew & Ticky, Tiffany	Monthly Common Element Fee	1100 Accounts Receivable	\$662.82	744,003.72
01/02/2019	Invoice	2296	210 Stevens, David & Carrie	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	744,544.80
01/02/2019	Invoice	2295	428 Agarwal, Rashma	Monthly Common Element Fee	1100 Accounts Receivable	\$526.64	745,071.44
01/02/2019	Invoice	2294	423 Anton, Susan & Brad	Monthly Common Element Fee	1100 Accounts Receivable	\$637.34	745,708.78
01/02/2019	Invoice	2293	422 Princip, Daniela	Monthly Common Element Fee	1100 Accounts Receivable	\$424.98	746,133.76
01/02/2019	Invoice	2292	421 Ferraris, Franz	Monthly Common Element Fee	1100 Accounts Receivable	\$572.51	746,706.27
01/02/2019	Invoice	2291	403 Weber, George & Morris, Mary	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	747,247.35
01/02/2019	Invoice	2290	402 Kranabetter, Kirby & Danielle	Monthly Common Element Fee	1100 Accounts Receivable	\$844.04	748,091.39
01/02/2019	Invoice	2289	331 Boehm, Mary Ellen	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	748,802.35
01/02/2019	Invoice	2288	323 Keilhauer, Kelsey	Monthly Common Element Fee	1100 Accounts Receivable	\$436.31	749,238.66

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Invoice	2287	120 Pelletier, Pauline	Monthly Common Element Fee	1100 Accounts Receivable	\$424.98	749,663.64
01/02/2019	Invoice	2286	112 Surani, Ahmed	Monthly Common Element Fee	1100 Accounts Receivable	\$495.78	750,159.42
01/02/2019	Invoice	2285	104 - Patrick Brennan & Linda Pasquale	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	750,808.09
01/02/2019	Invoice	2284	103 Blanchet-Smith, Ronald Allen & Louise	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	751,349.17
01/02/2019	Invoice	2283	101 Kinnear, Gerard & Lamothe, Christine	Monthly Common Element Fee	1100 Accounts Receivable	\$742.39	752,091.56
01/02/2019	Invoice	2282	126 Wongwinyucho, Mimi Surada	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	752,740.23
01/02/2019	Invoice	2281	222 Rust, Gregory & Cindy c/o Dore Property Management	Monthly Common Element Fee	1100 Accounts Receivable	\$424.98	753,165.21
01/02/2019	Invoice	2280	412 Hodder, Juanita	Monthly Common Element Fee	1100 Accounts Receivable	\$444.81	753,610.02
01/02/2019	Invoice	2279	309 Cadieux, Gaston & Malika	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	754,037.84
01/02/2019	Invoice	2278	232 Leblanc, Renee & Francois	Monthly Common Element Fee	1100 Accounts Receivable	\$688.31	754,726.15
01/02/2019	Invoice	2277	406 Gendreau, Paul & Theriault, Yvette	Monthly Common Element Fee	1100 Accounts Receivable	\$748.05	755,474.20
01/02/2019	Invoice	2276	401 Jimenez, Luis & Carol	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	756,185.16
01/02/2019	Invoice	2275	327 Brisson, Sylvie	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	756,972.56
01/02/2019	Invoice	2274	326 Carpenter, Ian & Madeleine	Monthly Common Element Fee	1100 Accounts Receivable	\$716.62	757,689.18
01/02/2019	Invoice	2273	324 Stuart, Louise	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	758,117.00
01/02/2019	Invoice	2272	315 Robbins, Joshua & Blondin, Danielle	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	758,581.62
01/02/2019	Invoice	2271	317 Cazabon, Catherine	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	759,043.42
01/02/2019	Invoice	2270	316 Abraham. Dennis	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	759,508.04
01/02/2019	Invoice	2269	307 Trottier, Suzanne	Monthly Common Element Fee	1100 Accounts Receivable	\$634.51	760,142.55
01/02/2019	Invoice	2268	306 McRea, Jeffrey & Carroll c/r Apollo Prop Mgt	Monthly Common Element Fee	1100 Accounts Receivable	\$748.05	760,890.60
01/02/2019	Invoice	2267	206 O'Brien, Helene	Monthly Common Element Fee	1100 Accounts Receivable	\$716.62	761,607.22
01/02/2019	Invoice	2266	214 Buch, Ralph & St. Louis, Diane	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	762,069.02
01/02/2019	Deposit		205 Estate of the Late Armand Levasseur	create invoice	1010 Operating Account	\$787.40	762,856.42
01/02/2019	Invoice	2265	213 Alifirova, Alla	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	763,318.22
01/02/2019	Invoice	2264	416 Lee, Howah	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	763,782.84
01/02/2019	Invoice	2263	322 Mongeau, Gilbert & Curtis, Alison	Monthly Common Element Fee	1100 Accounts Receivable	\$424.98	764,207.82
01/02/2019	Invoice	2262	329 2043315 Ontario Inc. c/o Lynn Soucie	Monthly Common Element Fee	1100 Accounts Receivable	\$558.06	764,765.88
01/02/2019	Invoice	2261	405 Manhire, Sheila & Robert (1202460 Ontario Inc)	Monthly Common Element Fee	1100 Accounts Receivable	\$818.83	765,584.71
01/02/2019	Invoice	2260	332 Villeneuve, Denise	Monthly Common Element Fee	1100 Accounts Receivable	\$719.74	766,304.45
01/02/2019	Invoice	2259	318 Christine & Fredinand Trauttmansdorff	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	766,766.25
01/02/2019	Invoice	2258	330 Hernandez, Iraheta & Minerva	Monthly Common Element Fee	1100 Accounts Receivable	\$875.46	767,641.71
01/02/2019	Invoice	2257	303 Birnbaum, Ellen	Monthly Common Element Fee	1100 Accounts Receivable	\$558.06	768,199.77
01/02/2019	Invoice	2256	302 Johnston, Joan & Crilly, Joanna	Monthly Common Element Fee	1100 Accounts Receivable	\$875.46	769,075.23
01/02/2019	Invoice	2255	313 Bailey, Leona & Mark Wang (only Mark living there)	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	769,537.03
01/02/2019	Invoice	2254	310 Sabourin, Paul	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	770,078.11
01/02/2019	Invoice	2253	304 Valois, Peter & Shirley	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	770,726.78
01/02/2019	Invoice	2252	227 - Andrea Rice	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	771,514.18
01/02/2019	Invoice	2251	229 Vermette, Judy	Monthly Common Element Fee	1100 Accounts Receivable	\$558.06	772,072.24
01/02/2019	Invoice	2250	314 Ryan, Katarzyna	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	772,534.04
01/02/2019	Invoice	2249	226 Roussell, Margaret	Monthly Common Element Fee	1100 Accounts Receivable	\$716.62	773,250.66
01/02/2019	Invoice	2248	228 Foote, Derek c/o Attaché-TMS Associates	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	773,899.33
01/02/2019	Invoice	2247	225 Reichstein. Kevin & St. Jean, Melanie	Monthly Common Element Fee	1100 Accounts Receivable	\$456.14	774,355.47
01/02/2019	Invoice	2246	413 - John Van Gaal	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	774,817.27
01/02/2019	Invoice	2245	411 Ciocca, Jean-Luc & Grosjean Sylvie	Monthly Common Element Fee	1100 Accounts Receivable	\$694.25	775,511.52
01/02/2019	Invoice	2244	408 Brooks, Catherine	Monthly Common Element Fee	1100 Accounts Receivable	\$691.14	776,202.66
01/02/2019	Invoice	2243	219 Ballantyne, Patrick	Monthly Common Element Fee	1100 Accounts Receivable	\$439.14	776,641.80
01/02/2019	Invoice	2242	212 Hong, Paul	Monthly Common Element Fee	1100 Accounts Receivable	\$444.81	777,086.61
01/02/2019	Invoice	2241	328 Lemay, Louis-Philippe & Gilberte	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	777,735.28
01/02/2019	Invoice	2362	311 Nazeer Ladhani	Monthly Common Element Fee	1100 Accounts Receivable	\$662.82	778,398.10
01/02/2019	Invoice	2361	122 - Jessica Wong	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	778,825.92
01/02/2019	Invoice	2360	108 Wolfe, Douglas & Belle, Marie-Alice	Monthly Common Element Fee	1100 Accounts Receivable	\$691.14	779,517.06
01/02/2019	Invoice	2359	325 Wittfooth, Kristina	Monthly Common Element Fee	1100 Accounts Receivable	\$456.14	779,973.20
01/02/2019	Invoice	2358	129 Ahmad, Osamah Al Sanosi	Monthly Common Element Fee	1100 Accounts Receivable	\$759.38	780,732.58
01/02/2019	Invoice	2357	105 Zwick, Jeffrey & Mulkins, Marta	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	781,519.98
01/02/2019	Invoice	2356	216 Packer, Brenda & Linda	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	781,984.60
01/02/2019	Invoice	2355	208 Taggart, Andrea	Monthly Common Element Fee	1100 Accounts Receivable	\$722.57	782,707.17
01/02/2019	Invoice	2354	218 Altaf, Alia	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	783,168.97
01/02/2019	Invoice	2353	430 McGregor, David & Dube, Julie	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	783,879.93
01/02/2019	Invoice	2352	429 Elkin, Barbara	Monthly Common Element Fee	1100 Accounts Receivable	\$875.46	784,755.39
01/02/2019	Invoice	2351	427 Ballantyne, Patrick	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	785,404.06
01/02/2019	Invoice	2350	426 Fetz, Thomas	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	786,191.46
01/02/2019	Invoice	2349	425 Henderson, Mariette	Monthly Common Element Fee	1100 Accounts Receivable	\$716.62	786,908.08

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/02/2019	Invoice	2348	424 - Lori Marchand	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	787,556.75
01/02/2019	Invoice	2347	404 Crowe, Donna	Monthly Common Element Fee	1100 Accounts Receivable	\$680.10	788,236.85
01/02/2019	Invoice	2346	301 Dilvar Construction Ltd. c/o Tony Varriano	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	788,947.81
01/02/2019	Invoice	2345	231 Frederick, Jean-Pierre & Karen	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	789,658.77
01/02/2019	Invoice	2344	215 Fitzpatrick, Elizabeth	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	790,123.39
01/02/2019	Invoice	2343	209 - Jane Charles	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	790,551.21
01/02/2019	Invoice	2342	207 Nelson, Samuel	Monthly Common Element Fee	1100 Accounts Receivable	\$634.51	791,185.72
01/02/2019	Invoice	2341	204 - Wendy Zatylny	Monthly Common Element Fee	1100 Accounts Receivable	\$648.67	791,834.39
01/02/2019	Invoice	2340	205 Estate of the Late Armand Levasseur	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	792,621.79
01/02/2019	Invoice	2339	203 Naqi, Mohammad Mahmud Ali	Monthly Common Element Fee	1100 Accounts Receivable	\$558.06	793,179.85
01/02/2019	Invoice	2338	202 Clysdale, Donald & Anne-Marie	Monthly Common Element Fee	1100 Accounts Receivable	\$875.46	794,055.31
01/02/2019	Invoice	2337	125 Taylor, Leigh	Monthly Common Element Fee	1100 Accounts Receivable	\$787.40	794,842.71
01/02/2019	Invoice	2336	124 Ulmer, Daniel Maurice	Monthly Common Element Fee	1100 Accounts Receivable	\$665.65	795,508.36
01/02/2019	Invoice	2335	123 Over, James & Edith	Monthly Common Element Fee	1100 Accounts Receivable	\$456.14	795,964.50
01/02/2019	Invoice	2334	116 - Mary & Barry Lemoine	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	796,426.30
01/02/2019	Invoice	2333	115 Campbell, Maryse	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	796,888.10
01/02/2019	Invoice	2332	128 Gunn, Marjorie & O'Connor, Brian	Monthly Common Element Fee	1100 Accounts Receivable	\$710.96	797,599.06
01/02/2019	Invoice	2331	106 Burkholder, Paul	Monthly Common Element Fee	1100 Accounts Receivable	\$665.65	798,264.71
01/02/2019	Invoice	2330	415 Gorley, Claude & Gauthier-Gorley, Claudette	Monthly Common Element Fee	1100 Accounts Receivable	\$464.62	798,729.33
01/02/2019	Invoice	2329	414 Chalut, Nancy	Monthly Common Element Fee	1100 Accounts Receivable	\$461.80	799,191.13
01/02/2019	Invoice	2328	224 Isupov, Inga	Monthly Common Element Fee	1100 Accounts Receivable	\$427.82	799,618.95
01/02/2019	Invoice	2327	223 Henderson, Ingrid	Monthly Common Element Fee	1100 Accounts Receivable	\$436.31	800,055.26
01/02/2019	Invoice	2326	221 Kim, Nicola	Monthly Common Element Fee	1100 Accounts Receivable	\$541.08	800,596.34
01/02/2019	Invoice	2325	220 Motani, Rozemin Bhanji & Azeem	Monthly Common Element Fee	1100 Accounts Receivable	\$662.82	801,259.16
Total for 4001 Condo Fees						\$73,555.93	
4029 Interest Income							
Beginning Balance							1,562.14
04/02/2019	Deposit			DEPOSIT INTEREST	1010 Operating Account	\$92.47	1,654.61
04/02/2019	Deposit			DEPOSIT INTEREST	1020 Reserve Account	\$273.80	1,928.41
Total for 4029 Interest Income						\$366.27	
4030 Other incomes							
Beginning Balance							160.00
05/02/2019	Deposit				1010 Operating Account	\$75.00	235.00
Total for 4030 Other incomes						\$75.00	
4031 Key Replacement							
Beginning Balance							625.33
05/02/2019	Deposit			front door unit key	1010 Operating Account	\$25.00	650.33
Total for 4031 Key Replacement						\$25.00	
4032 NSF fees charged to customers							
08/02/2019	Invoice	2363	321 Lodge, Crawford & Soldo, Danka	Administration fee RE February condo fees returned for insufficient funds	1100 Accounts Receivable	\$45.00	45.00
Total for 4032 NSF fees charged to customers						\$45.00	
4037 Misc. Income							
Beginning Balance							100.00
01/02/2019	Deposit			party room rental	1010 Operating Account	\$50.77	150.77
Total for 4037 Misc. Income						\$50.77	
Billable Expense Income							
Beginning Balance							3,475.32
Total for Billable Expense Income							
Services							
Beginning Balance							385.60
Total for Services							
4500 Contribution to Reserve Fund							
Beginning Balance							298,975.00
01/02/2019	Journal Entry	JE1751R		to record shortfall of RF contribution - transfer made Feb 8 2019	-Split-	\$ -4,333.36	294,641.64
04/02/2019	Expense			ACCOUNT TRANSFER ACTR4903500101	1010 Operating Account	\$29,897.50	324,539.14
08/02/2019	Expense			ACCOUNT TRANSFER ACTR4903901007	1010 Operating Account	\$4,333.36	328,872.50
Total for 4500 Contribution to Reserve Fund						\$29,897.50	
5000 Utilities							
5010 Gas							
Beginning Balance							31,155.67
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -4,032.09	27,123.58
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$10,304.23	37,427.81
Total for 5010 Gas						\$6,272.14	
5020 Hydro							
Beginning Balance							85,105.31
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -13,333.53	71,771.78
01/02/2019	Supplier Credit	REBATE JAN 2019	Hydro Ottawa	Hydro Rebate	2000 Accounts Payable	\$ -45,302.48	26,469.30
01/02/2019	Bill	NO30-DE31 2018	Hydro Ottawa	November 30 to December 31 2018	2000 Accounts Payable	\$3,799.14	30,268.44
19/02/2019	Bill	DEC31JAN172019	Hydro Ottawa - FP	for the period 2018-12-31	2000 Accounts Payable	\$25.63	30,294.07

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
28/02/2019	Journal Entry	1760		To/Au 2019-01-17 to record February accruals	-Split-	\$7,230.62	37,524.69
Total for 5020 Hydro						\$ -47,580.62	
5030 Water & Sewer							
Beginning Balance							61,495.64
01/02/2019	Bill	DE28-JA272019	OTTAWA WATER AND SEWER	December 28 - January 27 2019	2000 Accounts Payable	\$5,520.81	67,016.45
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -6,114.21	60,902.24
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$5,888.86	66,791.10
Total for 5030 Water & Sewer						\$5,295.46	
5040 Telecom Expenses							
Beginning Balance							3,405.22
10/02/2019	Bill	FEB10MAR092019	BELL - 613 241 9358 (469)	Feb 10 to Mar 09, 2019	2000 Accounts Payable	\$217.03	3,622.25
16/02/2019	Bill	FEB16MARCH162019	BELL - 613 244 5765 (954)	Feb 16 to March 15, 2019	2000 Accounts Payable	\$85.87	3,708.12
Total for 5040 Telecom Expenses						\$302.90	
Total for 5000 Utilities						\$ -35,710.12	
5405 Fire Panel Monitorin							
Beginning Balance							597.20
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -59.72	537.48
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$119.44	656.92
Total for 5405 Fire Panel Monitorin						\$59.72	
5410 General Cleaning							
Beginning Balance							37,290.00
01/02/2019	Bill	1911	10424161 Canada Inc. (o/a OMS)	February 2019 Cleaning contract	2000 Accounts Payable	\$3,729.00	41,019.00
Total for 5410 General Cleaning						\$3,729.00	
5411 Superintendent							
Beginning Balance							41,923.00
01/02/2019	Bill	1907	10424161 Canada Inc. (o/a OMS)	February 2019 superintendent contract	2000 Accounts Payable	\$4,294.00	46,217.00
Total for 5411 Superintendent						\$4,294.00	
5415 Waste management							
Beginning Balance							2,963.99
01/02/2019	Bill	7140-0000793858	Waste Connections	Service for load waste - January 2019	2000 Accounts Payable	\$249.73	3,213.72
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -499.46	2,714.26
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$499.46	3,213.72
Total for 5415 Waste management						\$249.73	
5425 Garage Maintenance							
Beginning Balance							2,915.40
Total for 5425 Garage Maintenance							
5430 Fire System Maintenance							
Beginning Balance							3,390.00
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -135.60	3,254.40
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$271.20	3,525.60
Total for 5430 Fire System Maintenance						\$135.60	
5435 Security Expense							
Beginning Balance							720.00
Total for 5435 Security Expense							
5440 Mechanical Maintenance/HVAC							
Beginning Balance							22,418.86
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1022 1023 1026 Modern Niagara	-Split-	\$ -3,029.32	19,389.54
Total for 5440 Mechanical Maintenance/HVAC						\$ -3,029.32	
5450 Generator Maintenance							
Beginning Balance							395.50
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -197.75	197.75
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$197.75	395.50
Total for 5450 Generator Maintenance						\$0.00	
5455 Elevator Maintenance							
Beginning Balance							14,906.05
01/02/2019	Journal Entry	JE1754		to transfer FE expense from prepaid	-Split-	\$1,392.93	16,298.98
Total for 5455 Elevator Maintenance						\$1,392.93	
5460 Fitness Equipment							
Beginning Balance							776.31
Total for 5460 Fitness Equipment							
5465 Landscaping							
Beginning Balance							24,470.14
Total for 5465 Landscaping							
5470 Snow Removal							
Beginning Balance							8,644.52
01/02/2019	Bill	FEB152018	Solutions Infinies M7	Snow Plowing inv # 1579	2000 Accounts Payable	\$2,335.34	10,979.86
Total for 5470 Snow Removal						\$2,335.34	
5475 Pest Control							
Beginning Balance							615.85
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$36.16	652.01
Total for 5475 Pest Control						\$36.16	
5501 Reimbursable Expense							
Beginning Balance							3,592.73

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5501 Reimbursable Expense							
5502 Building Supplies							
Beginning Balance							7,522.00
04/02/2019	Bill	3055831-00	HD Supply	supplies	2000 Accounts Payable	\$163.18	7,685.18
06/02/2019	Bill	3057271-00	HD Supply	supplies	2000 Accounts Payable	\$31.63	7,716.81
13/02/2019	Bill	349098	Sani-Sol	supplies (invoice dated January 25 2019	2000 Accounts Payable	\$131.10	7,847.91
Total for 5502 Building Supplies						\$325.91	
5503 General Repairs & Maint							
Beginning Balance							48,286.51
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1024 Armstrong	-Split-	\$ -751.45	47,535.06
01/02/2019	Bill	63062	Norkem Inc.	Water Treatment Services as per contract	2000 Accounts Payable	\$167.24	47,702.30
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1027 16635558 Ontario	-Split-	\$ -7,084.80	40,617.50
07/02/2019	Bill	152843	MODERN NIAGARA BUILDING SERVICES	Truck Charge	2000 Accounts Payable	\$528.28	41,145.78
13/02/2019	Bill	24421	Lock Solutions Inc	Gr 2 Ansi Strike CAN-S4103 Each 1 Mailbox Lock (Riopel) LB80 Each 1 Service call and labour to replace mailbox lock and repair roof door (January 28 2019)	2000 Accounts Payable	\$119.66	41,265.44
28/02/2019	Journal Entry	1760		to record February accruals - PO 1024 Armstrong	-Split-	\$751.45	42,016.89
28/02/2019	Journal Entry	1760		to record February accruals - PO 1027 1663558 Ontario	-Split-	\$7,084.80	49,101.69
Total for 5503 General Repairs & Maint						\$815.18	
5504 Emergency Calls							
Beginning Balance							847.50
04/02/2019	Bill	2055	10424161 Canada Inc. (o/a OMS)	AFTER HOURS PHONE CALL SERVICE	2000 Accounts Payable	\$50.85	898.35
13/02/2019	Bill	2029	10424161 Canada Inc. (o/a OMS)	Material and service charges (January 28 2019	2000 Accounts Payable	\$54.89	953.24
Total for 5504 Emergency Calls						\$105.74	
5515 Waste System							
Beginning Balance							2,853.13
Total for 5515 Waste System							
5516 Plumbing R&M							
Beginning Balance							8,590.38
Total for 5516 Plumbing R&M							
5518 Window Cleaning							
Beginning Balance							6,209.35
Total for 5518 Window Cleaning							
5520 Electrical R&M							
Beginning Balance							1,009.12
Total for 5520 Electrical R&M							
5525 Garage Cleaning/Maintenance							
Beginning Balance							6,311.91
Total for 5525 Garage Cleaning/Maintenance							
5530 Fire System Repairs							
Beginning Balance							4,358.42
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1025 Pyron	-Split-	\$ -949.20	3,409.22
01/02/2019	Bill	85031	Pyron Fire Protection	SERVICE CALL: Penthouse booster panel	2000 Accounts Payable	\$590.99	4,000.21
28/02/2019	Journal Entry	1760		troublen(invoice dated January 21 2019) to record February accruals - PO 1025 Pyron	-Split-	\$949.20	4,949.41
Total for 5530 Fire System Repairs						\$590.99	
5540 HVAC							
01/02/2019	Bill	152614	MODERN NIAGARA BUILDING SERVICES	Emergency call and replacement of 3 ignitors for the boilers.	2000 Accounts Payable	\$1,577.48	1,577.48
06/02/2019	Bill	152840	MODERN NIAGARA BUILDING SERVICES	Found fan motor in fan coil unit, tripped on overload. Replaced fan motor and checked unit operation.	2000 Accounts Payable	\$710.21	2,287.69
28/02/2019	Journal Entry	1760		to record February accruals - PO 1023 Modern Niagara	-Split-	\$725.92	3,013.61
Total for 5540 HVAC						\$3,013.61	
5550 Generator							
Beginning Balance							523.17
Total for 5550 Generator							
5555 Elevator							
Beginning Balance							1,621.39
Total for 5555 Elevator							
5800 Administrative & Professional Expenses							
5814 Property Taxes							
Beginning Balance							10.83

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5814 Property Taxes							
5820 Committee Expenditures							
Beginning Balance							1,047.27
21/02/2019	Bill	CoffeeDays 2019	Ron Allen	to provide funds to establish supplies for Condo Social Committee Coffee Days	2000 Accounts Payable	\$120.00	1,167.27
Total for 5820 Committee Expenditures							\$120.00
Total for 5800 Administrative & Professional Expenses							\$120.00
5801 Property Management Fees							
Beginning Balance							55,144.00
01/02/2019	Bill	2781	CI Property Management	PROPERTY MANAGEMENT FEES Monthly Management fees April 1st, 2018- March 31st, 2019	2000 Accounts Payable	\$5,514.40	60,658.40
Total for 5801 Property Management Fees							\$5,514.40
5805 CAO Fees							
Beginning Balance							1,220.00
01/02/2019	Journal Entry	JE1756R	The Condominium Authority of Ontario	to reverse January accruals	-Split-	\$ -1,220.00	0.00
09/02/2019	Bill	INV-20484-L7H6V0		Assessment Fee [4/1/2018 - 3/31/2019] (invoice dated MArch 28 2018)	2000 Accounts Payable	\$1,464.00	1,464.00
Total for 5805 CAO Fees							\$244.00
5810 Office Expenses							
Beginning Balance							3,297.18
01/02/2019	Journal Entry	JE1756R		to reverse January accruals	-Split-	\$ -500.00	2,797.18
28/02/2019	Journal Entry	1760		to record February accruals	-Split-	\$625.00	3,422.18
Total for 5810 Office Expenses							\$125.00
5811 Board of Directors Education							
Beginning Balance							84.75
Total for 5811 Board of Directors Education							
5812 Bank Charges							
Beginning Balance							1,345.06
06/02/2019	Expense			ACTIVITY FEE	1010 Operating Account	\$139.54	1,484.60
06/02/2019	Expense			ACTIVITY FEE	1020 Reserve Account	\$51.80	1,536.40
Total for 5812 Bank Charges							\$191.34
5813 Condo Functions							
Beginning Balance							646.06
Total for 5813 Condo Functions							
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							25,794.80
28/02/2019	Journal Entry	PMT-1771		Prepaid insurance	-Split-	\$2,579.48	28,374.28
Total for 5830 Insurance Expense/General & Liability Insurance							\$2,579.48
5832 Legal							
Beginning Balance							4,480.74
Total for 5832 Legal							
5833 Audit-Accounting							
Beginning Balance							5,378.80
Total for 5833 Audit-Accounting							
6102 Building Interior R&M							
Beginning Balance							33,444.79
13/02/2019	Bill	85005	Pyron Fire Protection	1 Monthly fire alarm test & inspection(invoice dated January 25 2019)	2000 Accounts Payable	\$135.60	33,580.39
28/02/2019	Journal Entry	1760		to record February accruals - PO 1028 DayView	-Split-	\$2,141.35	35,721.74
Total for 6102 Building Interior R&M							\$2,276.95
6103 Building Exterior R&M							
Beginning Balance							5,613.74
Total for 6103 Building Exterior R&M							
6130 Reserve- Windows							
Beginning Balance							35,691.05
01/02/2019	Bill	190125	Lor-Issa Construction Inc	Window replacements - 8 IGU's - Sealant for a unit patio door - replacement casing for 1 unit.	2000 Accounts Payable	\$7,294.15	42,985.20
01/02/2019	Bill	190125	Lor-Issa Construction Inc	Window replacements - 4 IGU's - Sealant for a unit patio door - replacement casing for 1 unit.	2000 Accounts Payable	\$4,887.25	47,872.45
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1015 & 1021 Lor-issa	-Split-	\$ -12,181.40	35,691.05
28/02/2019	Journal Entry	1760		to record February accruals - PO 1029 Lor-Issa	-Split-	\$5,949.45	41,640.50
Total for 6130 Reserve- Windows							\$5,949.45
6150 Reserve Fund Study							
Beginning Balance							3,502.00
01/02/2019	Journal Entry	JE1756R		to reverse January accruals - PO 1006 Keller (50% of RFS)	-Split-	\$ -1,750.50	1,751.50
28/02/2019	Journal Entry	1760		to record February accruals - PO 1006 Keller	-Split-	\$1,751.50	3,503.00
Total for 6150 Reserve Fund Study							\$1.00
6160 Reserve- Major Repairs							
Beginning Balance							8,418.50
Total for 6160 Reserve- Major Repairs							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
6001 Reserve Contribution from operating							
Beginning Balance							298,975.00
01/02/2019	Journal Entry	JE1751R		to record shortfall of RF contribution - transfer made Feb 8 2019	-Split-	\$ -4,333.36	294,641.64
04/02/2019	Deposit			ACCOUNT TRANSFER 725 RF Tfr	1020 Reserve Account	\$29,897.50	324,539.14
08/02/2019	Deposit			ACCOUNT TRANSFER RF Contribution	1020 Reserve Account	\$4,333.36	328,872.50
Total for 6001 Reserve Contribution from operating						\$29,897.50	
6002 Reserve Interest income							
Beginning Balance							2,252.90
Total for 6002 Reserve Interest income							

1010 Operating Account, Period Ending 28/02/2019

RECONCILIATION REPORT

Reconciled on: 06/03/2019

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	3,237.96
Cheques and payments cleared (27)	-74,531.89
Deposits and other credits cleared (128)	74,716.70
Statement ending balance	3,422.77

Register balance as of 28/02/2019	3,422.77
Cleared transactions after 28/02/2019	0.00
Uncleared transactions after 28/02/2019	71,339.12
Register balance as of 06/03/2019	74,761.89

Details

Cheques and payments cleared (27)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Bill Payment		CI Property Management	-5,514.40
04/02/2019	Expense			-29,897.50
05/02/2019	Cheque	NSF	205 Estate of the Late Arma...	-787.40
05/02/2019	Cheque	NSF	321 Lodge, Crawford & Sold...	-541.08
06/02/2019	Expense			-139.54
08/02/2019	Expense			-4,333.36
10/02/2019	Bill Payment	FCN_8770-7	Oceanus Plumbing & Renov...	-462.46
10/02/2019	Bill Payment	FCN_8770-6	MODERN NIAGARA BUILDI...	-725.92
10/02/2019	Bill Payment	FCN_8770-5	EVOLUTION BUILDING SE...	-158.18
10/02/2019	Bill Payment	FCN_8770-4	CI Property Management	-2,797.18
10/02/2019	Bill Payment	FCN_8770-3	Ainger Cabling Security	-135.60
10/02/2019	Bill Payment	FCN_8770-2	1663558 Ontario Ltd	-621.50
10/02/2019	Bill Payment	FCN_8770-1	10424161 Canada Inc. (o/a ...	-11,345.20
10/02/2019	Bill Payment	FCN_8770-8	Olga	-61.50
10/02/2019	Bill Payment	FCN_8770-15	THYSSENKRUPP	-427.12
10/02/2019	Bill Payment	FCN_8770-14	TECHNICAL STANDARDS A...	-678.00
10/02/2019	Bill Payment	FCN_8770-13	Suzanne Trottier	-46.03
10/02/2019	Bill Payment	FCN_8770-12	Solutions Infinies M7	-2,335.34
10/02/2019	Bill Payment	FCN_8770-11	Sani-Sol	-298.41
10/02/2019	Bill Payment	FCN_8770-9	Pyron Fire Protection	-467.82
10/02/2019	Bill Payment	FCN_8770-10	REGIONEX	-36.16
12/02/2019	Bill Payment		ENBRIDGE	-6,720.15
19/02/2019	Bill Payment		OTTAWA WATER AND SEW...	-5,520.81
19/02/2019	Bill Payment		Hydro Ottawa - FP	-25.63
20/02/2019	Bill Payment		Waste Connections	-249.73
21/02/2019	Bill Payment	FCN_8771	Ron Allen	-120.00
27/02/2019	Bill Payment	RBCX4697	BELL - 613 244 5765 (954)	-85.87

Total -74,531.89

Deposits and other credits cleared (128)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Deposit			50.77
01/02/2019	Receive Payment		217 Maiti, Anindya	461.80
01/02/2019	Receive Payment		103 Blanchet-Smith, Ronald ...	541.08
01/02/2019	Receive Payment		411 Ciocca, Jean-Luc & Gros...	694.25
01/02/2019	Receive Payment		205 Estate of the Late Arma...	787.40
01/02/2019	Receive Payment		105 Zwick, Jeffrey & Mulkins,...	787.40
01/02/2019	Receive Payment		405 Manhire, Sheila & Rober...	818.06
01/02/2019	Receive Payment		414 Chalut, Nancy	461.80
01/02/2019	Deposit		205 Estate of the Late Arma...	787.40
01/02/2019	Receive Payment		120 Pelletier, Pauline	424.98
01/02/2019	Receive Payment		422 Princip, Daniela	424.98

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Receive Payment		322 Mongeau, Gilbert & Curti...	424.98
01/02/2019	Receive Payment		324 Stuart, Louise	427.82
01/02/2019	Receive Payment		309 Cadieux, Gaston & Malika	427.82
01/02/2019	Receive Payment		409 Croisetiére, Guillanne & ...	427.82
01/02/2019	Receive Payment		109 Benjamin, Kathleen	427.82
01/02/2019	Receive Payment		224 Isupov, Inga	427.82
01/02/2019	Receive Payment		209 - Jane Charles	427.82
01/02/2019	Receive Payment		122 - Jessica Wong	427.82
01/02/2019	Receive Payment		323 Keilhauer, Kelsey	436.31
01/02/2019	Receive Payment		121 Homenick, Tranna	436.31
01/02/2019	Receive Payment		223 Henderson, Ingrid	436.31
01/02/2019	Receive Payment		319 Hunter, Kelsey	439.14
01/02/2019	Receive Payment		419 Bastien, Edward Matthe...	439.14
01/02/2019	Receive Payment		117 Plourde, Sylvie	439.14
01/02/2019	Receive Payment		219 Ballantyne, Patrick	439.14
01/02/2019	Receive Payment		412 Hodder, Juanita	444.81
01/02/2019	Receive Payment		312 Farid, Amir	444.81
01/02/2019	Receive Payment		212 Hong, Paul	444.81
01/02/2019	Receive Payment		123 Over, James & Edith	456.14
01/02/2019	Receive Payment		325 Wittfooth, Kristina	456.14
01/02/2019	Receive Payment		225 Reichstein. Kevin & St. J...	456.14
01/02/2019	Receive Payment		317 Cazabon, Catherine	461.80
01/02/2019	Receive Payment		417 Krupljanin, Dejan & Poul...	461.80
01/02/2019	Receive Payment		418 Younan, Ashur	461.80
01/02/2019	Receive Payment		115 Campbell, Maryse	461.80
01/02/2019	Receive Payment		116 - Mary & Barry Lemoine	461.80
01/02/2019	Receive Payment		218 Altaf, Alia	461.80
01/02/2019	Receive Payment		413 - John Van Gaal	461.80
01/02/2019	Receive Payment		314 Ryan, Katarzyna	461.80
01/02/2019	Receive Payment		313 Bailey, Leona & Mark W...	461.80
01/02/2019	Receive Payment		318 Christine & Fredinand Tr...	461.80
01/02/2019	Receive Payment		213 Alifirova, Alla	461.80
01/02/2019	Receive Payment		214 Buch, Ralph & St. Louis,...	461.80
01/02/2019	Receive Payment		316 Abraham. Dennis	464.62
01/02/2019	Receive Payment		315 Robbins, Joshua & Blon...	464.62
01/02/2019	Receive Payment		415 Gorley, Claude & Gauthi...	464.62
01/02/2019	Receive Payment		215 Fitzpatrick, Elizabeth	464.62
01/02/2019	Receive Payment		216 Packer, Brenda & Linda	464.62
01/02/2019	Receive Payment		416 Lee, Howah	464.62
01/02/2019	Receive Payment		112 Surani, Ahmed	495.78
01/02/2019	Receive Payment		428 Agarwal, Rashma	526.64
01/02/2019	Receive Payment		403 Weber, George & Morris,...	541.08
01/02/2019	Receive Payment		210 Stevens, David & Carrie	541.08
01/02/2019	Receive Payment		410 Bai, Danya	541.08
01/02/2019	Receive Payment		321 Lodge, Crawford & Sold...	541.08
01/02/2019	Receive Payment		110 Del Castillo, Ricardo & B...	541.08
01/02/2019	Receive Payment		119 Marcus, Angela	541.08
01/02/2019	Receive Payment		221 Kim, Nicola	541.08
01/02/2019	Receive Payment		310 Sabourin, Paul	541.08
01/02/2019	Receive Payment		127 Hugues, Joel & Potvin-H...	558.06
01/02/2019	Receive Payment		203 Naqi, Mohammad Mahm...	558.06
01/02/2019	Receive Payment		229 Vermette, Judy	558.06
01/02/2019	Receive Payment		303 Birnbaum, Ellen	558.06
01/02/2019	Receive Payment		329 2043315 Ontario Inc. c/o...	558.06
01/02/2019	Receive Payment		421 Ferraris, Franz	572.51
01/02/2019	Receive Payment		307 Trottier, Suzanne	634.51
01/02/2019	Receive Payment		407 Landry, Richard & Tian, ...	634.51
01/02/2019	Receive Payment		107 Fillion, Helene	634.51
01/02/2019	Receive Payment		207 Nelson, Samuel	634.51
01/02/2019	Receive Payment		423 Anton, Susan & Brad	637.34
01/02/2019	Receive Payment		126 Wongwinyucho, Mimi Su...	648.67
01/02/2019	Receive Payment		104 - Patrick Brennan & Lind...	648.67
01/02/2019	Receive Payment		204 - Wendy Zatylny	648.67
01/02/2019	Receive Payment		424 - Lori Marchand	648.67
01/02/2019	Receive Payment		427 Ballantyne, Patrick	648.67
01/02/2019	Receive Payment		328 Lemay, Louis-Philippe & ...	648.67
01/02/2019	Receive Payment		228 Foote, Derek c/o Attach...	648.67
01/02/2019	Receive Payment		304 Valois, Peter & Shirley	648.67

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Receive Payment		211 Bentley, Matthew & Ticky...	662.82
01/02/2019	Receive Payment		320 Wigney, Douglas & Leve...	662.82
01/02/2019	Receive Payment		118 Horler, Michael	662.82
01/02/2019	Receive Payment		220 Motani, Rozemin Bhanji ...	662.82
01/02/2019	Receive Payment		311 Nazeer Ladhani	662.82
01/02/2019	Receive Payment		106 Burkholder, Paul	665.65
01/02/2019	Receive Payment		124 Ulmer, Daniel Maurice	665.65
01/02/2019	Receive Payment		404 Crowe, Donna	680.10
01/02/2019	Receive Payment		232 Leblanc, Renee & Franc...	688.31
01/02/2019	Receive Payment		431 O'Connor, Paul & Lyne	688.31
01/02/2019	Receive Payment		308 Allan, Ross & Shirley	691.14
01/02/2019	Receive Payment		108 Wolfe, Douglas & Belle, ...	691.14
01/02/2019	Receive Payment		408 Brooks, Catherine	691.14
01/02/2019	Receive Payment		420 Kerr, Daniel	694.25
01/02/2019	Receive Payment		111 Annalisa Gillespie c/o Att...	694.25
01/02/2019	Receive Payment		401 Jimenez, Luis & Carol	710.96
01/02/2019	Receive Payment		331 Boehm, Mary Ellen	710.96
01/02/2019	Receive Payment		201 Jerieta Waltin-James	710.96
01/02/2019	Receive Payment		128 Gunn, Marjorie & O'Con...	710.96
01/02/2019	Receive Payment		231 Frederick, Jean-Pierre & ...	710.96
01/02/2019	Receive Payment		301 Dilvar Construction Ltd. ...	710.96
01/02/2019	Receive Payment		430 McGregor, David & Dub...	710.96
01/02/2019	Receive Payment		206 O'Brien, Helene	716.62
01/02/2019	Receive Payment		326 Carpenter, Ian & Madele...	716.62
01/02/2019	Receive Payment		425 Henderson, Mariette	716.62
01/02/2019	Receive Payment		226 Roussel, Margaret	716.62
01/02/2019	Receive Payment		332 Villeneuve, Denise	719.74
01/02/2019	Receive Payment		208 Taggart, Andrea	722.57
01/02/2019	Receive Payment		101 Kinnear, Gerard & Lamo...	742.39
01/02/2019	Receive Payment		306 McRea, Jeffrey & Carroll...	748.05
01/02/2019	Receive Payment		406 Gendreau, Paul & Theri...	748.05
01/02/2019	Receive Payment		129 Ahmad, Osamah Al Sanosi	759.38
01/02/2019	Receive Payment		102 Rahim Pirani	770.70
01/02/2019	Receive Payment		327 Brisson, Sylvie	787.40
01/02/2019	Receive Payment		305 Gibson, Kenneth & Vand...	787.40
01/02/2019	Receive Payment		125 Taylor, Leigh	787.40
01/02/2019	Receive Payment		426 Fetz, Thomas	787.40
01/02/2019	Receive Payment		227 - Andrea Rice	787.40
01/02/2019	Receive Payment		402 Kranabetter, Kirby & Da...	844.04
01/02/2019	Receive Payment		230 Frogley, Robert & Jones,...	844.04
01/02/2019	Receive Payment		202 Clysdale, Donald & Ann...	875.46
01/02/2019	Receive Payment		429 Elkin, Barbara	875.46
01/02/2019	Receive Payment		302 Johnston, Joan & Crilly, ...	875.46
01/02/2019	Receive Payment		330 Hernandez, Iraheta & Mi...	875.46
04/02/2019	Deposit			92.47
05/02/2019	Deposit			100.00
11/02/2019	Receive Payment	1-time PAP	321 Lodge, Crawford & Sold...	586.08
11/02/2019	Journal	JE1752		332.22
14/02/2019	Receive Payment	005777	222 Rust, Gregory & Cindy c...	424.98

Total 74,716.70

Additional Information

Uncleared cheques and payments after 28/02/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/03/2019	Bill Payment		BELL - 613 241 9358 (469)	-217.03

Total -217.03

Uncleared deposits and other credits after 28/02/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/03/2019	Receive Payment		312 Farid, Amir	444.81
01/03/2019	Receive Payment		319 Hunter, Kelsey	439.14
01/03/2019	Receive Payment		320 Wigney, Douglas & Leve...	662.82
01/03/2019	Receive Payment		321 Lodge, Crawford & Sold...	541.08

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/03/2019	Receive Payment		407 Landry, Richard & Tian, ...	634.51
01/03/2019	Receive Payment		409 Croisetiere, Guillanne & ...	427.82
01/03/2019	Receive Payment		417 Krupljanin, Dejan & Poul...	461.80
01/03/2019	Receive Payment		418 Younan, Ashur	461.80
01/03/2019	Receive Payment		419 Bastien, Edward Matthe...	439.14
01/03/2019	Receive Payment		420 Kerr, Daniel	694.25
01/03/2019	Receive Payment		102 Rahim Pirani	770.70
01/03/2019	Receive Payment		107 Fillion, Helene	634.51
01/03/2019	Receive Payment		109 Benjamin, Kathleen	427.82
01/03/2019	Receive Payment		110 Del Castillo, Ricardo & B...	541.08
01/03/2019	Receive Payment		111 Annalisa Gillespie c/o Att...	694.25
01/03/2019	Receive Payment		117 Plourde, Sylvie	439.14
01/03/2019	Receive Payment		118 Horler, Michael	662.82
01/03/2019	Receive Payment		119 Marcus, Angela	541.08
01/03/2019	Receive Payment		121 Homenick, Tranna	436.31
01/03/2019	Receive Payment		127 Hugues, Joel & Potvin-H...	558.06
01/03/2019	Receive Payment		431 O'Connor, Paul & Lyne	688.31
01/03/2019	Receive Payment		108 Wolfe, Douglas & Belle, ...	691.14
01/03/2019	Receive Payment		220 Motani, Rozemin Bhanji ...	662.82
01/03/2019	Receive Payment		221 Kim, Nicola	541.08
01/03/2019	Receive Payment		223 Henderson, Ingrid	436.31
01/03/2019	Receive Payment		224 Isupov, Inga	427.82
01/03/2019	Receive Payment		414 Chalut, Nancy	461.80
01/03/2019	Receive Payment		415 Gorley, Claude & Gauthi...	464.62
01/03/2019	Receive Payment		106 Burkholder, Paul	665.65
01/03/2019	Receive Payment		128 Gunn, Marjorie & O'Con...	710.96
01/03/2019	Receive Payment		115 Campbell, Maryse	461.80
01/03/2019	Receive Payment		116 - Mary & Barry Lemoine	461.80
01/03/2019	Receive Payment		123 Over, James & Edith	456.14
01/03/2019	Receive Payment		124 Ulmer, Daniel Maurice	665.65
01/03/2019	Receive Payment		125 Taylor, Leigh	787.40
01/03/2019	Receive Payment		202 Clysdale, Donald & Ann...	875.46
01/03/2019	Receive Payment		203 Naqi, Mohammad Mahm...	558.06
01/03/2019	Receive Payment		122 - Jessica Wong	427.82
01/03/2019	Receive Payment		204 - Wendy Zatylny	648.67
01/03/2019	Receive Payment		207 Nelson, Samuel	634.51
01/03/2019	Receive Payment		209 - Jane Charles	427.82
01/03/2019	Receive Payment		215 Fitzpatrick, Elizabeth	464.62
01/03/2019	Receive Payment		231 Frederick, Jean-Pierre &...	710.96
01/03/2019	Receive Payment		301 Dilvar Construction Ltd. ...	710.96
01/03/2019	Receive Payment		404 Crowe, Donna	680.10
01/03/2019	Receive Payment		424 - Lori Marchand	648.67
01/03/2019	Receive Payment		425 Henderson, Mariette	716.62
01/03/2019	Receive Payment		426 Fetz, Thomas	787.40
01/03/2019	Receive Payment		427 Ballantyne, Patrick	648.67
01/03/2019	Receive Payment		429 Elkin, Barbara	875.46
01/03/2019	Receive Payment		430 McGregor, David & Dub...	710.96
01/03/2019	Receive Payment		218 Altaf, Alia	461.80
01/03/2019	Receive Payment		208 Taggart, Andrea	722.57
01/03/2019	Receive Payment		216 Packer, Brenda & Linda	464.62
01/03/2019	Receive Payment		129 Ahmad, Osamah Al Sanosi	759.38
01/03/2019	Receive Payment		311 Nazeer Ladhani	662.82
01/03/2019	Receive Payment		325 Wittfooth, Kristina	456.14
01/03/2019	Receive Payment		214 Buch, Ralph & St. Louis,...	461.80
01/03/2019	Receive Payment	180	411 Ciocca, Jean-Luc & Gros...	694.25
01/03/2019	Receive Payment	725	103 Blanchet-Smith, Ronald ...	541.08
01/03/2019	Receive Payment	444	105 Zwick, Jeffrey & Mulkins,...	787.40
01/03/2019	Receive Payment	404	217 Maiti, Anindya	461.80
01/03/2019	Receive Payment	002629	405 Manhire, Sheila & Rober...	818.83
01/03/2019	Receive Payment		328 Lemay, Louis-Philippe & ...	648.67
01/03/2019	Receive Payment		212 Hong, Paul	444.81
01/03/2019	Receive Payment		101 Kinnear, Gerard & Lamo...	742.39
01/03/2019	Receive Payment		219 Ballantyne, Patrick	439.14
01/03/2019	Receive Payment		408 Brooks, Catherine	691.14
01/03/2019	Receive Payment		413 - John Van Gaal	461.80
01/03/2019	Receive Payment		225 Reichstein. Kevin & St. J...	456.14
01/03/2019	Receive Payment		228 Foote, Derek c/o Attach...	648.67
01/03/2019	Receive Payment		226 Roussell, Margaret	716.62

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/03/2019	Receive Payment		314 Ryan, Katarzyna	461.80
01/03/2019	Receive Payment		229 Vermette, Judy	558.06
01/03/2019	Receive Payment		227 - Andrea Rice	787.40
01/03/2019	Receive Payment		304 Valois, Peter & Shirley	648.67
01/03/2019	Receive Payment		310 Sabourin, Paul	541.08
01/03/2019	Receive Payment		313 Bailey, Leona & Mark W...	461.80
01/03/2019	Receive Payment		302 Johnston, Joan & Crilly, ...	875.46
01/03/2019	Receive Payment		303 Birnbaum, Ellen	558.06
01/03/2019	Receive Payment		330 Hernandez, Iraheta & Mi...	875.46
01/03/2019	Receive Payment		318 Christine & Fredinand Tr...	461.80
01/03/2019	Receive Payment		332 Villeneuve, Denise	719.74
01/03/2019	Receive Payment		329 2043315 Ontario Inc. c/o...	558.06
01/03/2019	Receive Payment		322 Mongeau, Gilbert & Curti...	424.98
01/03/2019	Receive Payment		416 Lee, Howah	464.62
01/03/2019	Receive Payment		213 Alifirova, Alla	461.80
01/03/2019	Receive Payment		206 O'Brien, Helene	716.62
01/03/2019	Receive Payment		306 McRea, Jeffrey & Carroll...	748.05
01/03/2019	Receive Payment		307 Trottier, Suzanne	634.51
01/03/2019	Receive Payment		316 Abraham, Dennis	464.62
01/03/2019	Receive Payment		317 Cazabon, Catherine	461.80
01/03/2019	Receive Payment		315 Robbins, Joshua & Blon...	464.62
01/03/2019	Receive Payment		324 Stuart, Louise	427.82
01/03/2019	Receive Payment		326 Carpenter, Ian & Madele...	716.62
01/03/2019	Receive Payment		327 Brisson, Sylvie	787.40
01/03/2019	Receive Payment		401 Jimenez, Luis & Carol	710.96
01/03/2019	Receive Payment		406 Gendreau, Paul & Theri...	748.05
01/03/2019	Receive Payment		232 Leblanc, Renee & Franc...	688.31
01/03/2019	Receive Payment		309 Cadieux, Gaston & Malika	427.82
01/03/2019	Receive Payment		412 Hodder, Juanita	444.81
01/03/2019	Receive Payment		104 - Patrick Brennan & Lind...	648.67
01/03/2019	Receive Payment		112 Surani, Ahmed	495.78
01/03/2019	Receive Payment		120 Pelletier, Pauline	424.98
01/03/2019	Receive Payment		126 Wongwinyucho, Mimi Su...	648.67
01/03/2019	Receive Payment		323 Keilhauer, Kelsey	436.31
01/03/2019	Receive Payment		331 Boehm, Mary Ellen	710.96
01/03/2019	Receive Payment		402 Kranabetter, Kirby & Da...	844.04
01/03/2019	Receive Payment		403 Weber, George & Morris,...	541.08
01/03/2019	Receive Payment		421 Ferraris, Franz	572.51
01/03/2019	Receive Payment		422 Princip, Daniela	424.98
01/03/2019	Receive Payment		423 Anton, Susan & Brad	637.34
01/03/2019	Receive Payment		428 Agarwal, Rashma	526.64
01/03/2019	Receive Payment		210 Stevens, David & Carrie	541.08
01/03/2019	Receive Payment		211 Bentley, Matthew & Ticky...	662.82
01/03/2019	Receive Payment		201 Jerieta Waltin-James	710.96
01/03/2019	Receive Payment		305 Gibson, Kenneth & Vand...	787.40
01/03/2019	Receive Payment		410 Bai, Danya	541.08
01/03/2019	Receive Payment		230 Frogley, Robert & Jones,...	844.04
01/03/2019	Receive Payment		308 Allan, Ross & Shirley	691.14

Total				71,556.15
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_1117517 E D 00006 00715

OTTAWA-CARLETON STANDARD CONDO MINIU CORPORATION

OCSCC NO. 725 (OPERATING)

C/O APOLLO MANAGEMENT SERVICES

400-1111 PRINCE OF WALES DR

OTTAWA ON K2C 3T2

January 31, 2019 to February 28, 2019

Account number: 00006 113-167-1

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on January 31, 2019	\$3,237.96
Total deposits & credits (7)	+ 74,716.70
Total cheques & debits (13)	- 74,531.89
Closing balance on February 28, 2019	= \$3,422.77

Have your business needs changed? We can help.

Let us help identify opportunities to take your business to the next level, whether it's making your cash flow cycle more efficient or helping to set the stage for future growth. Your account manager would be pleased to help, or call an RBC Business Advisor at 1-800-769-2520.

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			3,237.96
01 Feb	Direct Payment (PAD's) service total GRADS7471910000		69,040.19	72,278.15
	eCheque deposit 18969		4,140.76	
	Bill Payment CAPITAL INTEGRA	5,514.40		70,904.51
	Deposit interest		92.47	70,996.98
04 Feb	Account transfer ACTR4903500101	29,897.50		41,099.48
05 Feb	BR TO BR - 1326		100.00	
	Pre-authorised payment returns GRADS7471910000	1,328.48		39,871.00
06 Feb	Activity fee	139.54		39,731.46
08 Feb	Account transfer ACTR4903901007	4,333.36		35,398.10
11 Feb	Direct Payment (PAD's) service total GRADS7471910000		586.08	



Business Account Statement

January 31, 2019 to February 28, 2019
Account number: 00006 113-167-1

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
11 Feb	Account transfer inv 84919		332.22	36,316.40
	Direct Deposits (PDS) service total GRADS7978010000	621.50		
	Direct Deposits (PDS) service total GRADS7978010000	19,974.92		15,719.98
12 Feb	Utility Bill Pmt Enbridge Gas Pre-authorized	6,720.15		8,999.83
14 Feb	eCheque deposit 18969		424.98	9,424.81
19 Feb	Hydro Bill Pmt Hydro Ottawa	25.63		
	Utility Bill Pmt OTTAWA WATER	5,520.81		3,878.37
20 Feb	Misc Payment WASTE DISP	249.73		3,628.64
21 Feb	Direct Deposits (PDS) service total GRADS7978010000	120.00		3,508.64
27 Feb	Telephone Bill Pmt BELL CANADA EFT	85.87		3,422.77
	Closing balance			3,422.77

Deposit Interest Earned: \$92.47

Account Fees: \$139.54

Important Account Information

RBC Business Advisors are available 24 hours a day, 7 days a week

Our team of business advisors are available whenever you need them.

Call us at 1-800-769-2520 for:

- Business account transaction information
- Credit and debit card processing solutions
- Your nearest ATM or Night Deposit location
- Help with your personal banking needs
- And more

Please check this Account Statement without delay and advise us of any error or omission within 45 days of the statement date.
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MONTHLY RESERVE FINANCIAL REPORT

Ocsc 725

February 2019

OCSCC No. 725
Financial Reserve Summary February 2019

Revenue

We have set up monthly automatic transfers to the reserve account.

The reserve bank account balance was \$50,314.00 as of February 28th 2019.

The investment accounts are sitting at \$685,193.79 on February 28th, 2019.

Expenses

We have had a number of expenses associated with Windows, Enterphone, Pipe Replacement, Audit and Corridor expenses so far this year in the amount of \$94,897.48.

Conclusion

Currently the corporation is over budget for this years expenses however this was understood at the time the budget was created. The Hydro rebate has come in so we are close to budget currently but must still monitor expenses in order to complete the year close to the budget.

OCSCC #725

PROFIT AND LOSS

February 2019

	TOTAL
EXPENSES	
6102 Building Interior R&M	2,276.95
6130 Reserve- Windows	5,949.45
6150 Reserve Fund Study	1.00
Total Expenses	\$8,227.40
OTHER INCOME	
6001 Reserve Contribution from operating	29,897.50
Total Other Income	\$29,897.50
PROFIT	\$21,670.10

OCSCC #725

PROFIT AND LOSS

April 2018 - February 2019

	TOTAL
EXPENSES	
6102 Building Interior R&M	35,721.74
6103 Building Exterior R&M	5,613.74
6130 Reserve- Windows	41,640.50
6150 Reserve Fund Study	3,503.00
6160 Reserve- Major Repairs	8,418.50
6190 Reserve- General Repairs	0.00
Total Expenses	\$94,897.48
OTHER INCOME	
6001 Reserve Contribution from operating	328,872.50
6002 Reserve Interest income	2,252.90
Total Other Income	\$331,125.40
PROFIT	\$236,227.92

1020 Reserve Account, Period Ending 28/02/2019

RECONCILIATION REPORT

Reconciled on: 06/03/2019

Reconciled by: Jen Walker

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

Summary	CAD
Statement beginning balance	188,193.36
Cheques and payments cleared (4)	-172,384.02
Deposits and other credits cleared (3)	34,504.66
Statement ending balance	50,314.00
Register balance as of 28/02/2019	50,314.00

Details

Cheques and payments cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06/02/2019	Expense			-51.80
11/02/2019	Journal	JE1752		-332.22
25/02/2019	Expense			-100,000.00
26/02/2019	Expense			-72,000.00
Total				-172,384.02

Deposits and other credits cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/02/2019	Deposit			273.80
04/02/2019	Deposit			29,897.50
08/02/2019	Deposit			4,333.36
Total				34,504.66



ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_1117517 E D 00006 00716

OTTAWA-CARLETON STANDARD CONDO MINIUUM CORPORATION

OCSCC NO. 725 (RESERVE)

C/O APOLLO MANAGEMENT SERVICES

400-1111 PRINCE OF WALES DR

OTTAWA ON K2C 3T2

January 31, 2019 to February 28, 2019

Account number: 00006 113-168-9

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on January 31, 2019	\$188,193.36
Total deposits & credits (3)	+ 34,504.66
Total cheques & debits (4)	- 172,384.02
Closing balance on February 28, 2019	= \$50,314.00

Have your business needs changed? We can help.

Let us help identify opportunities to take your business to the next level, whether it's making your cash flow cycle more efficient or helping to set the stage for future growth. Your account manager would be pleased to help, or call an RBC Business Advisor at 1-800-769-2520.

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			188,193.36
01 Feb	Deposit interest		273.80	188,467.16
04 Feb	Account transfer 725 RF Tfr		29,897.50	218,364.66
06 Feb	Activity fee	51.80		218,312.86
08 Feb	Account transfer RF Contribution		4,333.36	222,646.22
11 Feb	Account transfer ACTR4904200661	332.22		222,314.00
25 Feb	Bill payment - 8691 DOMINION SEC	100,000.00		122,314.00
26 Feb	Bill payment - 3835 DOMINION SEC	72,000.00		50,314.00
	Closing balance			50,314.00

Deposit Interest Earned: \$273.80

Account Fees: \$51.80



Business Account Statement

January 31, 2019 to February 28, 2019
Account number: 00006 113-168-9

Important Account Information

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RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

FEB. 28
2019

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09049



OCSCC #725
C/O CAPITAL INTEGRAL PROPERTY
904 LADY ELLEN PLACE
OTTAWA ON K1Z 5L5

ADVISORY TEAM

Investment Advisor(s):

Aaron Milliken, 613-721-3446
Richard Langford, 613-725-3215

Team Member(s):

Lisa Allan, 613-721-4104

Branch Address:

303 Moodie Drive, 4th floor
Ottawa, Ontario
K2H 9R4
Fax: 613-721-4680
1-800-423-8812

Branch Manager:

S. MacKinnon/J. Jackson Fevens
613-721-8035 / 613-345-7423

Your Account Number: 508-07244-1-1

Date of Last Statement: JAN. 31, 2019

ASSET SUMMARY

	MARKET VALUE AT FEB. 28	PERCENTAGE OF MARKET VALUE
Cash	\$172,000.00	25.10 %
Fixed Income	\$406,153.26	59.28 %
Preferred Shares	\$0.00	0.00 %
Common Shares	\$0.00	0.00 %
Mutual Funds **	\$107,040.53	15.62 %
Foreign Securities	\$0.00	0.00 %
Managed Assets	\$0.00	0.00 %
Other	\$0.00	0.00 %
Total Value	\$685,193.79	100.00 %

INCOME SUMMARY

	THIS MONTH	YEAR-TO-DATE
Dividends	\$0.00	\$0.00
Interest	\$254.49	\$768.37
Other	\$0.00	\$0.00
Total Income	\$254.49	\$768.37

CASH BALANCE

ACCOUNT TYPE	OPENING BALANCE AT FEB. 01	CLOSING BALANCE AT FEB. 28
Cash	\$0.00	\$172,000.00



- CONTINUED ON NEXT PAGE -

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Regulated by
Investment Industry Regulatory
Organization of Canada



ASSET REVIEW

(Exchange rate 1USD = 1.31635 CAD as of FEB. 28, 2019)

SECURITY SYMBOL	QUANTITY/ SEGREGATED	MKT. PRICE	BOOK COST	MARKET VALUE
FIXED INCOME				
EQUITABLE BANK	49,000	102.811	49,000.00	\$50,377.68
GIC - ANNUAL COMPOUND	49,000			
DUE 11/22/2019 2.210%				
EQUITABLE BANK	47,034	103.767	47,034.00	\$48,805.82
GIC - ANNUAL COMPOUND	47,034			
DUE 01/24/2020 1.780%				
CDN WESTERN BANK	56,852	103.118	56,852.00	\$58,624.65
GIC - ANNUAL COMPOUND	56,852			
DUE 11/22/2020 2.450%				
LAURENTIAN BANK	92,500	102.790	92,500.00	\$95,081.03
GIC - ANNUAL COMPOUND	92,500			
DUE 01/11/2021 2.450%				
LBC TRUST	57,555	102.790	57,555.00	\$59,160.96
GIC - ANNUAL COMPOUND	57,555			
DUE 01/11/2021 2.450%				
HOME TRUST COMPANY	94,000	100.109	94,000.00	\$94,103.12
GIC - ANNUAL COMPOUND	94,000			
DUE 02/16/2021 2.860%				
Total Value of Fixed Income			396,941.00	\$406,153.26

MUTUAL FUNDS

RBC INVESTMENT SAVINGS	RBF2010	16.577	10.000	165.77	\$165.77
ACCOUNT SR A (2010)		16.577			
RBC INVESTMENT SAV ACCT SR	RBF2020	8,102.881	10.000	81,028.81	\$81,028.81
A (RBMC) (2020)		8,102.881			
RBC INVESTMENT SAV ACCT SR	RBF2030	2,584.595	10.000	25,845.95	\$25,845.95
A (RT CORP) (2030)		2,584.595			
Total Value of Mutual Funds **				107,040.53	\$107,040.53

Total Value of All Securities

503,981.53

\$513,193.79

ACCOUNT ACTIVITY

DATE	ACTIVITY	DESCRIPTION	QUANTITY	PRICE /RATE	DEBIT	CREDIT
		Opening Balance (FEB. 01, 2019)				\$0.00



RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

FEB. 28
2019

Your Account Number: 508-07244-1-1 3 of 4

ACCOUNT ACTIVITY

DATE	ACTIVITY	DESCRIPTION	QUANTITY	PRICE RATE	DEBIT	CREDIT
FEB. 01	INTEREST	RBC INVESTMENT SAVINGS ACCOUNT SR A (2010) AS OF 01/31/19 REINVEST @ \$10.00	11.843			
FEB. 01	INTEREST	RBC INVESTMENT SAV ACCT SR A (RBM) (2020) AS OF 01/31/19 REINVEST @ \$10.00	11.168			
FEB. 01	INTEREST	RBC INVESTMENT SAV ACCT SR A (RT CORP) (2030) AS OF 01/31/19 REINVEST @ \$10.00	0.906			
FEB. 14	BOUGHT	HOME TRUST COMPANY GIC - ANNUAL COMPOUND DUE 02/16/2021 02.860% MATURITY VALUE \$99,469.27 #190214-B11B46	94,000	100.00	94,000.00	
FEB. 15	SOLD	RBC INVESTMENT SAVINGS ACCOUNT SR A (2010) SOLICITED AS OF 02/14/19	9,000-	10.00		90,000.00
FEB. 15	SOLD	RBC INVESTMENT SAV ACCT SR A (RBM) (2020) SOLICITED AS OF 02/14/19	400-	10.00		4,000.00
FEB. 22	INTEREST	AS OF 02/22/19 INTEREST ADJUSTMENT DEBIT INTEREST ADJUSTMENT				15.32
FEB. 22	INTEREST	INT FR 01/22 THRU 02/21 @ 5.950% BAL AVBAL 47,000			15.32	
FEB. 26	DEPOSIT	AS OF 02/25/19 DEPOSIT FROM RBC				100,000.00
FEB. 27	DEPOSIT	AS OF 02/26/19 DEPOSIT FROM RBC				72,000.00
Closing Balance (FEB. 28, 2019)						\$172,000.00

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- CONTINUED ON NEXT PAGE -

RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

FEB. 28
2019

Your Account Number: 508-07244-1-1 4 of 4

Head Office Address:

RBC Dominion Securities Inc.
P.O. BOX 50
Royal Bank Plaza
Toronto, Ontario
Canada M5J 2W7
GST/HST Registration # 889767471

If you have a service request or a question about your statement or a service charge, please phone your Investment Advisor at the phone number listed on the front of this statement. Unresolved problems or complaints should be forwarded in writing to:

Telephone: (416) 363-1019
Internet: www.rbcds.com
QST Registration # 889767471

RBC DOMINION SECURITIES
Compliance Department
P.O. BOX 50, Royal Bank Plaza
Toronto, Ontario
M5J 2W7

- We may make recommendations and facilitate trades in securities of related issuers and connected issuers of the firm in your account. For a list of such related issuers and connected issuers, refer to the following website: www.rbc.com/issuers-disclosures or contact your Investment Advisor.
- If you have a managed account, additional information regarding trades processed through your account is available upon request.
- Please be advised that if you have set-up a pre-authorized mutual fund purchase plan ("PAC Plan") to purchase one or more mutual funds, you will not receive a copy of the respective Fund Facts for subsequent purchases of the applicable Fund under the PAC. You may at any time request to receive, at no cost, the most recently filed Fund Facts by contacting your Investment Advisor or by sending a secure message through the online investing site's Message Centre or by calling or writing to us at the coordinates provided on this page. The most recently filed Fund Facts may also be found by visiting either www.sedar.com or the website of the applicable Mutual Fund Manager.
- In certain cases in relation to securities in your portfolio, the current market value for the security is not available and/or no market currently exists for the security. In such cases, we may provide no market value or provide a market value based on either the last available market value/net asset value for the security, the book cost for the security or a value determined by receivership or other legal proceedings, as applicable. Such market values may not reflect the current value of the security. Market prices and book costs shown are obtained from sources that we believe are reliable but we do not guarantee their accuracy.
- In cases where securities in your portfolio display a Market Price of 'UNPRICED', the current market value is not determinable.
- Segregated Funds are contracts of life insurance and are not securities. All insurance products are offered through RBC Wealth Management Financial Services Inc. by licensed insurance representatives, except in Quebec, where insurance products are offered by licensed Financial Security Advisors.
- Unless otherwise advised, the Book Cost means: In the case of a long security position, the total amount paid for the security, including any transaction charges related to the purchase, adjusted for reinvested distributions, returns of capital and corporate actions; or in the case of a short security position, the total amount received for the security, net of any transaction charges related to the sale, adjusted for any distributions (other than dividends), returns of capital and corporate actions. Where a book cost is not available on a security position, market value will be used to calculate the book cost.
- Fully paid securities are segregated on the records of RBC Dominion Securities Inc. and cannot be used in the normal course of our business. Any free credit balance for non-registered accounts represents funds payable on demand which, although recorded in our books, are not segregated and may be used in the conduct of our business.
- A copy of our most recent financial statements, a list of directors and senior officers and information about commissions, fees and administrative proceedings that may relate to RBC Dominion Securities or to its employees are available to you upon written request directed to our Head Office address listed above.
- Customers accounts are protected by the Canadian Investor Protection Fund within specified limits. A brochure describing the nature and limits of the coverage is available upon request.
- Please contact your local branch or the Head Office address listed above for a copy of the brochure.
- All income reported in the "Income Summary" of your account statement is for information purposes only and should not be used for tax reporting purposes. Where applicable, any income that is taxable will be reported on the appropriate tax slips.
- We act as principal on foreign currency conversions and fixed income transactions and apply discretionary currency conversion rates. The foreign currency conversion rate shown on the confirmation statement includes our spread-based revenues for performing this function. Spread means the difference between the rate we obtain and the rate you receive.
- Please note the following security description abbreviations may appear on your statement: NON VTG for non-voting shares; RES VTG for restricted voting shares; SUB VTG for subordinate voting shares; DSC for securities which may be subject to a deferred sales charge; LL, LL2, LL3 or LL4 for securities which may be subject to a low load deferred sales charge.
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FOOTNOTES

- * - Indicates fully paid for securities registered in your name and held by us on your behalf.
- # - Part or all of the Book Cost on this security position has been provided by a source other than RBC Dominion Securities. As such, RBC Dominion Securities is not responsible for the completeness or accuracy of the information provided.
- 1 - Includes accrued interest.
- 2 - Part of or all of the Book Cost on this security position is unknown resulting in the use of market value. The market value applied was September 30, 2015 or later, depending on the transaction activity for this security position. Please contact your Investment Advisor to update the statement records.
- 3 - The Book Cost of this security is temporarily unavailable due to a pending corporate action event. Please contact your Investment Advisor for additional information.
- ° - Market value of non-prospectus qualified investment funds (each a "Fund"), disclosed on this statement, is calculated by the fund manager in arrears and may not reflect the actual net asset value from the previous calendar quarter. This market value is an estimate and excludes any unrealized gain / loss on the underlying positions of the Funds for the current calendar quarter.
- - The Book Cost of this security cannot be determined. Please contact your Investment Advisor for additional information.
- ** - Segregated Funds are included in the Total Value of Mutual Funds.
- *** - Converted U.S. dollar contributions or withdrawals are included in your plan summary.
- 4 - This security may be subject to a deferred sales charge at the time that it is sold.
- 11 - There is no active market for this security so its market value has been estimated.

06 March 2019

Poulin
c/o Langevin Morris Smith LLP
340 March Road, Suite 300
Kanata, ON K2K 2E4
Tel: 613-592-0088
Fax: 613-592-3322

Re:	Purchaser	Poulin
	Vendor	Buch & St. Louis
	Address	214-205 Bolton Street, Ottawa, ON K1N 1K7
	Legal Desc	Unit 14, Level 2, Ottawa Carleton Standard Condominium Corporation 725
	Legal Desc	Parking Unit 50, Level A Locker Unit 119, Level A
	Closing Date	31 May 2019
	Our File No.	725_214
	Your File No.	office
	Order No.	N/A

Pursuant to your request of 27 February 2019 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

Please note that our office requires written confirmation from the lawyer that this transaction of sale has closed. In addition, please provide us with the full name, address, email address, and telephone number of the purchaser so that we may correspond with the new owner with future Corporation business.

Regards,

Michael Barnett
Property Manager
Capital Integral Property Management
"As Agents for OCSCC 725"

** 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 regards 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.*

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

OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION No. 725
SUSSEX SQUARE

Ottawa Carleton Standard Condominium Corporation No. 725 (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: Michael Barnett - mbarnett@cimanagement.ca
Capital Integral Property Management
904 Lady Ellen Place
Ottawa ON K1Z 5L5
Tel: 613-722-1232
Fax: 613-651-0306
4. The Directors and Officers of the Corporation are:
Doug Wigney, Director, President, 19 September 2018 - 2021
Margaret VanDongen, Director, Secretary, OOP, 19 September 2018 - 2019
Ross Allan, Director, 19 September 2018 - 2021
Tranna Homenick, Director, 20 September 2016 - 2019
Yvette Theriault, Director, 14 November 2018 -2020

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 14, Level 2, known as 214-205 Bolton Street, Parking Unit 50, Level A and Locker Unit 119, Level A, Ottawa, Ontario of Ottawa Carleton Standard Condominium Corporation 725 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 suite, parking and locker is \$461.80, due and payable on the first day of each month.

Payment on account of common expenses for the units in the amount of \$461.80 was received for the period of 01 March 2019 through 31 March 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 not accurate and may result in a deficit of \$36,431.
10. The budget commenced 01 April 2018. 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.

An increase to the monthly condominium fees will be included in the next 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*, will bring some important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as mandatory licensing for condominium property managers. As a result, condominium management fees are expected to increase. Also, condominium corporations will be required to make payments towards the new Condominium Authority of Ontario. The Corporation might also experience increased Legal Costs (for review of and/or amendments to the Corporation's governing documents and for added guidance and assistance in relation to the new legislation). These matters are expected to result in an increase in the common expenses, and the increase is currently estimated at between \$5.00 and \$10.00 per unit per month. These changes are expected to come into force in phases, from 2017 – 2019.

RESERVE FUND

13. The Corporation's reserve fund, amounts to \$690,303 (un-audited) as of 31 January 2019.
14. The most recent reserve fund study conducted by the Board was a Reserve Fund Study Update, dated December 2018 and prepared by Keller Engineering.
15. The balance of the reserve fund at the beginning of the current fiscal year was \$475,745 (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 \$358,770 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$60,500. 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 Form 15. See also Paragraph 12.

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) We are not aware of any 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 modifications currently on file.

[Note: 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].

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 57 units in the condominium are owned by non-resident owners as of the most recent periodic information certificate dated 01 March 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;
- 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;
- 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 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 06 March 2019

Ottawa Carleton Standard Condominium Corporation No. 725



Michael Barnett
Property Manager
Capital Integral Property Management
"As Agents for OCSCC 725"

**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 regards to the information, exclusively.*