

MONTHLY FINANCIAL REPORT

CCC 423

December 2020

CCC 423

Monthly Financials

Table of Contents

Operating Reports

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

Reserve Reports

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

C.C.C. No. 423

Financial Summary December 2020

Operating

Revenue

Currently, CCC No. 423 has invoiced 100% of the budgeted revenue.

Expenses

Utilities

5010 - Gas - is showing over budget due to an accrual that was made during the month but not reversed until January.

5020 - Hydro - is showing over budget due to an accrual that was made during the month but not reversed until January.

5030 - Water and Sewer - is showing over budget due to an accrual that was made during the month but not reversed until January.

Contracts

5416 - Fire System Maintenance - Is showing over budget as the annual fire system testing was completed in September.

5450 - Janitorial - Is showing over budget because some of the extra covid cleaning costs were recorded under the contract GL. A new GL to track Covid-related expenses has been created and will show separately on the December 2020 financial statements.

5455 - Elevator - Is showing over budget because the monthly payments according to the contract are higher than the budgeted amount.

5470 - Snow Removal - Is showing under budget year to date because the snow removal expense to date came in less than the budgeted accrual.

5475 - Pest Control - Is showing over budget due to payment of an invoice for the removal of a wasp nest from the kitchen vent at unit 402, and an invoice for the removal of a bird's nest from a vent at unit 309. In addition, there is an added expense for the rodent bait stations that were placed on the exterior of the building to prevent mice from climbing the walls and entering the building.

Overall, Contracts are showing approximately 2% over budget year to date.

General Repairs and Maintenance

5502 - Supplies - Is showing over budget due to the purchase regular cleaning supplies during the month and the reimbursement of the purchase of a hose for the garbage room. The purchase of the ladder climbing kit was credited to this general ledger account.

5504 - Emergency Calls - is showing over budget do to an after hours call in July concerning the elevator not functioning. Additionally there was an after-hours call regarding a resident's remote not working however, this cost is being charged back to the owner.

5511 - Cleaning - Is showing over budget due to the payment for the garbage chute and bin cleaning that was done, however, this is a timing issue and will balance out as the year progresses.

5520 - Electrical - Is showing over budget year to date due to a wall sconce that was repaired, the relamp of a light by the elevator on the 4th floor, and the relamp of some Exit sign lights.

5535 - Garage Cleaning - Is showing over budget because of the cleaning of the garage that was completed.

5540 - HVAC - is showing over budget due to a service call by Optimum Mechanical regarding poor air circulation (969) and the recent major fall maintenance and inspection that was completed.

General Repairs and Maintenance items, overall, are showing under budget by approximately 29%

Administration

5810 - Office Fees - is showing over budget due to the payment of 4th quarter office fees in June.

5812 - Bank Charges - is showing over budget due to accruals entered for bank charges.

5822 - Misc. - Is showing over budget due to the rental fees for the AGM meeting space and the bonus for Enorck Honorat's holiday bonus.

Overall Administration is showing approximately 8% over budget year to date.

Conclusion:

The condo corporation's expenses are showing very close to the annual budgeted amount.

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Fees to Owners - Condo Fees	33,266.63	33,266.66	-0.03	100.00 %
4050 Miscellaneous Items	20.00		20.00	
Total 4000 Income	33,286.63	33,266.66	19.97	100.06 %
Total Income	\$33,286.63	\$33,266.66	\$19.97	100.06 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	13,959.33	13,959.33	0.00	100.00 %
Total Cost of Goods Sold	\$13,959.33	\$13,959.33	\$0.00	100.00 %
GROSS PROFIT	\$19,327.30	\$19,307.33	\$19.97	100.10 %
Expenses				
5000 Utilities				
5010 Gas	2,746.25	2,110.00	636.25	130.15 %
5020 Hydro	6,121.23	1,385.00	4,736.23	441.97 %
5030 Water & Sewer	4,867.09	1,943.00	2,924.09	250.49 %
5040 Telecom Expenses	86.43	133.33	-46.90	64.82 %
Total 5000 Utilities	13,821.00	5,571.33	8,249.67	248.07 %
5400 Contracts				
5415 Waste Bin Winching	197.30	775.00	-577.70	25.46 %
5416 Fire System Maintenance		357.91	-357.91	
5450 Janitorial	-56.50	2,448.33	-2,504.83	-2.31 %
5455 Elevator Maintenance	685.05	250.00	435.05	274.02 %
5470 Snow Removal	1,035.81	900.00	135.81	115.09 %
5475 Pest Control	129.95	45.42	84.53	286.11 %
Total 5400 Contracts	1,991.61	4,776.66	-2,785.05	41.69 %
5500 General Repairs and maintenance				
5502 Supplies	-872.78	41.66	-914.44	-2,095.01 %
5503 General Repairs & Maintenance	615.85	1,500.00	-884.15	41.06 %
5504 Emergency Calls		16.67	-16.67	
5511 Cleaning		108.33	-108.33	
5516 Plumbing		83.33	-83.33	
5518 Security Maintenance		166.67	-166.67	
5520 Electrical		83.33	-83.33	
5521 Covid-19 Expenses	3,736.55		3,736.55	
5530 Fire Alarm & Protection	101.70	750.00	-648.30	13.56 %
5535 Garage Cleaning		166.67	-166.67	
5540 HVAC		496.75	-496.75	
5555 Elevator		333.33	-333.33	
Total 5500 General Repairs and maintenance	3,581.32	3,746.74	-165.42	95.58 %
5800 Administrative Expenses				
5801 Property Management	2,583.34	2,583.33	0.01	100.00 %
5805 CAO Fees	81.00	40.50	40.50	200.00 %
5810 Office Supplies & other expense		20.83	-20.83	
5812 Bank Charges	117.55	50.00	67.55	235.10 %
5822 Misc.	400.00	16.67	383.33	2,399.52 %

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense	2,864.52	1,475.66	1,388.86	194.12 %
5832 Legal		166.67	-166.67	
5833 Audit & Accounting	3,164.00	0.00	3,164.00	
Total 5800 Administrative Expenses	9,210.41	4,353.66	4,856.75	211.56 %
Total Expenses	\$28,604.34	\$18,448.39	\$10,155.95	155.05 %
NET OPERATING INCOME	\$ -9,277.04	\$858.94	\$ -10,135.98	-1,080.06 %
NET INCOME	\$ -9,277.04	\$858.94	\$ -10,135.98	-1,080.06 %

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May - December, 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Fees to Owners - Condo Fees	266,133.04	266,133.28	-0.24	100.00 %
4050 Miscellaneous Items	365.00		365.00	
4055 Miscellaneous Items Keys	300.00		300.00	
Total 4000 Income	266,798.04	266,133.28	664.76	100.25 %
Total Income	\$266,798.04	\$266,133.28	\$664.76	100.25 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	111,674.64	111,674.64	0.00	100.00 %
Total Cost of Goods Sold	\$111,674.64	\$111,674.64	\$0.00	100.00 %
GROSS PROFIT	\$155,123.40	\$154,458.64	\$664.76	100.43 %
Expenses				
5000 Utilities				
5010 Gas	8,607.54	7,719.00	888.54	111.51 %
5020 Hydro	16,180.49	10,565.00	5,615.49	153.15 %
5030 Water & Sewer	21,357.01	18,477.00	2,880.01	115.59 %
5040 Telecom Expenses	707.27	1,066.64	-359.37	66.31 %
Total 5000 Utilities	46,852.31	37,827.64	9,024.67	123.86 %
5400 Contracts				
5415 Waste Bin Winching	4,687.92	6,200.00	-1,512.08	75.61 %
5416 Fire System Maintenance	3,735.24	2,863.28	871.96	130.45 %
5450 Janitorial	18,193.00	19,586.64	-1,393.64	92.88 %
5455 Elevator Maintenance	5,370.30	2,000.00	3,370.30	268.52 %
5470 Snow Removal	1,343.61	2,700.00	-1,356.39	49.76 %
5475 Pest Control	1,180.85	363.36	817.49	324.98 %
Total 5400 Contracts	34,510.92	33,713.28	797.64	102.37 %
5500 General Repairs and maintenance				
5502 Supplies	915.16	333.28	581.88	274.59 %
5503 General Repairs & Maintenance	4,140.27	12,000.00	-7,859.73	34.50 %
5504 Emergency Calls	152.55	133.36	19.19	114.39 %
5505 Landscaping	7,531.45	7,999.98	-468.53	94.14 %
5511 Cleaning	1,864.50	866.64	997.86	215.14 %
5516 Plumbing	0.00	666.64	-666.64	0.00 %
5518 Security Maintenance	101.70	1,333.36	-1,231.66	7.63 %
5520 Electrical	652.39	666.64	-14.25	97.86 %
5521 Covid-19 Expenses	3,736.55		3,736.55	
5530 Fire Alarm & Protection	180.80	6,000.00	-5,819.20	3.01 %
5535 Garage Cleaning	1,463.35	1,333.36	129.99	109.75 %
5540 HVAC	5,979.07	3,974.00	2,005.07	150.45 %
5555 Elevator	252.00	2,666.64	-2,414.64	9.45 %
Total 5500 General Repairs and maintenance	26,969.79	37,973.90	-11,004.11	71.02 %
5800 Administrative Expenses				
5801 Property Management	20,666.72	20,666.64	0.08	100.00 %
5805 CAO Fees	310.50	324.00	-13.50	95.83 %
5810 Office Supplies & other expense	348.15	166.64	181.51	208.92 %

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May - December, 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5812 Bank Charges	780.28	400.00	380.28	195.07 %
5822 Misc.	642.35	133.36	508.99	481.67 %
5830 Insurance Expense	11,645.08	11,805.28	-160.20	98.64 %
5832 Legal		1,333.36	-1,333.36	
5833 Audit & Accounting	3,164.00	0.00	3,164.00	
Total 5800 Administrative Expenses	37,557.08	34,829.28	2,727.80	107.83 %
Total Expenses	\$145,890.10	\$144,344.10	\$1,546.00	101.07 %
NET OPERATING INCOME	\$9,233.30	\$10,114.54	\$ -881.24	91.29 %
NET INCOME	\$9,233.30	\$10,114.54	\$ -881.24	91.29 %

CCC 423

BALANCE SHEET

As of December 31, 2020

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Fund	77,775.76
1020 Reserve Fund	161,739.66
Total Cash and Cash Equivalent	\$239,515.42
Accounts Receivable (A/R)	
1100 Accounts Receivable	-327.14
Total Accounts Receivable (A/R)	\$ -327.14
1150R Due from Operating	-1,801.52
1200 Due to Reserve	1,801.52
1300 Prepaid Expenses	6,257.34
Total Current Assets	\$245,445.62
Non-current Assets	
1015 Accrued Interest Receivable	251.00
1016 Investments - Edward Jones	152,529.62
1017 Investments - Scotia Wealth	110,938.00
Total Non Current Assets	\$263,718.62
Total Assets	\$509,164.24
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable (A/P)	15,160.51
Total Accounts Payable (A/P)	\$15,160.51
2005 Accrued Liabilities OP	20,637.08
Total Current Liabilities	\$35,797.59
Total Liabilities	\$35,797.59
Equity	
2600 Equity Reserve Fund Opening Balance - Invest E.J.	-0.48
2602 Equity Reserve Fund Opening Balance Equity - RF	0.22
3000 Opening Balance Equity - OP	14,920.64
Retained Earnings	418,158.10
Profit for the year	40,288.17
Total Equity	\$473,366.65
Total Liabilities and Equity	\$509,164.24

CCC 423

TRIAL BALANCE

As of December 31, 2020

	DEBIT	CREDIT
1010 Operating Fund	77,775.76	
1020 Reserve Fund	161,739.66	
1100 Accounts Receivable		327.14
1150R Due from Operating		1,801.52
1200 Due to Reserve	1,801.52	
1300 Prepaid Expenses	6,257.34	
1015 Accrued Interest Receivable	251.00	
1016 Investments - Edward Jones	152,529.62	
1017 Investments - Scotia Wealth	110,938.00	
2000 Accounts Payable (A/P)		15,160.51
2005 Accrued Liabilities OP		20,637.08
2600 Equity Reserve Fund Opening Balance - Invest E.J.	0.48	
2602 Equity Reserve Fund Opening Balance Equity - RF		0.22
3000 Opening Balance Equity - OP		14,920.64
Retained Earnings		418,158.10
4001 Income:Monthly Fees to Owners - Condo Fees		266,133.04
4050 Income:Miscellaneous Items		365.00
4055 Income:Miscellaneous Items Keys		300.00
4500 Contribution to Reserve Fund	111,674.64	
5010 Utilities:Gas	8,607.54	
5020 Utilities:Hydro	16,180.49	
5030 Utilities:Water & Sewer	21,357.01	
5040 Utilities:Telecom Expenses	707.27	
5415 Contracts:Waste Bin Winching	4,687.92	
5416 Contracts:Fire System Maintenance	3,735.24	
5450 Contracts:Janitorial	18,193.00	
5455 Contracts:Elevator Maintenance	5,370.30	
5470 Contracts:Snow Removal	1,343.61	
5475 Contracts:Pest Control	1,180.85	
5502 General Repairs and maintenance:Supplies	915.16	
5503 General Repairs and maintenance:General Repairs & Maintenance	4,140.27	
5504 General Repairs and maintenance:Emergency Calls	152.55	
5505 General Repairs and maintenance:Landscaping	7,531.45	
5511 General Repairs and maintenance:Cleaning	1,864.50	
5518 General Repairs and maintenance:Security Maintenance	101.70	
5520 General Repairs and maintenance:Electrical	652.39	
5521 General Repairs and maintenance:Covid-19 Expenses	3,736.55	
5530 General Repairs and maintenance:Fire Alarm & Protection	180.80	
5535 General Repairs and maintenance:Garage Cleaning	1,463.35	
5540 General Repairs and maintenance:HVAC	5,979.07	
5555 General Repairs and maintenance:Elevator	252.00	
5801 Administrative Expenses:Property Management	20,666.72	
5805 Administrative Expenses:CAO Fees	310.50	
5810 Administrative Expenses:Office Supplies & other expense	348.15	
5812 Administrative Expenses:Bank Charges	780.28	
5822 Administrative Expenses:Misc.	642.35	
5830 Administrative Expenses:Insurance Expense	11,645.08	
5833 Administrative Expenses:Audit & Accounting	3,164.00	

CCC 423

TRIAL BALANCE

As of December 31, 2020

	DEBIT	CREDIT
4602R Reserve - Interest Income		723.10
6001 Contribution from Operating		111,674.64
6117 Reserve - Masonry	70,166.80	
6125 Reserve - Security	2,938.00	
6135 Reserve - HVAC	793.26	
6196 Reserve - Plumbing	7,444.81	
TOTAL	\$850,200.99	\$850,200.99

CCC 423

A/R AGING SUMMARY

As of December 31, 2020

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
(107) - Jason Dafre & J-D.Plourde					349.29	\$349.29
(405) - Laurie Jones					-708.02	\$ -708.02
107 - Valentine Safonov	20.00	69.29				\$89.29
402-Brock Batey					-53.70	\$ -53.70
PH2 - Steven Mason			-4.00			\$ -4.00
TOTAL	\$20.00	\$69.29	\$ -4.00	\$0.00	\$ -412.43	\$ -327.14

CCC 423

A/P AGING SUMMARY

As of December 31, 2020

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc					50.85	\$50.85
Ace Professional Lock Service		271.20				\$271.20
Bell		86.43				\$86.43
Bruce Miller		67.78				\$67.78
Can-Do General Contracting and Construction		1,035.81				\$1,035.81
Capello Systems Ltd		740.15				\$740.15
City of Ottawa Water & Sewer	2,208.44					\$2,208.44
Edgetch HVAC Services Ltd.					678.00	\$678.00
Elevation Elevator Inc		685.05				\$685.05
Enbridge		2,112.08				\$2,112.08
Ercan's Natural Gas & Air Conditioning Service Ltd.					746.05	\$746.05
Evolution Building Services		149.84				\$149.84
Extermination Regionex Extermination Inc		129.95				\$129.95
Orleans Janitorial Supplies					540.82	\$540.82
Orleans Quality Cleaning Ltd.		3,172.06			2,486.00	\$5,658.06
TOTAL	\$2,208.44	\$8,450.35	\$0.00	\$0.00	\$4,501.72	\$15,160.51

CCC 423

GENERAL LEDGER

December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Fund							
Beginning Balance							74,876.37
12/01/2020	Bill Payment (Cheque)	PAP	Capital Integral Property Management		2000 Accounts Payable (A/P)	\$ - 2,583.34	72,293.03
12/02/2020	Payment		101 - Robert & Susan Rees	CondoWorks	1100 Accounts Receivable	\$581.10	72,874.13
12/02/2020	Payment		103 - June Beverley Mahoney	CondoWorks	1100 Accounts Receivable	\$531.83	73,405.96
12/02/2020	Payment		306 - Dianne Spearman	CondoWorks	1100 Accounts Receivable	\$673.84	74,079.80
12/02/2020	Payment		109 - Isabelle & Jean-Yvon St. Martin	CondoWorks	1100 Accounts Receivable	\$726.00	74,805.80
12/02/2020	Payment	PAP	107 - Valentine Safonov		1100 Accounts Receivable	\$349.29	75,155.09
12/02/2020	Payment		PH5 - Philip & Averil Gardner	CondoWorks	1100 Accounts Receivable	\$872.45	76,027.54
12/02/2020	Payment		PH4 - Rudy Anthony Vandenbelt	CondoWorks	1100 Accounts Receivable	\$752.66	76,780.20
12/02/2020	Payment		PH3 - Judith & Warren Nelson	CondoWorks	1100 Accounts Receivable	\$986.74	77,766.94
12/02/2020	Payment		PH2 - Steven Mason	CondoWorks	1100 Accounts Receivable	\$607.16	78,374.10
12/02/2020	Payment		PH1 - Linda Rayner	CondoWorks	1100 Accounts Receivable	\$639.04	79,013.14
12/02/2020	Payment		411 - Anne Kline	CondoWorks	1100 Accounts Receivable	\$453.60	79,466.74
12/02/2020	Payment		410 - Suzanne Drouin	CondoWorks	1100 Accounts Receivable	\$754.97	80,221.71
12/02/2020	Payment		409 - Patricia Skinner	CondoWorks	1100 Accounts Receivable	\$726.00	80,947.71
12/02/2020	Payment		408 - Filippo Zanetti	CondoWorks	1100 Accounts Receivable	\$537.62	81,485.33
12/02/2020	Payment		407 - Katie Oppen	CondoWorks	1100 Accounts Receivable	\$537.62	82,022.95
12/02/2020	Payment		406 - Katherine & Geoffrey Stiles	CondoWorks	1100 Accounts Receivable	\$673.84	82,696.79
12/02/2020	Payment		(405) - Laurie Jones	CondoWorks	1100 Accounts Receivable	\$754.97	83,451.76
12/02/2020	Payment		404 - John Power	CondoWorks	1100 Accounts Receivable	\$531.83	83,983.59
12/02/2020	Payment		403 - William Farrell	CondoWorks	1100 Accounts Receivable	\$531.83	84,515.42
12/02/2020	Payment		402-Brock Batey	CondoWorks	1100 Accounts Receivable	\$583.99	85,099.41
12/02/2020	Payment		401 - Sarah Marsh & Nicolas Verdy	CondoWorks	1100 Accounts Receivable	\$592.72	85,692.13
12/02/2020	Payment		312 - Sherilyn Almaria	CondoWorks	1100 Accounts Receivable	\$528.94	86,221.07
12/02/2020	Payment		311 - Bailey Reid	CondoWorks	1100 Accounts Receivable	\$453.60	86,674.67
12/02/2020	Payment		310 - Nicole Melanson	CondoWorks	1100 Accounts Receivable	\$754.97	87,429.64
12/02/2020	Payment		308 - Normande Morin & Jessica Carey	CondoWorks	1100 Accounts Receivable	\$537.62	87,967.26
12/02/2020	Payment		PH6 - Bruce Miller & June Saunders	CondoWorks	1100 Accounts Receivable	\$1,028.92	88,996.18
12/02/2020	Payment		412 - Elise Pineau	CondoWorks	1100 Accounts Receivable	\$528.94	89,525.12
12/02/2020	Payment		309 - Carolynne & Mark Chatel	CondoWorks	1100 Accounts Receivable	\$726.00	90,251.12
12/02/2020	Payment		305 - Catherine Duff	CondoWorks	1100 Accounts Receivable	\$754.97	91,006.09
12/02/2020	Payment		304 - Margaret Hilborn & William Hilborn	CondoWorks	1100 Accounts Receivable	\$531.83	91,537.92
12/02/2020	Payment		303 - Abdellah Morsy	CondoWorks	1100 Accounts Receivable	\$531.83	92,069.75
12/02/2020	Payment		302 - Tarek Afif & Assia Aldhabbi	CondoWorks	1100 Accounts Receivable	\$583.99	92,653.74
12/02/2020	Payment		301 - Mary Sitarski	CondoWorks	1100 Accounts Receivable	\$592.72	93,246.46
12/02/2020	Payment		212 - Duncan Roberts	CondoWorks	1100 Accounts Receivable	\$528.94	93,775.40
12/02/2020	Payment		211 - Lyse Leblanc	CondoWorks	1100 Accounts Receivable	\$453.60	94,229.00
12/02/2020	Payment		210 - Philip & Louise Stone	CondoWorks	1100 Accounts Receivable	\$754.97	94,983.97
12/02/2020	Payment		209 - Helen Polleritzer	CondoWorks	1100 Accounts Receivable	\$726.00	95,709.97
12/02/2020	Payment		208 - Carol Freeman	CondoWorks	1100 Accounts Receivable	\$537.62	96,247.59
12/02/2020	Payment		207 - Kirk Falconer	CondoWorks	1100 Accounts Receivable	\$537.62	96,785.21
12/02/2020	Payment		206 Kevin Zbitnew & Xiao Mei Lin	CondoWorks	1100 Accounts Receivable	\$673.84	97,459.05
12/02/2020	Payment		205 - David Cale	CondoWorks	1100 Accounts Receivable	\$754.97	98,214.02
12/02/2020	Payment		204 - Cathy Beehan	CondoWorks	1100 Accounts Receivable	\$531.83	98,745.85
12/02/2020	Payment		203 - Judith Leidl	CondoWorks	1100 Accounts Receivable	\$531.83	99,277.68
12/02/2020	Payment		202 - Monique Angers	CondoWorks	1100 Accounts Receivable	\$583.99	99,861.67
12/02/2020	Payment		201 - Roger Messier & Carol Vlassoff	CondoWorks	1100 Accounts Receivable	\$592.72	100,454.39
12/02/2020	Payment		112 - Margaret Copping	CondoWorks	1100 Accounts Receivable	\$528.94	100,983.33
12/02/2020	Payment		110 - Maria Isabel deSousa	CondoWorks	1100 Accounts Receivable	\$754.97	101,738.30
12/02/2020	Payment		108 - Nancy & David Biggs / Patrick	CondoWorks	1100 Accounts Receivable	\$381.15	102,119.45
12/02/2020	Payment		106 - Lucie Lamarre	CondoWorks	1100 Accounts Receivable	\$633.25	102,752.70
12/02/2020	Payment		105 - Steven Moritsugu	CondoWorks	1100 Accounts Receivable	\$699.92	103,452.62
12/02/2020	Payment		104 - Jan & Cathleen van der Westhuizen	CondoWorks	1100 Accounts Receivable	\$531.83	103,984.45
12/02/2020	Payment		102 - Betty & Louis-Guy Hudon	CondoWorks	1100 Accounts Receivable	\$583.99	104,568.44
12/03/2020	Bill Payment (Cheque)	5130	Ace Professional Lock Service	Issued 2020-12-03 20:01:08.239	2000 Accounts Payable (A/P)	\$ -180.74	104,387.70
12/03/2020	Bill Payment (Cheque)	CWE4997	Quality Lock Services Inc.	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ -90.40	104,297.30
12/03/2020	Bill Payment (Cheque)	CWE5083	Pyron Fire Protection Inc	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ -169.50	104,127.80
12/03/2020	Bill Payment (Cheque)	CWE4995	Extermination Regionex Extermination Inc	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ -45.20	104,082.60
12/03/2020	Bill Payment (Cheque)	CWE4996	174541 Canada Inc.	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ - 1,463.35	102,619.25
12/03/2020	Bill Payment (Cheque)	CWE4999	Elevation Elevator Inc	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ -685.05	101,934.20
12/03/2020	Bill Payment (Cheque)	CWE5082	Evolution Building Services	Issued 2020-12-03 15:40:58.225	2000 Accounts Payable (A/P)	\$ -501.72	101,432.48
12/04/2020	Bill Payment (Cheque)	CWP13789	Enbridge	PAP	2000 Accounts Payable (A/P)	\$ - 1,212.01	100,220.47
12/04/2020	Payment	e-transfer	307 - Gary Lewicki		1100 Accounts Receivable	\$537.62	100,758.09
12/07/2020	Bill Payment (Cheque)	CWP14245	Bell	PAP	2000 Accounts Payable (A/P)	\$ -90.39	100,667.70
12/15/2020	Payment	PAP	111- Philippe Alexandre Lavoie		1100 Accounts Receivable	\$453.60	101,121.30
12/15/2020	Bill Payment (Cheque)	CWE5184	Ouseley Hanvey Clipsham Deep LLP	Issued 2020-12-15 16:29:10.587	2000 Accounts Payable (A/P)	\$ - 3,164.00	97,957.30
12/17/2020	Bill Payment (Cheque)	CWP14731	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable (A/P)	\$ - 2,247.24	95,710.06
12/21/2020	Bill Payment (Cheque)	CWP15216	Waste Connections of Canada Inc.	PAP	2000 Accounts Payable (A/P)	\$ -47.46	95,662.60
12/23/2020	Bill Payment (Cheque)	CWP15175	Hydro Ottawa	PAP	2000 Accounts Payable (A/P)	\$ - 1,305.51	94,357.09
12/23/2020	Payment	e-transfer	PH3 - Judith & Warren Nelson		1100 Accounts Receivable	\$193.23	94,550.32
12/31/2020	Journal Entry	168		Bank Fees Dec 2020	-Split-	\$ -117.55	94,432.77
12/31/2020	Journal Entry	169		To record Contribution to Reserve for Dec 2020	-Split-	\$ - 13,959.33	80,473.44
12/31/2020	Bill Payment (Cheque)	5131	Enorck Honorat	Issued 2020-12-31 20:01:29.420	2000 Accounts Payable (A/P)	\$ -400.00	80,073.44
12/31/2020	Cheque Expense	PAP	City of Ottawa Water & Sewer		5030 Utilities:Water & Sewer	\$ - 2,297.68	77,775.76

CCC 423
GENERAL LEDGER
December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 1010 Operating Fund						\$2,899.39	
1020 Reserve Fund							
Beginning Balance							206,226.55
12/03/2020	Bill Payment (Cheque)	5006	Pivotech Doors Inc.	Issued 2020-12-03 20:01:08.554	2000 Accounts Payable (A/P)	\$ - 2,938.00	203,288.55
12/03/2020	Bill Payment (Cheque)	5008	Atwill-Morin (Ontario) Inc.	Issued 2020-12-03 20:01:09.166	2000 Accounts Payable (A/P)	\$ - 54,064.60	149,223.95
12/03/2020	Bill Payment (Cheque)	5007	Clean Water Works	Issued 2020-12-03 20:01:08.862	2000 Accounts Payable (A/P)	\$ - 1,525.50	147,698.45
12/31/2020	Journal Entry	169		To record Contribution to Reserve for Dec 2020	-Split-	\$13,959.33	161,657.78
12/31/2020	Journal Entry	170		Bank Interest Dec 2020	-Split-	\$81.88	161,739.66
Total for 1020 Reserve Fund						\$ - 44,486.89	
1100 Accounts Receivable							
Beginning Balance							-153.91
12/01/2020	Invoice	2082	PH3 - Judith & Warren Nelson		4001 Income:Monthly Fees to Owners - Condo Fees	\$986.74	832.83
12/01/2020	Invoice	2081	210 - Philip & Louise Stone		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	1,587.80
12/01/2020	Invoice	2080	403 - William Farrell		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	2,119.63
12/01/2020	Invoice	2079	107 - Valentine Safonov		-Split-	\$369.29	2,488.92
12/01/2020	Invoice	2078	106 - Lucie Lamarre		4001 Income:Monthly Fees to Owners - Condo Fees	\$633.25	3,122.17
12/01/2020	Invoice	2077	102 - Betty & Louis-Guy Hudon		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	3,706.16
12/01/2020	Invoice	2076	207 - Kirk Falconer		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	4,243.78
12/01/2020	Invoice	2075	104 - Jan & Cathleen van der Westhuizen		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	4,775.61
12/01/2020	Invoice	2074	307 - Gary Lewicki		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	5,313.23
12/01/2020	Invoice	2073	206 Kevin Zbitnew & Xiao Mei Lin		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	5,987.07
12/01/2020	Invoice	2072	101 - Robert & Susan Rees		4001 Income:Monthly Fees to Owners - Condo Fees	\$581.10	6,568.17
12/01/2020	Invoice	2071	311 - Bailey Reid		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	7,021.77
12/01/2020	Invoice	2070	PH5 - Philip & Averil Gardner		4001 Income:Monthly Fees to Owners - Condo Fees	\$872.45	7,894.22
12/01/2020	Invoice	2069	408 - Filippo Zanetti		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	8,431.84
12/01/2020	Invoice	2068	402-Brock Batey		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	9,015.83
12/01/2020	Invoice	2067	112 - Margaret Copping		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	9,544.77
12/01/2020	Invoice	2066	401 - Sarah Marsh & Nicolas Verdy		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	10,137.49
12/01/2020	Invoice	2065	309 - Carolynne & Mark Chatel		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	10,863.49
12/01/2020	Invoice	2064	306 - Dianne Spearman		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	11,537.33
12/01/2020	Invoice	2063	PH1 - Linda Rayner		4001 Income:Monthly Fees to Owners - Condo Fees	\$639.04	12,176.37
12/01/2020	Invoice	2062	411 - Anne Kline		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	12,629.97
12/01/2020	Invoice	2061	407 - Katie Oppen		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	13,167.59
12/01/2020	Invoice	2060	PH6 - Bruce Miller & June Saunders		4001 Income:Monthly Fees to Owners - Condo Fees	\$1,028.92	14,196.51
12/01/2020	Invoice	2059	310 - Nicole Melanson		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	14,951.48
12/01/2020	Invoice	2058	304 - Margaret Hilborn & William Hilborn		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	15,483.31
12/01/2020	Invoice	2057	PH2 - Steven Mason		4001 Income:Monthly Fees to Owners - Condo Fees	\$607.16	16,090.47
12/01/2020	Invoice	2056	109 - Isabelle & Jean-Yvon St. Martin		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	16,816.47
12/01/2020	Invoice	2055	202 - Monique Angers		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	17,400.46
12/01/2020	Invoice	2054	201 - Roger Messier & Carol Vlassoff		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	17,993.18
12/01/2020	Invoice	2053	(405) - Laurie Jones		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	18,748.15
12/01/2020	Invoice	2052	103 - June Beverley Mahoney		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	19,279.98
12/01/2020	Invoice	2051	412 - Elise Pineau		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	19,808.92
12/01/2020	Invoice	2050	302 - Tarek Afif & Assia Aldhabbi		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	20,392.91
12/01/2020	Invoice	2049	212 - Duncan Roberts		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	20,921.85
12/01/2020	Invoice	2048	409 - Patricia Skinner		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	21,647.85
12/01/2020	Invoice	2047	204 - Cathy Beehan		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	22,179.68
12/01/2020	Invoice	2046	110 - Maria Isabel deSousa		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	22,934.65
12/01/2020	Invoice	2045	208 - Carol Freeman		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	23,472.27
12/01/2020	Invoice	2044	205 - David Cale		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	24,227.24
12/01/2020	Invoice	2043	111- Philippe Alexandre Lavoie		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	24,680.84
12/01/2020	Invoice	2042	308 - Normande Morin & Jessica Carey		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	25,218.46
12/01/2020	Invoice	2041	203 - Judith Leidl		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	25,750.29
12/01/2020	Invoice	2040	108 - Nancy & David Biggs / Patrick		4001 Income:Monthly Fees to Owners - Condo Fees	\$381.15	26,131.44
12/01/2020	Invoice	2039	PH4 - Rudy Anthony Vandenbelt		4001 Income:Monthly Fees to Owners - Condo Fees	\$752.66	26,884.10
12/01/2020	Invoice	2038	410 - Suzanne Drouin		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	27,639.07
12/01/2020	Invoice	2091	105 - Steven Moritsugu		4001 Income:Monthly Fees to Owners - Condo Fees	\$699.92	28,338.99
12/01/2020	Invoice	2090	404 - John Power		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	28,870.82
12/01/2020	Invoice	2089	305 - Catherine Duff		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	29,625.79
12/01/2020	Invoice	2088	303 - Abdellah Morsy		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	30,157.62
12/01/2020	Invoice	2087	406 - Katherine & Geoffrey Stiles		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	30,831.46
12/01/2020	Invoice	2086	312 - Sherilyn Almaria		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	31,360.40
12/01/2020	Invoice	2085	301 - Mary Sitarski		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	31,953.12
12/01/2020	Invoice	2084	211 - Lyse Leblanc		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	32,406.72
12/01/2020	Invoice	2083	209 - Helen Polleritzer		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	33,132.72
12/02/2020	Payment	PAP	PH5 - Philip & Averil Gardner		1010 Operating Fund	\$ -872.45	32,260.27
12/02/2020	Payment		107 - Valentine Safonov		1010 Operating Fund	\$ -349.29	31,910.98
12/02/2020	Payment		PH3 - Judith & Warren Nelson		1010 Operating Fund	\$ -986.74	30,924.24
12/02/2020	Payment		PH2 - Steven Mason		1010 Operating Fund	\$ -607.16	30,317.08
12/02/2020	Payment		PH1 - Linda Rayner		1010 Operating Fund	\$ -639.04	29,678.04
12/02/2020	Payment		411 - Anne Kline		1010 Operating Fund	\$ -453.60	29,224.44
12/02/2020	Payment		410 - Suzanne Drouin		1010 Operating Fund	\$ -754.97	28,469.47
12/02/2020	Payment		409 - Patricia Skinner		1010 Operating Fund	\$ -726.00	27,743.47
12/02/2020	Payment		408 - Filippo Zanetti		1010 Operating Fund	\$ -537.62	27,205.85
12/02/2020	Payment		407 - Katie Oppen		1010 Operating Fund	\$ -537.62	26,668.23
12/02/2020	Payment		406 - Katherine & Geoffrey Stiles		1010 Operating Fund	\$ -673.84	25,994.39
12/02/2020	Payment		(405) - Laurie Jones		1010 Operating Fund	\$ -754.97	25,239.42
12/02/2020	Payment		404 - John Power		1010 Operating Fund	\$ -531.83	24,707.59
12/02/2020	Payment		403 - William Farrell		1010 Operating Fund	\$ -531.83	24,175.76
12/02/2020	Payment		402-Brock Batey		1010 Operating Fund	\$ -583.99	23,591.77
12/02/2020	Payment		401 - Sarah Marsh & Nicolas Verdy		1010 Operating Fund	\$ -592.72	22,999.05
12/02/2020	Payment		312 - Sherilyn Almaria		1010 Operating Fund	\$ -528.94	22,470.11
12/02/2020	Payment		311 - Bailey Reid		1010 Operating Fund	\$ -453.60	22,016.51
12/02/2020	Payment		310 - Nicole Melanson		1010 Operating Fund	\$ -754.97	21,261.54

CCC 423

GENERAL LEDGER

December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/02/2020	Payment		308 - Normande Morin & Jessica Carey		1010 Operating Fund	\$ -537.62	20,723.92
12/02/2020	Payment		PH6 - Bruce Miller & June Saunders		1010 Operating Fund	\$ -1,028.92	19,695.00
12/02/2020	Payment		412 - Elise Pineau		1010 Operating Fund	\$ -528.94	19,166.06
12/02/2020	Payment		309 - Carolyne & Mark Chatel		1010 Operating Fund	\$ -726.00	18,440.06
12/02/2020	Payment		305 - Catherine Duff		1010 Operating Fund	\$ -754.97	17,685.09
12/02/2020	Payment		304 - Margaret Hilborn & William Hilborn		1010 Operating Fund	\$ -531.83	17,153.26
12/02/2020	Payment		303 - Abdellah Morsy		1010 Operating Fund	\$ -531.83	16,621.43
12/02/2020	Payment		302 - Tarek Afif & Assia Aldhabbi		1010 Operating Fund	\$ -583.99	16,037.44
12/02/2020	Payment		301 - Mary Sitarski		1010 Operating Fund	\$ -592.72	15,444.72
12/02/2020	Payment		212 - Duncan Roberts		1010 Operating Fund	\$ -528.94	14,915.78
12/02/2020	Payment		211 - Lyse Leblanc		1010 Operating Fund	\$ -453.60	14,462.18
12/02/2020	Payment		210 - Philip & Louise Stone		1010 Operating Fund	\$ -754.97	13,707.21
12/02/2020	Payment		209 - Helen Polleritzer		1010 Operating Fund	\$ -726.00	12,981.21
12/02/2020	Payment		208 - Carol Freeman		1010 Operating Fund	\$ -537.62	12,443.59
12/02/2020	Payment		207 - Kirk Falconer		1010 Operating Fund	\$ -537.62	11,905.97
12/02/2020	Payment		206 Kevin Zbitnew & Xiao Mei Lin		1010 Operating Fund	\$ -673.84	11,232.13
12/02/2020	Payment		205 - David Cale		1010 Operating Fund	\$ -754.97	10,477.16
12/02/2020	Payment		204 - Cathy Beehan		1010 Operating Fund	\$ -531.83	9,945.33
12/02/2020	Payment		203 - Judith Leidl		1010 Operating Fund	\$ -531.83	9,413.50
12/02/2020	Payment		202 - Monique Angers		1010 Operating Fund	\$ -583.99	8,829.51
12/02/2020	Payment		201 - Roger Messier & Carol Vlassoff		1010 Operating Fund	\$ -592.72	8,236.79
12/02/2020	Payment		112 - Margaret Copping		1010 Operating Fund	\$ -528.94	7,707.85
12/02/2020	Payment		110 - Maria Isabel deSousa		1010 Operating Fund	\$ -754.97	6,952.88
12/02/2020	Payment		108 - Nancy & David Biggs / Patrick		1010 Operating Fund	\$ -381.15	6,571.73
12/02/2020	Payment		106 - Lucie Lamarre		1010 Operating Fund	\$ -633.25	5,938.48
12/02/2020	Payment		105 - Steven Moritsugu		1010 Operating Fund	\$ -699.92	5,238.56
12/02/2020	Payment		104 - Jan & Cathleen van der Westhuizen		1010 Operating Fund	\$ -531.83	4,706.73
12/02/2020	Payment		102 - Betty & Louis-Guy Hudon		1010 Operating Fund	\$ -583.99	4,122.74
12/02/2020	Payment		101 - Robert & Susan Rees		1010 Operating Fund	\$ -581.10	3,541.64
12/02/2020	Payment		103 - June Beverley Mahoney		1010 Operating Fund	\$ -531.83	3,009.81
12/02/2020	Payment		306 - Dianne Spearman		1010 Operating Fund	\$ -673.84	2,335.97
12/02/2020	Payment		109 - Isabelle & Jean-Yvon St. Martin		1010 Operating Fund	\$ -726.00	1,609.97
12/02/2020	Payment		PH4 - Rudy Anthony Vandenbelt		1010 Operating Fund	\$ -752.66	857.31
12/04/2020	Payment	e-transfer	307 - Gary Lewicki		1010 Operating Fund	\$ -537.62	319.69
12/15/2020	Payment	PAP	111- Philippe Alexandre Lavoie		1010 Operating Fund	\$ -453.60	-133.91
12/23/2020	Payment	e-transfer	PH3 - Judith & Warren Nelson		1010 Operating Fund	\$ -193.23	-327.14
Total for 1100 Accounts Receivable						\$ -173.23	
1150R Due from Operating							
Beginning Balance							-1,801.52
Total for 1150R Due from Operating							
1200 Due to Reserve							
Beginning Balance							1,801.52
Total for 1200 Due to Reserve							
1300 Prepaid Expenses							
Beginning Balance							9,304.56
12/01/2020	Journal Entry	166		Insurance Expense Nov 2020	-Split-	\$ -1,432.26	7,872.30
12/01/2020	Journal Entry	166		CAO Expense Nov 2020	-Split-	\$ -40.50	7,831.80
12/01/2020	Journal Entry	166		Fire Monitoring Expense Nov 2020	-Split-	\$ -50.85	7,780.95
12/31/2020	Journal Entry	172		Fire Monitoring Expense Dec 2020	-Split-	\$ -50.85	7,730.10
12/31/2020	Journal Entry	172		CAO Expense Dec 2020	-Split-	\$ -40.50	7,689.60
12/31/2020	Journal Entry	172		Insurance Expense Dec 2020	-Split-	\$ -1,432.26	6,257.34
Total for 1300 Prepaid Expenses						\$ -3,047.22	
1015 Accrued Interest Receivable							
Beginning Balance							251.00
Total for 1015 Accrued Interest Receivable							
1016 Investments - Edward Jones							
Beginning Balance							152,529.62
Total for 1016 Investments - Edward Jones							
1017 Investments - Scotia Wealth							
Beginning Balance							110,938.00
Total for 1017 Investments - Scotia Wealth							
2000 Accounts Payable (A/P)							
Beginning Balance							70,543.49
12/01/2020	Bill	4344	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/14846	5801 Administrative Expenses:Property Management	\$2,583.34	73,126.83
12/01/2020	Bill Payment (Cheque)	PAP	Capital Integral Property Management		1010 Operating Fund	\$ -2,583.34	70,543.49
12/01/2020	Bill	417062	Extermination Regionex Extermination Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16082	5475 Contracts:Pest Control	\$129.95	70,673.44
12/01/2020	Bill	2020	Ouseley Hanvey Clipsham Deep LLP	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15289	5833 Administrative Expenses:Audit & Accounting	\$3,164.00	73,837.44
12/02/2020	Bill	2020-12-02 4102553000	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15175	5020 Utilities:Hydro	\$1,305.51	75,142.95
12/03/2020	Bill Payment (Cheque)	CWE4997	Quality Lock Services Inc.		1010 Operating Fund	\$ -90.40	75,052.55
12/03/2020	Bill Payment (Cheque)	CWE5082	Evolution Building Services		1010 Operating Fund	\$ -501.72	74,550.83
12/03/2020	Bill Payment (Cheque)	CWE4999	Elevation Elevator Inc		1010 Operating Fund	\$ -685.05	73,865.78
12/03/2020	Bill Payment (Cheque)	CWE5083	Pyron Fire Protection Inc		1010 Operating Fund	\$ -169.50	73,696.28
12/03/2020	Bill Payment (Cheque)	5006	Pivotech Doors Inc.		1020 Reserve Fund	\$ -2,938.00	70,758.28

CCC 423
GENERAL LEDGER
December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/03/2020	Bill Payment (Cheque)	5007	Clean Water Works		1020 Reserve Fund	\$ - 1,525.50	69,232.78
12/03/2020	Bill Payment (Cheque)	5008	Atwill-Morin (Ontario) Inc.		1020 Reserve Fund	\$ - 54,064.60	15,168.18
12/03/2020	Bill Payment (Cheque)	CWE4996	174541 Canada Inc.		1010 Operating Fund	\$ - 1,463.35	13,704.83
12/03/2020	Bill Payment (Cheque)	CWE4995	Extermination Regionex Extermination Inc		1010 Operating Fund	\$ -45.20	13,659.63
12/03/2020	Bill Payment (Cheque)	5130	Ace Professional Lock Service		1010 Operating Fund	\$ -180.74	13,478.89
12/04/2020	Bill Payment (Cheque)	CWP13789	Enbridge		1010 Operating Fund	\$ - 1,212.01	12,266.88
12/04/2020	Bill	206213	Orleans Quality Cleaning Ltd.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15115	5502 General Repairs and maintenance:Supplies	\$184.90	12,451.78
12/07/2020	Bill Payment (Cheque)	CWP14245	Bell		1010 Operating Fund	\$ -90.39	12,361.39
12/10/2020	Bill	2235	Elevation Elevator Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15602	5455 Contracts:Elevator Maintenance	\$685.05	13,046.44
12/14/2020	Bill	201214 076511100801	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15884	5010 Utilities:Gas	\$2,112.08	15,158.52
12/15/2020	Bill Payment (Cheque)	CWE5184	Ouseley Hanvey Clipsham Deep LLP		1010 Operating Fund	\$ - 3,164.00	11,994.52
12/15/2020	Bill	162837	Capello Systems Ltd	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16076	5503 General Repairs and maintenance:General Repairs & Maintenance	\$293.80	12,288.32
12/16/2020	Bill	201216 6137481461340	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16481	5040 Utilities:Telecom Expenses	\$86.43	12,374.75
12/17/2020	Bill	29031	Ace Professional Lock Service	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17020	5503 General Repairs and maintenance:General Repairs & Maintenance	\$271.20	12,645.95
12/17/2020	Bill	7140-0000882921	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15216	5415 Contracts:Waste Bin Winching	\$47.46	12,693.41
12/17/2020	Bill Payment (Cheque)	CWP14731	City of Ottawa Water & Sewer		1010 Operating Fund	\$ - 2,247.24	10,446.17
12/21/2020	Bill Payment (Cheque)	CWP15216	Waste Connections of Canada Inc.		1010 Operating Fund	\$ -47.46	10,398.71
12/21/2020	Bill	2020-12-21	Enorck Honorat	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16362	5822 Administrative Expenses:Misc.	\$400.00	10,798.71
12/22/2020	Bill	2020-09-11	Bruce Miller	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16318	5502 General Repairs and maintenance:Supplies	\$67.78	10,866.49
12/22/2020	Bill	206407	Orleans Quality Cleaning Ltd.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16409	5521 General Repairs and maintenance:Covid-19 Expenses	\$105.66	10,972.15
12/23/2020	Bill	162610	Capello Systems Ltd	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15337	5503 General Repairs and maintenance:General Repairs & Maintenance	\$446.35	11,418.50
12/23/2020	Bill Payment (Cheque)	CWP15175	Hydro Ottawa		1010 Operating Fund	\$ - 1,305.51	10,112.99
12/23/2020	Bill	I200821342	Can-Do General Contracting and Construction	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/15638	5470 Contracts:Snow Removal	\$1,035.81	11,148.80
12/30/2020	Bill	206085	Orleans Quality Cleaning Ltd.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/14621	-Split-	\$2,881.50	14,030.30
12/30/2020	Bill	INV-056481	Evolution Building Services	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16753	5415 Contracts:Waste Bin Winching	\$149.84	14,180.14
12/31/2020	Bill Payment (Cheque)	cr	Capital Integral Property Management		-Split-		14,180.14
12/31/2020	Bill	30072819	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16899	5030 Utilities:Water & Sewer	\$2,208.44	16,388.58
12/31/2020	Supplier Credit	CREDIT	Capital Integral Property Management		5502 General Repairs and maintenance:Supplies	\$ -828.07	15,560.51
12/31/2020	Bill Payment (Cheque)	5131	Enorck Honorat		1010 Operating Fund	\$ -400.00	15,160.51
Total for 2000 Accounts Payable (A/P)						\$ - 55,382.98	
2005 Accrued Liabilities OP							
Beginning Balance							14,826.22
12/01/2020	Journal Entry	165R		Gas Accrual Nov 2020	-Split-	\$ -822.44	14,003.78
12/01/2020	Journal Entry	165R		Hydro Accrual Nov 2020	-Split-	\$ - 1,820.62	12,183.16
12/01/2020	Journal Entry	165R		Water Accrual Nov 2020	-Split-	\$ -374.18	11,808.98
12/31/2020	Journal Entry	171		Gas Accrual Dec 2020	-Split-	\$1,456.61	13,265.59
12/31/2020	Journal Entry	171		Water Accrual Dec 2020	-Split-	\$735.15	14,000.74
12/31/2020	Journal Entry	171		Hydro Accrual Dec 2020	-Split-	\$6,636.34	20,637.08
Total for 2005 Accrued Liabilities OP						\$5,810.86	
2600 Equity Reserve Fund Opening Balance - Invest E.J.							
Beginning Balance							-0.48
Total for 2600 Equity Reserve Fund Opening Balance - Invest E.J.							
2602 Equity Reserve Fund Opening Balance Equity - RF							
Beginning Balance							0.22
Total for 2602 Equity Reserve Fund Opening Balance Equity - RF							
3000 Opening Balance Equity - OP							
Beginning Balance							14,920.64
Total for 3000 Opening Balance Equity - OP							
Retained Earnings							
Beginning Balance							418,158.10
Total for Retained Earnings							
4000 Income							
4001 Monthly Fees to Owners - Condo Fees							
Beginning Balance							232,866.41
12/01/2020	Invoice	2091	105 - Steven Moritsugu	Monthly Common Element Fee	1100 Accounts Receivable	\$699.92	233,566.33
12/01/2020	Invoice	2090	404 - John Power	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	234,098.16
12/01/2020	Invoice	2089	305 - Catherine Duff	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	234,853.13
12/01/2020	Invoice	2088	303 - Abdellah Morsy	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	235,384.96
12/01/2020	Invoice	2087	406 - Katherine & Geoffrey Stiles	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	236,058.80
12/01/2020	Invoice	2086	312 - Sherilyn Almaria	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	236,587.74
12/01/2020	Invoice	2085	301 - Mary Sitarski	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	237,180.46
12/01/2020	Invoice	2084	211 - Lyse Leblanc	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	237,634.06
12/01/2020	Invoice	2083	209 - Helen Polleritzer	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	238,360.06
12/01/2020	Invoice	2082	PH3 - Judith & Warren Nelson	Monthly Common Element Fee	1100 Accounts Receivable	\$986.74	239,346.80
12/01/2020	Invoice	2081	210 - Philip & Louise Stone	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	240,101.77
12/01/2020	Invoice	2080	403 - William Farrell	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	240,633.60
12/01/2020	Invoice	2079	107 - Valentine Safonov	Monthly Common Element Fee	1100 Accounts Receivable	\$349.29	240,982.89
12/01/2020	Invoice	2078	106 - Lucie Lamarre	Monthly Common Element Fee	1100 Accounts Receivable	\$633.25	241,616.14
12/01/2020	Invoice	2077	102 - Betty & Louis-Guy Hudon	Monthly Common Element	1100 Accounts Receivable	\$583.99	242,200.13
12/01/2020	Invoice	2076	207 - Kirk Falconer	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	242,737.75
12/01/2020	Invoice	2075	104 - Jan & Cathleen van der	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	243,269.58

CCC 423							
GENERAL LEDGER							
December 2020							
DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Westhuizen							
12/01/2020	Invoice	2074	307 - Gary Lewicki	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	243,807.20
12/01/2020	Invoice	2073	206 Kevin Zbitnew & Xiao Mei Lin	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	244,481.04
12/01/2020	Invoice	2072	101 - Robert & Susan Rees	Monthly Common Element Fee	1100 Accounts Receivable	\$581.10	245,062.14
12/01/2020	Invoice	2071	311 - Bailey Reid	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	245,515.74
12/01/2020	Invoice	2070	PH5 - Philip & Averil Gardner	Monthly Common Element Fee	1100 Accounts Receivable	\$872.45	246,388.19
12/01/2020	Invoice	2069	408 - Filippo Zanetti	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	246,925.81
12/01/2020	Invoice	2068	402-Brock Batey	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	247,509.80
12/01/2020	Invoice	2067	112 - Margaret Copping	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	248,038.74
12/01/2020	Invoice	2066	401 - Sarah Marsh & Nicolas Verdy	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	248,631.46
12/01/2020	Invoice	2065	309 - Carolyné & Mark Chatel	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	249,357.46
12/01/2020	Invoice	2064	306 - Dianne Spearman	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	250,031.30
12/01/2020	Invoice	2063	PH1 - Linda Rayner	Monthly Common Element Fee	1100 Accounts Receivable	\$639.04	250,670.34
12/01/2020	Invoice	2062	411 - Anne Kline	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	251,123.94
12/01/2020	Invoice	2061	407 - Katie Oppen	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	251,661.56
12/01/2020	Invoice	2060	PH6 - Bruce Miller & June Saunders	Monthly Common Element Fee	1100 Accounts Receivable	\$1,028.92	252,690.48
12/01/2020	Invoice	2059	310 - Nicole Melanson	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	253,445.45
12/01/2020	Invoice	2058	304 - Margaret Hilborn & William Hilborn	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	253,977.28
12/01/2020	Invoice	2057	PH2 - Steven Mason	Monthly Common Element Fee	1100 Accounts Receivable	\$607.16	254,584.44
12/01/2020	Invoice	2056	109 - Isabelle & Jean-Yvon St. Martin	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	255,310.44
12/01/2020	Invoice	2055	202 - Monique Angers	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	255,894.43
12/01/2020	Invoice	2054	201 - Roger Messier & Carol Vlassoff	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	256,487.15
12/01/2020	Invoice	2053	(405) - Laurie Jones	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	257,242.12
12/01/2020	Invoice	2052	103 - June Beverley Mahoney	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	257,773.95
12/01/2020	Invoice	2051	412 - Elise Pineau	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	258,302.89
12/01/2020	Invoice	2050	302 - Tarek Afif & Assia Aldhabbi	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	258,886.88
12/01/2020	Invoice	2049	212 - Duncan Roberts	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	259,415.82
12/01/2020	Invoice	2048	409 - Patricia Skinner	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	260,141.82
12/01/2020	Invoice	2047	204 - Cathy Beehan	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	260,673.65
12/01/2020	Invoice	2046	110 - Maria Isabel deSousa	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	261,428.62
12/01/2020	Invoice	2045	208 - Carol Freeman	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	261,966.24
12/01/2020	Invoice	2044	205 - David Cale	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	262,721.21
12/01/2020	Invoice	2043	111- Philippe Alexandre Lavoie	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	263,174.81
12/01/2020	Invoice	2042	308 - Normande Morin & Jessica Carey	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	263,712.43
12/01/2020	Invoice	2041	203 - Judith Leidl	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	264,244.26
12/01/2020	Invoice	2040	108 - Nancy & David Biggs / Patrick	Monthly Common Element Fee	1100 Accounts Receivable	\$381.15	264,625.41
12/01/2020	Invoice	2039	PH4 - Rudy Anthony Vandenbelt	Monthly Common Element Fee	1100 Accounts Receivable	\$752.66	265,378.07
12/01/2020	Invoice	2038	410 - Suzanne Drouin	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	266,133.04
Total for 4001 Monthly Fees to Owners - Condo Fees						\$33,266.63	
4050 Miscellaneous Items							
Beginning Balance							345.00
12/01/2020	Invoice	2079	107 - Valentine Safonov	Monthly EV Charges	1100 Accounts Receivable	\$20.00	365.00
Total for 4050 Miscellaneous Items						\$20.00	
4055 Miscellaneous Items Keys							
Beginning Balance							300.00
Total for 4055 Miscellaneous Items Keys							
Total for 4000 Income						\$33,286.63	
4500 Contribution to Reserve Fund							
Beginning Balance							97,715.31
12/31/2020	Journal Entry	169		To record Contribution to Reserve for Dec 2020	-Split-	\$13,959.33	111,674.64
Total for 4500 Contribution to Reserve Fund						\$13,959.33	
5000 Utilities							
5010 Gas							
Beginning Balance							5,861.29
12/01/2020	Journal Entry	165R		Gas Accrual Nov 2020	-Split-	\$ -822.44	5,038.85
12/14/2020	Bill	201214	Enbridge	2020-11-12 2020-12-11 076511100801	2000 Accounts Payable (A/P)	\$2,112.08	7,150.93
		076511100801					
12/31/2020	Journal Entry	171		Gas Accrual Dec 2020	-Split-	\$1,456.61	8,607.54
Total for 5010 Gas						\$2,746.25	
5020 Hydro							
Beginning Balance							10,059.26
12/01/2020	Journal Entry	165R		Hydro Accrual Nov 2020	-Split-	\$ -1,820.62	8,238.64
12/02/2020	Bill	2020-12-02	Hydro Ottawa	2020-10-19 2020-10-31 4102553000	2000 Accounts Payable (A/P)	\$1,305.51	9,544.15
		4102553000					
12/31/2020	Journal Entry	171		Hydro Accrual Dec 2020	-Split-	\$6,636.34	16,180.49
Total for 5020 Hydro						\$6,121.23	
5030 Water & Sewer							
Beginning Balance							16,489.92
12/01/2020	Journal Entry	165R		Water Accrual Nov 2020	-Split-	\$ -374.18	16,115.74
12/31/2020	Journal Entry	171		Water Accrual Dec 2020	-Split-	\$735.15	16,850.89
12/31/2020	Bill	30072819	City of Ottawa Water & Sewer	2020-11-21 2020-12-21 007395300310288	2000 Accounts Payable (A/P)	\$2,208.44	19,059.33
12/31/2020	Cheque Expense	PAP	City of Ottawa Water & Sewer	2020-10-22 2020-11-21 007395300310288	1010 Operating Fund	\$2,297.68	21,357.01
Total for 5030 Water & Sewer						\$4,867.09	
5040 Telecom Expenses							
Beginning Balance							620.84
12/16/2020	Bill	201216	Bell	2020-12 6137481461340	2000 Accounts Payable (A/P)	\$86.43	707.27
		6137481461340					
Total for 5040 Telecom Expenses						\$86.43	
Total for 5000 Utilities						\$13,821.00	
5400 Contracts							
5415 Waste Bin Winching							
Beginning							4,490.62

CCC 423
GENERAL LEDGER
December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance							
12/17/2020	Bill	7140-0000882921	Waste Connections of Canada Inc.	2020-11 71400510530000	2000 Accounts Payable (A/P)	\$47.46	4,538.08
12/30/2020	Bill	INV-056481	Evolution Building Services	December bin winching	2000 Accounts Payable (A/P)	\$149.84	4,687.92
Total for 5415 Waste Bin Winching						\$197.30	
5416 Fire System Maintenance							
Beginning							3,735.24
Balance							
Total for 5416 Fire System Maintenance							
5450 Janitorial							
Beginning							18,249.50
Balance							
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Weekly disinfecting Aug	-Split-	\$ -565.00	17,684.50
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Weekend disinfecting Oct	-Split-	\$ -508.50	17,176.00
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Weekend disinfecting Sept	-Split-	\$ -452.00	16,724.00
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Weekend disinfecting July	-Split-	\$ -452.00	16,272.00
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Weekend disinfecting June	-Split-	\$ -452.00	15,820.00
12/30/2020	Bill	206085	Orleans Quality Cleaning Ltd.	Regular cleaning contract December 2020	2000 Accounts Payable (A/P)	\$2,373.00	18,193.00
Total for 5450 Janitorial						\$ -56.50	
5455 Elevator Maintenance							
Beginning							4,685.25
Balance							
12/10/2020	Bill	2235	Elevation Elevator Inc	December 2020 elevator maintenance	2000 Accounts Payable (A/P)	\$685.05	5,370.30
Total for 5455 Elevator Maintenance						\$685.05	
5470 Snow Removal							
Beginning							307.80
Balance							
12/23/2020	Bill	I200821342	Can-Do General Contracting and Construction	December 15 to January 15 snow contract	2000 Accounts Payable (A/P)	\$1,035.81	1,343.61
Total for 5470 Snow Removal						\$1,035.81	
5475 Pest Control							
Beginning							1,050.90
Balance							
12/01/2020	Bill	417062	Extermination Regionex Extermination Inc	Monthly pest control and exterior rodent bait station	2000 Accounts Payable (A/P)	\$129.95	1,180.85
Total for 5475 Pest Control						\$129.95	
Total for 5400 Contracts						\$1,991.61	
5500 General Repairs and maintenance							
5502 Supplies							
Beginning							1,787.94
Balance							
12/04/2020	Bill	206213	Orleans Quality Cleaning Ltd.	Cleaning supplies- regular	2000 Accounts Payable (A/P)	\$184.90	1,972.84
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Cleaning Disinfectant Oct	-Split-	\$ -63.73	1,909.11
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Hand sanitizer, disinfectant Aug	-Split-	\$ -68.37	1,840.74
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Disinfectant Oct	-Split-	\$ -68.37	1,772.37
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Hand sanitizing dispensers, disinfectant gel Oct	-Split-	\$ -96.92	1,675.45
12/22/2020	Bill	2020-09-11	Bruce Miller	Reinbursement for hose for garbage room & splitter for the garden tap	2000 Accounts Payable (A/P)	\$67.78	1,743.23
12/31/2020	Supplier Credit	CREDIT	Capital Integral Property Management	Ladder Kit charged to Dan's credit card and retured	2000 Accounts Payable (A/P)	\$ -828.07	915.16
Total for 5502 Supplies						\$ -872.78	
5503 General Repairs & Maintenance							
Beginning							3,524.42
Balance							
12/15/2020	Bill	162837	Capello Systems Ltd	Updating of intercom systems	2000 Accounts Payable (A/P)	\$293.80	3,818.22
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses - Hand sanitizing dispensers, gel July	-Split-	\$ -395.50	3,422.72
12/17/2020	Bill	29031	Ace Professional Lock Service	12 Building keys	2000 Accounts Payable (A/P)	\$271.20	3,693.92
12/23/2020	Bill	162610	Capello Systems Ltd	Review of intercom systems and database download	2000 Accounts Payable (A/P)	\$446.35	4,140.27
Total for 5503 General Repairs & Maintenance						\$615.85	
5504 Emergency Calls							
Beginning							152.55
Balance							
Total for 5504 Emergency Calls							
5505 Landscaping							
Beginning							7,531.45
Balance							
Total for 5505 Landscaping							
5511 Cleaning							
Beginning							1,864.50
Balance							
Total for 5511 Cleaning							
5518 Security Maintenance							
Beginning							101.70
Balance							
Total for 5518 Security Maintenance							
5520 Electrical							
Beginning							652.39
Balance							
Total for 5520 Electrical							
5521 Covid-19 Expenses							
12/16/2020	Journal Entry	167		Reclass to 5521 account for Covid-19 related expenses	-Split-	\$3,122.39	3,122.39
12/22/2020	Bill	206407	Orleans Quality Cleaning Ltd.	Lysol disinfectant, multi-purpose disinfectant, hand sanitizer	2000 Accounts Payable (A/P)	\$105.66	3,228.05
12/30/2020	Bill	206085	Orleans Quality Cleaning Ltd.	Extra cleaning - Covid-19	2000 Accounts Payable (A/P)	\$508.50	3,736.55
Total for 5521 Covid-19 Expenses						\$3,736.55	
5530 Fire Alarm & Protection							
Beginning							79.10
Balance							
12/01/2020	Journal Entry	166		Fire Monitoring Expense Nov 2020	-Split-	\$50.85	129.95
12/31/2020	Journal Entry	172		Fire Monitoring Expense Dec 2020	-Split-	\$50.85	180.80
Total for 5530 Fire Alarm & Protection						\$101.70	

CCC 423
GENERAL LEDGER
December 2020

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5535	Garage Cleaning						
	Beginning						1,463.35
	Balance						
Total for 5535 Garage Cleaning							
5540	HVAC						
	Beginning						5,979.07
	Balance						
Total for 5540 HVAC							
5555	Elevator						
	Beginning						252.00
	Balance						
Total for 5555 Elevator							
Total for 5500 General Repairs and maintenance						\$3,581.32	
5800	Administrative Expenses						
5801	Property Management						
	Beginning						18,083.38
	Balance						
12/01/2020	Bill	4344	Capital Integral Property Management	Management fees December 2020	2000 Accounts Payable (A/P)	\$2,583.34	20,666.72
Total for 5801 Property Management							\$2,583.34
5805	CAO Fees						
	Beginning						229.50
	Balance						
12/01/2020	Journal Entry	166		CAO Expense Nov 2020	-Split-	\$40.50	270.00
12/31/2020	Journal Entry	172		CAO Expense Dec 2020	-Split-	\$40.50	310.50
Total for 5805 CAO Fees							\$81.00
5810	Office Supplies & other expense						
	Beginning						348.15
	Balance						
Total for 5810 Office Supplies & other expense							
5812	Bank Charges						
	Beginning						662.73
	Balance						
12/31/2020	Journal Entry	168		Bank Fees Dec 2020	-Split-	\$117.55	780.28
Total for 5812 Bank Charges							\$117.55
5822	Misc.						
	Beginning						242.35
	Balance						
12/21/2020	Bill	2020-12-21	Enorck Honorat	Holiday bonus for the building cleaner	2000 Accounts Payable (A/P)	\$400.00	642.35
Total for 5822 Misc.							\$400.00
5830	Insurance Expense						
	Beginning						8,780.56
	Balance						
12/01/2020	Journal Entry	166		Insurance Expense Nov 2020	-Split-	\$1,432.26	10,212.82
12/31/2020	Journal Entry	172		Insurance Expense Dec 2020	-Split-	\$1,432.26	11,645.08
Total for 5830 Insurance Expense							\$2,864.52
5833	Audit & Accounting						
12/01/2020	Bill	2020	Ouseley Hanvey Clipsham Deep LLP	April 30, 2020 Audit	2000 Accounts Payable (A/P)	\$3,164.00	3,164.00
Total for 5833 Audit & Accounting							\$3,164.00
Total for 5800 Administrative Expenses						\$9,210.41	
4602R	Reserve - Interest Income						
	Beginning						641.22
	Balance						
12/31/2020	Journal Entry	170		Bank Interest Dec 2020	-Split-	\$81.88	723.10
Total for 4602R Reserve - Interest Income							\$81.88
6001	Contribution from Operating						
	Beginning						97,715.31
	Balance						
12/31/2020	Journal Entry	169		To record Contribution to Reserve for Dec 2020	-Split-	\$13,959.33	111,674.64
Total for 6001 Contribution from Operating							\$13,959.33
Not Specified							
12/31/2020	Bill Payment (Cheque)	cr	Capital Integral Property Management		2000 Accounts Payable (A/P)		
Total for Not Specified							
6117	Reserve - Masonry						
	Beginning						70,166.80
	Balance						
Total for 6117 Reserve - Masonry							
6125	Reserve - Security						
	Beginning						2,938.00
	Balance						
Total for 6125 Reserve - Security							
6135	Reserve - HVAC						
	Beginning						793.26
	Balance						
Total for 6135 Reserve - HVAC							
6196	Reserve - Plumbing						
	Beginning						7,444.81
	Balance						
Total for 6196 Reserve - Plumbing							

1010 Operating Fund, Period Ending 12/31/2020

RECONCILIATION REPORT

Reconciled on: 01/05/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance.....	74,907.22
Cheques and payments cleared (17).....	-30,160.47
Deposits and other credits cleared (55).....	33,459.86
Statement ending balance.....	<u>78,206.61</u>
Uncleared transactions as of 12/31/2020.....	-430.85
Register balance as of 12/31/2020.....	77,775.76
Cleared transactions after 12/31/2020.....	0.00
Uncleared transactions after 12/31/2020.....	22,491.26
Register balance as of 01/05/2021.....	100,267.02

Details

Cheques and payments cleared (17)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2020	Bill Payment	PAP	Capital Integral Property Man...	-2,583.34
12/03/2020	Bill Payment	5130	Ace Professional Lock Service	-180.74
12/03/2020	Bill Payment	CWE5083	Pyron Fire Protection Inc	-169.50
12/03/2020	Bill Payment	CWE5082	Evolution Building Services	-501.72
12/03/2020	Bill Payment	CWE4999	Elevation Elevator Inc	-685.05
12/03/2020	Bill Payment	CWE4997	Quality Lock Services Inc.	-90.40
12/03/2020	Bill Payment	CWE4996	174541 Canada Inc.	-1,463.35
12/03/2020	Bill Payment	CWE4995	Extermination Regionex Exter...	-45.20
12/04/2020	Bill Payment	CWP13789	Enbridge	-1,212.01
12/07/2020	Bill Payment	CWP14245	Bell	-90.39
12/15/2020	Bill Payment	CWE5184	Ouseley Harvey Clipsham De...	-3,164.00
12/17/2020	Bill Payment	CWP14731	City of Ottawa Water & Sewer	-2,247.24
12/21/2020	Bill Payment	CWP15216	Waste Connections of Canad...	-47.46
12/23/2020	Bill Payment	CWP15175	Hydro Ottawa	-1,305.51
12/31/2020	Cheque	PAP	City of Ottawa Water & Sewer	-2,297.68
12/31/2020	Journal	168		-117.55
12/31/2020	Journal	169		-13,959.33

Total -30,160.47

Deposits and other credits cleared (55)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/02/2020	Receive Payment	PAP	107 - Valentine Safonov	349.29
12/02/2020	Receive Payment		101 - Robert & Susan Rees	581.10
12/02/2020	Receive Payment		102 - Betty & Louis-Guy Hudon	583.99
12/02/2020	Receive Payment		103 - June Beverley Mahoney	531.83
12/02/2020	Receive Payment		104 - Jan & Cathleen van der ...	531.83
12/02/2020	Receive Payment		105 - Steven Moritsugu	699.92
12/02/2020	Receive Payment		106 - Lucie Lamarre	633.25
12/02/2020	Receive Payment		108 - Nancy & David Biggs / P...	381.15
12/02/2020	Receive Payment		109 - Isabelle & Jean-Yvon St...	726.00
12/02/2020	Receive Payment		110 - Maria Isabel deSousa	754.97
12/02/2020	Receive Payment		112 - Margaret Copping	528.94
12/02/2020	Receive Payment		201 - Roger Messier & Carol ...	592.72
12/02/2020	Receive Payment		202 - Monique Angers	583.99
12/02/2020	Receive Payment		203 - Judith Leidl	531.83
12/02/2020	Receive Payment		204 - Cathy Beehan	531.83
12/02/2020	Receive Payment		205 - David Cale	754.97

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/02/2020	Receive Payment		206 Kevin Zbitnew & Xiao Mei...	673.84
12/02/2020	Receive Payment		207 - Kirk Falconer	537.62
12/02/2020	Receive Payment		208 - Carol Freeman	537.62
12/02/2020	Receive Payment		209 - Helen Polleritzer	726.00
12/02/2020	Receive Payment		210 - Philip & Louise Stone	754.97
12/02/2020	Receive Payment		211 - Lyse Leblanc	453.60
12/02/2020	Receive Payment		212 - Duncan Roberts	528.94
12/02/2020	Receive Payment		301 - Mary Sitarski	592.72
12/02/2020	Receive Payment		302 - Tarek Afif & Assia Aldha...	583.99
12/02/2020	Receive Payment		303 - Abdellah Morsy	531.83
12/02/2020	Receive Payment		304 - Margaret Hilborn & Willi...	531.83
12/02/2020	Receive Payment		305 - Catherine Duff	754.97
12/02/2020	Receive Payment		306 - Dianne Spearman	673.84
12/02/2020	Receive Payment		308 - Normande Morin & Jess...	537.62
12/02/2020	Receive Payment		309 - Carolynne & Mark Chatel	726.00
12/02/2020	Receive Payment		310 - Nicole Melanson	754.97
12/02/2020	Receive Payment		311 - Bailey Reid	453.60
12/02/2020	Receive Payment		312 - Sherilyn Almaria	528.94
12/02/2020	Receive Payment		401 - Sarah Marsh & Nicolas ...	592.72
12/02/2020	Receive Payment		402-Brock Batey	583.99
12/02/2020	Receive Payment		403 - William Farrell	531.83
12/02/2020	Receive Payment		404 - John Power	531.83
12/02/2020	Receive Payment		(405) - Laurie Jones	754.97
12/02/2020	Receive Payment		406 - Katherine & Geoffrey Sti...	673.84
12/02/2020	Receive Payment		407 - Katie Oppen	537.62
12/02/2020	Receive Payment		408 - Filippo Zanetti	537.62
12/02/2020	Receive Payment		409 - Patricia Skinner	726.00
12/02/2020	Receive Payment		410 - Suzanne Drouin	754.97
12/02/2020	Receive Payment		411 - Anne Kline	453.60
12/02/2020	Receive Payment		412 - Elise Pineau	528.94
12/02/2020	Receive Payment		PH1 - Linda Rayner	639.04
12/02/2020	Receive Payment		PH2 - Steven Mason	607.16
12/02/2020	Receive Payment		PH3 - Judith & Warren Nelson	986.74
12/02/2020	Receive Payment		PH4 - Rudy Anthony Vandenbelt	752.66
12/02/2020	Receive Payment		PH5 - Philip & Averil Gardner	872.45
12/02/2020	Receive Payment		PH6 - Bruce Miller & June Sa...	1,028.92
12/04/2020	Receive Payment	e-transfer	307 - Gary Lewicki	537.62
12/15/2020	Receive Payment	PAP	111- Philippe Alexandre Lavoie	453.60
12/23/2020	Receive Payment	e-transfer	PH3 - Judith & Warren Nelson	193.23

Total				33,459.86
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_1198234 E D 00006 00767

CARLETON CONDOMINIUM CORPORATION NO.423

CCC 423 OPERATING

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE AVE

OTTAWA ON K1Z 8P5

November 30, 2020 to December 31, 2020

Account number: 00006 108-290-8

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 November 30, 2020	\$74,907.22
Total deposits & credits (4)	+ 33,459.86
Total cheques & debits (12)	- 30,160.47
Closing balance on December 31, 2020	= \$78,206.61

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			74,907.22
01 Dec	Direct Payment (PAD's) service total GRADS4487810000		32,275.41	107,182.63
	Bill Payment CAPITAL INTEGRA	2,583.34		104,599.29
03 Dec	Direct Deposits (PDS) service total GRADS7685410000	2,955.22		
	Fuel Bill Payment WASTECONNECTION	47.46		
	Utility Bill Pmt Enbridge Gas Pre-authorized	1,212.01		100,384.60
04 Dec	e-Transfer - Autodeposit GARY LEWICKI		537.62	
	Activity fee	117.55		100,804.67
11 Dec	Water Bill Payment OTTAWA WATER	2,247.24		98,557.43
14 Dec	Telephone Bill Pmt BELL CANADA EFT	90.39		
	Cheque Serial #	180.74 5130		98,286.30



Business Account Statement

November 30, 2020 to December 31, 2020

Account number: 00006 108-290-8

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
15 Dec	Direct Payment (PAD's) service total GRADS4487810000		453.60	98,739.90
	Account transfer ACTR4035000040	13,959.33		
	Direct Deposits (PDS) service total GRADS7685410000	3,164.00		81,616.57
18 Dec	Water Bill Payment OTTAWA WATER	2,297.68		79,318.89
23 Dec	e-Transfer - Autodeposit JUDITH NELSON		193.23	79,512.12
29 Dec	Misc Payment Hydro Ottawa	1,305.51		78,206.61
	Closing balance			78,206.61

Account Fees: \$117.55



November 30, 2020 to December 31, 2020
Account number: 00006 108-290-8

Amount: \$180.74

5330
 Royal Bank of Canada
 90 SPARKS ST
 OTTAWA ON K1P 8T6
 DATE 12 03 2020
 MM DD YYYY
 ***** ONE HUNDRED EIGHTY AND 74/100 DOLLARS *****180.74
 Pay Ace Professional Lock Service
 PO Box 7027 Vanier Station
 Ottawa ON K1L 8E2
 28766, 35294
 0005130# 000005-003# 108=290=8#

Negotiating Institution: RBC ROYAL BANK --
Deposit Transit Number: 00886-003
Account Number: 1023118
Date (YYYYMMDD): 20201214
Item Sequence Number: 9635130309

DEPOSIT TO ACCOUNT
1023118

MDC ATMD: 2096
Envelope #: 406

Endorsement - Signature or Stamp

3 DEPOSIT TO ACCOUNT
1023118

Endowment: Monthly or Semi-

BACK/ENDOS

MONTHLY RESERVE FINANCIAL REPORT

CCC 423

December 2020

C.C.C. No. 423

Financial Summary Reserve

December 2020

Revenue

100% of Reserve Contributions from Operating have been made.
Automatic monthly transfers have been set up.

Expenses

There were no Reserve Fund expenses made during the month.

Conclusion

Your Reserve Fund's cash balance at the end of December is \$161,739.66. We recommend holding no more than \$70,000.00 in cash however the corporation does anticipate using the cash for upcoming repairs.

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Income				
4602R Reserve - Interest Income	81.88		81.88	
6001 Contribution from Operating	13,959.33		13,959.33	
Total Other Income	\$14,041.21	\$0.00	\$14,041.21	0.00%
Other Expenses				
6110 Reserve - Podium		1,109.33	-1,109.33	
6115 Reserve - RFS		450.00	-450.00	
6116 Reserve - Balcony		3,416.67	-3,416.67	
6117 Reserve - Masonry		13,249.99	-13,249.99	
6120 Reserve - Roofing		416.66	-416.66	
6130 Reserve - Skylights		416.66	-416.66	
6190 Reserve - Concrete Ramp		125.00	-125.00	
Total Other Expenses	\$0.00	\$19,184.31	\$ -19,184.31	0.00%
NET OTHER INCOME	\$14,041.21	\$ -19,184.31	\$33,225.52	-73.19 %
NET INCOME	\$14,041.21	\$ -19,184.31	\$33,225.52	-73.19 %

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May - December, 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Income				
4602R Reserve - Interest Income	723.10		723.10	
6001 Contribution from Operating	111,674.64		111,674.64	
Total Other Income	\$112,397.74	\$0.00	\$112,397.74	0.00%
Other Expenses				
6110 Reserve - Podium		8,874.64	-8,874.64	
6115 Reserve - RFS		3,600.00	-3,600.00	
6116 Reserve - Balcony		27,333.36	-27,333.36	
6117 Reserve - Masonry	70,166.80	105,999.92	-35,833.12	66.20 %
6120 Reserve - Roofing		3,333.28	-3,333.28	
6125 Reserve - Security	2,938.00		2,938.00	
6130 Reserve - Skylights		3,333.28	-3,333.28	
6135 Reserve - HVAC	793.26		793.26	
6190 Reserve - Concrete Ramp		1,000.00	-1,000.00	
Total Other Expenses	\$73,898.06	\$153,474.48	\$ -79,576.42	48.15 %
NET OTHER INCOME	\$38,499.68	\$ -153,474.48	\$191,974.16	-25.09 %
NET INCOME	\$38,499.68	\$ -153,474.48	\$191,974.16	-25.09 %

1020 Reserve Fund, Period Ending 12/31/2020

RECONCILIATION REPORT

Reconciled on: 01/05/2021

Reconciled by: Zeinab Ruscica

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

Summary	CAD
Statement beginning balance.....	206,226.55
Cheques and payments cleared (3).....	-58,528.10
Deposits and other credits cleared (2).....	14,041.21
Statement ending balance.....	<u>161,739.66</u>
Register balance as of 12/31/2020.....	161,739.66

Details				
Cheques and payments cleared (3)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/03/2020	Bill Payment	5006	Pivotech Doors Inc.	-2,938.00
12/03/2020	Bill Payment	5007	Clean Water Works	-1,525.50
12/03/2020	Bill Payment	5008	Atwill-Morin (Ontario) Inc.	-54,064.60
Total				-58,528.10

Deposits and other credits cleared (2)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/31/2020	Journal	169		13,959.33
12/31/2020	Journal	170		81.88
Total				14,041.21



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

Business Account Statement

RBDDA30000_1198234 E D 00006 00768

CARLETON CONDOMINIUM CORPORATION NO.423

CCC 423 RESERVE

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE AVE

OTTAWA ON K1Z 8P5

November 30, 2020 to December 31, 2020

Account number: 00006 108-291-6

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 November 30, 2020	\$206,226.55
Total deposits & credits (2)	+ 14,041.21
Total cheques & debits (3)	- 58,528.10
Closing balance on December 31, 2020	= \$161,739.66

Account Activity Details

Date	Description	Cheques & Debits (\$)		Deposits & Credits (\$)	Balance (\$)
	Opening balance				206,226.55
01 Dec	Deposit interest			81.88	206,308.43
10 Dec	Cheque Serial #	1,525.50 5007	54,064.60 5008		150,718.33
11 Dec	Cheque Serial #	2,938.00 5006			147,780.33
15 Dec	Account transfer monthly Re. tr.			13,959.33	161,739.66
	Closing balance				161,739.66

Deposit Interest Earned: \$81.88



Business Account Statement

November 30, 2020 to December 31, 2020
Account number: 00006 108-291-6

Serial #: 5006

Amount: \$2,938.00

CCC 423
c/o Capital Integral Property Mgmt
205-1600 Lapointe Ave
Ottawa ON K1Z 8P5

Royal Bank of Canada
90 SPARKS ST
OTTAWA ON K1P 5T6

DATE 12 03 2020
MM DD YYYY

TWO THOUSAND NINE HUNDRED THIRTY-EIGHT AND 00/100 DOLLARS \$*****2938.00

Pay Pivotech Doors Inc.
1700 Cayez Rd
Winchester ON K0C 2K0

1005006 000006 003 108 291 5

Virtual Endorsement
DSPACC: 1000207
DSPTR: 07902-003
CSID: 4203463945539207902
TXND: 1
SCANES: 141,305,016
ITMSQ: 6
CHAND: 003
APPCD: S900
TRANSIT: 07902
DSPCUR: CAD
TEFDT: 11/12/20
OPID: 621451533

DEPOSIT TO
079020031000207

Endorsement - Signature or Stamp

BACK/ENDOS

Serial #: 5007

Amount: \$1,525.50

CCC 423
c/o Capital Integral Property Mgmt
205-1800 Lapointe Ave
Ottawa ON K1Z 8P5

Royal Bank of Canada
90 SPARKS ST
OTTAWA ON K1P 5T6

DATE 12 03 2020
MM DD YYYY

ONE THOUSAND FIVE HUNDRED TWENTY-FIVE AND 50/100 DOLLARS \$*****1525.50

Pay Clean Water Works
1800 Bantree St
Ottawa ON K1B 5L6

1005007 000005 003 108 291 5

47696-002
Scotiabank
10-Dec-2020
47696-002
47696 22005 11

Endorsement - Signature or Stamp

BACK/ENDOS

Serial #: 5008

Amount: \$54,064.60

CCC 423
c/o Capital Integral Property Mgmt
205-1600 Lapointe Ave
Ottawa ON K1Z 8P5

Royal Bank of Canada
90 SPARKS ST
OTTAWA ON K1P 5T6

DATE 12 03 2020
MM DD YYYY

FIFTY-FOUR THOUSAND SIXTY-FOUR AND 60/100 DOLLARS \$*****54064.60

Pay Atwill-Morin (Ontario) Inc.
200-3730 Cremazie est
Montreal QC H2A 1B4

1005008 000005 003 108 291 5

Date: 12/09/2020 13:17:59
Transit/IF: 98000-815
Pour depot seulement compte: 0086678
Code source: 88
No Client: Groupe Atwill-Morin Inc.
Site: Montreal
Sup: 000000

Endorsement - Signature or Stamp

BACK/ENDOS