

Carleton Condominium Corporation No. 22

Board of Directors Meeting

Tuesday, February 11, 2020, 7:00 pm, Property Office

AGENDA

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Approval of January 10, 2020, Meeting Minutes**
- 4. Financial Update**
- 5. Status Certificate Review**
- 6. Property Management Report**
- 7. Other Business**
- 8. Motion for adjournment**
- 9. Date of the next Board Meeting**

OCCC 22

Monthly Financials

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Reserve Reports

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5. Reserve Fund Bank Statement
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MONTHLY OPERATING FINANCIAL REPORT

CCC 22

December 2019

CCC No 22

MONTHLY OPERATING REPORT SUMMARY

December 2019

Revenue

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

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

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

Expenses

Utilities

Utilities are slightly under budget.

Contracts

5426 - Parking Monitoring and Security is slightly under budget, the November invoice was received in January, I anticipate the account will level off for year-end.

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

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

Overall Contracts are slightly over budget.

Repairs and Maintenance

5503 - General Repairs and Maintenance is slightly over budget, the qualified reserve expenses have been transferred to the appropriate reserve account.

5560 - Additional Landscaping is over budget due to the tree removal and mulch invoice.

Overall the account is slightly under budget

Administration

5805 - CAO Fees are over budget I feel there has been a data entry error, the Accounting Department is investigating.

5810 - Office Expenses are over budget because of under budgeting and additional mailing costs for the revised budget for 2019-20.

2832 - Professional Fees account is underbudget. The services are not being used and there are chargebacks for legal

Overall this category is slightly over budget

Conclusion

The corporation is doing well, the budget is just a bit over as we head into the last month of the period.

CCC #22

BUDGET VS. ACTUALS

December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	39,504.08	39,153.50	350.58	100.90 %
4030 Parking Income	1,575.00	1,666.66	-91.66	94.50 %
4035 Interest Income	201.40	37.50	163.90	537.07 %
Total 4000 Income	41,280.48	40,857.66	422.82	101.03 %
Total Income	\$41,280.48	\$40,857.66	\$422.82	101.03 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	15,275.25	15,275.25	0.00	100.00 %
Total Cost of Goods Sold	\$15,275.25	\$15,275.25	\$0.00	100.00 %
GROSS PROFIT	\$26,005.23	\$25,582.41	\$422.82	101.65 %
Expenses				
5000 Utilities				
5020 Hydro	208.51	183.34	25.17	113.73 %
5030 Water & Sewer	6,826.94	7,330.75	-503.81	93.13 %
Total 5000 Utilities	7,035.45	7,514.09	-478.64	93.63 %
5012 Bank Charges	123.35		123.35	
5400 Contracts				
5426 Parking Monitor and Security		100.00	-100.00	
5470 Snow Removal	10,546.66	4,333.34	6,213.32	243.38 %
5475 Pest Control	84.75	183.34	-98.59	46.23 %
Total 5400 Contracts	10,631.41	4,616.68	6,014.73	230.28 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	-89.84		-89.84	
5503 General Repairs & Maint		3,083.34	-3,083.34	
5504 Emergency Calls		41.66	-41.66	
5570 Additional Snow/Salt		833.34	-833.34	
Total 5500 General Repairs & Maintenance	-89.84	3,958.34	-4,048.18	-2.27 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	2,944.09	2,875.00	69.09	102.40 %
5805 CAO Fees	66.00	88.00	-22.00	75.00 %
5810 Office Expenses		66.66	-66.66	
5812 Bank Charges		58.34	-58.34	
5830 Insurance Expense/General & Liability Insurance	6,056.56	5,064.91	991.65	119.58 %
5832 Professional Fees		898.17	-898.17	
Total 5800 Administrative & Professional Expenses	9,066.65	9,051.08	15.57	100.17 %
5900 Contingency/ Initiatives				
5905 General Contingency		409.67	-409.67	
Total 5900 Contingency/ Initiatives		409.67	-409.67	
Total Expenses	\$26,767.02	\$25,549.86	\$1,217.16	104.76 %
NET OPERATING INCOME	\$ -761.79	\$32.55	\$ -794.34	-2,340.37 %
NET INCOME	\$ -761.79	\$32.55	\$ -794.34	-2,340.37 %

CCC #22

BUDGET VS. ACTUALS

February - December, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	422,952.64	423,661.50	-708.86	99.83 %
4030 Parking Income	17,870.00	18,333.34	-463.34	97.47 %
4032 NSF fees charged to customers	169.50		169.50	
4035 Interest Income	1,628.88	412.50	1,216.38	394.88 %
Total 4000 Income	442,621.02	442,407.34	213.68	100.05 %
Total Income	\$442,621.02	\$442,407.34	\$213.68	100.05 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	168,027.75	168,027.75	0.00	100.00 %
Total Cost of Goods Sold	\$168,027.75	\$168,027.75	\$0.00	100.00 %
GROSS PROFIT	\$274,593.27	\$274,379.59	\$213.68	100.08 %
Expenses				
5000 Utilities				
5020 Hydro	1,580.71	2,016.66	-435.95	78.38 %
5030 Water & Sewer	77,248.33	80,638.25	-3,389.92	95.80 %
Total 5000 Utilities	78,829.04	82,654.91	-3,825.87	95.37 %
5012 Bank Charges	123.35		123.35	
5400 Contracts				
5426 Parking Monitor and Security	904.00	1,100.00	-196.00	82.18 %
5465 Landscaping	19,363.68	19,364.00	-0.32	100.00 %
5470 Snow Removal	31,636.82	21,666.66	9,970.16	146.02 %
5475 Pest Control	134.36	2,016.66	-1,882.30	6.66 %
Total 5400 Contracts	52,038.86	44,147.32	7,891.54	117.88 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	169.50		169.50	
5503 General Repairs & Maint	35,708.78	33,916.66	1,792.12	105.28 %
5504 Emergency Calls	50.85	458.34	-407.49	11.09 %
5560 Additional Landscaping	3,757.25	2,000.00	1,757.25	187.86 %
5570 Additional Snow/Salt		4,166.66	-4,166.66	
Total 5500 General Repairs & Maintenance	39,686.38	40,541.66	-855.28	97.89 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	32,039.54	31,625.00	414.54	101.31 %
5805 CAO Fees	1,386.00	968.00	418.00	143.18 %
5810 Office Expenses	2,366.05	733.34	1,632.71	322.64 %
5812 Bank Charges	828.18	641.66	186.52	129.07 %
5830 Insurance Expense/General & Liability Insurance	60,565.60	55,714.09	4,851.51	108.71 %
5832 Professional Fees	3,941.75	9,879.83	-5,938.08	39.90 %
5833 Audit-Accounting	3,955.00	3,000.00	955.00	131.83 %
Total 5800 Administrative & Professional Expenses	105,082.12	102,561.92	2,520.20	102.46 %
5900 Contingency/ Initiatives				
5905 General Contingency		4,506.33	-4,506.33	
Total 5900 Contingency/ Initiatives		4,506.33	-4,506.33	
Total Expenses	\$275,759.75	\$274,412.14	\$1,347.61	100.49 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OPERATING INCOME	\$ -1,166.48	\$ -32.55	\$ -1,133.93	3,583.66 %
NET INCOME	\$ -1,166.48	\$ -32.55	\$ -1,133.93	3,583.66 %

CCC #22

BALANCE SHEET

As of December 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	149,489.90
1020 Reserve Account	277,141.74
Total Cash and Cash Equivalent	\$426,631.64
Accounts Receivable (A/R)	
1102 Accounts Receivable (A/R)	4,669.04
Total Accounts Receivable (A/R)	\$4,669.04
1200 Due from Reserve	-54,798.68
1300 Prepaid Expenses	198.00
Total Current Assets	\$376,700.00
Non-current Assets	
1015 Investment- CASH	104,500.00
1017 Investment- Altamira High Interest	82,623.62
1018 Investment Hollis Investment	235,142.74
Total Non Current Assets	\$422,266.36
Total Assets	\$798,966.36
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	1,901.04
Total Accounts Payable (A/P)	\$1,901.04
2005 Accrued Liabilities	12,424.33
2500 Due to Operating	-54,798.68
Total Current Liabilities	\$ -40,473.31
Total Liabilities	\$ -40,473.31
Equity	
3000R Accumulated adjustment Reserve	834,590.52
Retained Earnings	119,330.10
Profit for the year	-114,480.95
Total Equity	\$839,439.67
Total Liabilities and Equity	\$798,966.36

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A/R AGING SUMMARY

As of December 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
11, Linda & Lloyd Mattinson		-35.00	-35.00			\$ -70.00
30, Efren Cabilatazan				440.00		\$440.00
31, Wallace Crowder and Margaret Crowder					0.01	\$0.01
33, Karen Daly					411.80	\$411.80
34, Donna & Mitchel Salcedo	78.91		-52.82	-10.00		\$16.09
35, Shannon Lafrance					468.54	\$468.54
39, Marilyn & Michael Petsche	89.84			169.50		\$259.34
41, Amanda Hardy					-346.11	\$ -346.11
44, Catherine Jean-Louis					483.91	\$483.91
63, Francoise & Jean-Claude Celestin					415.00	\$415.00
65, Darrel Hardacre	35.00	35.00				\$70.00
66 - Sierra Gardner-Williams & Florence Williams					855.64	\$855.64
69, Edelia Flores				483.91		\$483.91
75, Elisa Chieffallo & Patrick Briggs		-37.26				\$ -37.26
81, Elizabeth Manzo	483.91	-35.00		9.26	-35.00	\$423.17
82, Beatrice Boyo		-35.00				\$ -35.00
83, Maria Charinos					830.00	\$830.00
TOTAL	\$687.66	\$ -107.26	\$ -87.82	\$1,092.67	\$3,083.79	\$4,669.04

CCC #22

A/P AGING SUMMARY

As of December 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc. (o/a OMS)					-1,843.14	\$ -1,843.14
CI Property Management			-423.75		1,744.96	\$1,321.21
City of Ottawa Water & Sewer		1,735.28				\$1,735.28
Hydro Ottawa		152.04				\$152.04
Kris Van Der Starren		450.90				\$450.90
REGIONEX CAPITAL PEST		84.75				\$84.75
TOTAL	\$0.00	\$2,422.97	\$ -423.75	\$0.00	\$ -98.18	\$1,901.04

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GENERAL LEDGER

December 2019

DATE	TRANSACTION # TYPE	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account						
	Beginning Balance					166,475.50
12/01/2019	Payment	28, David Robert Elliott		1102 Accounts Receivable (A/R)	\$448.91	166,924.41
12/01/2019	Payment	29, Brigitte McCauley-Phillion		1102 Accounts Receivable (A/R)	\$483.91	167,408.32
12/01/2019	Payment	31, Wallace Crowder and Margaret Crowder		1102 Accounts Receivable (A/R)	\$448.91	167,857.23
12/01/2019	Payment	32, Cynthia Helm		1102 Accounts Receivable (A/R)	\$448.91	168,306.14
12/01/2019	Payment	33, Karen Daly		1102 Accounts Receivable (A/R)	\$518.91	168,825.05
12/01/2019	Payment	35, Shannon Lafrance		1102 Accounts Receivable (A/R)	\$483.91	169,308.96
12/01/2019	Payment	36, Alain Veilleux		1102 Accounts Receivable (A/R)	\$448.91	169,757.87
12/01/2019	Payment	39, Marilyn & Michael Petsche		1102 Accounts Receivable (A/R)	\$448.91	170,206.78
12/01/2019	Payment	40, Ray Densmore		1102 Accounts Receivable (A/R)	\$448.91	170,655.69
12/01/2019	Payment	40, Ray Densmore		1102 Accounts Receivable (A/R)	\$35.00	170,690.69
12/01/2019	Payment	81, Elizabeth Manzo		1102 Accounts Receivable (A/R)	\$483.91	171,174.60
12/01/2019	Payment	86, Carl Menard		1102 Accounts Receivable (A/R)	\$518.91	171,693.51
12/01/2019	Bill Payment (Cheque)	1135 J.R. Lawn and Snow		2000 Accounts Payable	\$ -	161,146.85
					10,546.66	
12/01/2019	Payment	17, Itai & Nathali Olej		1102 Accounts Receivable (A/R)	\$483.91	161,630.76
12/01/2019	Payment	22, Edna-Ruth Randall		1102 Accounts Receivable (A/R)	\$483.91	162,114.67
12/01/2019	Payment	30, Efren Cabilatazan		1102 Accounts Receivable (A/R)	\$483.91	162,598.58
12/01/2019	Payment	79, Dominic Manzo		1102 Accounts Receivable (A/R)	\$518.91	163,117.49
12/01/2019	Payment	41, Amanda Hardy		1102 Accounts Receivable (A/R)	\$483.91	163,601.40
12/01/2019	Payment	42, Gary Tapp & Medina Pedere		1102 Accounts Receivable (A/R)	\$448.91	164,050.31
12/01/2019	Payment	43, Nima & Youssouf Hassan		1102 Accounts Receivable (A/R)	\$518.91	164,569.22
12/01/2019	Payment	44, Catherine Jean-Louis		1102 Accounts Receivable (A/R)	\$483.91	165,053.13
12/01/2019	Payment	45, Quetly & Sylvanie Dugue		1102 Accounts Receivable (A/R)	\$448.91	165,502.04
12/01/2019	Payment	47, Sharon Anderson		1102 Accounts Receivable (A/R)	\$448.91	165,950.95
12/01/2019	Payment	48, Donald Robert		1102 Accounts Receivable (A/R)	\$448.91	166,399.86
12/01/2019	Payment	50, Nicolas Desforges		1102 Accounts Receivable (A/R)	\$448.91	166,848.77
12/01/2019	Payment	51, Cecile Jean-Pierre		1102 Accounts Receivable (A/R)	\$448.91	167,297.68
12/01/2019	Payment	52, Anne-Lise Karam-Choueiri & George Choueiri		1102 Accounts Receivable (A/R)	\$448.91	167,746.59
12/01/2019	Payment	53, Elaine Wu		1102 Accounts Receivable (A/R)	\$448.91	168,195.50
12/01/2019	Payment	54, Jean Vernet Pericles		1102 Accounts Receivable (A/R)	\$448.91	168,644.41
12/01/2019	Payment	55, Abdull Tail Alfadhli		1102 Accounts Receivable (A/R)	\$448.91	169,093.32
12/01/2019	Payment	57, Jean-Marie Pitre		1102 Accounts Receivable (A/R)	\$483.91	169,577.23
12/01/2019	Payment	56, Badi Alloush		1102 Accounts Receivable (A/R)	\$483.91	170,061.14
12/01/2019	Payment	58, Jacqueline & Marc Billard		1102 Accounts Receivable (A/R)	\$483.91	170,545.05
12/01/2019	Payment	59, Christian & Daphni Marianelli		1102 Accounts Receivable (A/R)	\$483.91	171,028.96
12/01/2019	Payment	60, Ruha Bahnam		1102 Accounts Receivable (A/R)	\$483.91	171,512.87
12/01/2019	Payment	61, Concordia Bautista		1102 Accounts Receivable (A/R)	\$448.91	171,961.78
12/01/2019	Payment	62, Bernard Bouchard/Catherine Lecours-Bouchard		1102 Accounts Receivable (A/R)	\$483.91	172,445.69
12/01/2019	Payment	63, Francoise & Jean-Claude Celestin		1102 Accounts Receivable (A/R)	\$448.91	172,894.60
12/01/2019	Payment	64, Jean & Wayne Forbes		1102 Accounts Receivable (A/R)	\$518.91	173,413.51
12/01/2019	Payment	65, Darrel Hardacre		1102 Accounts Receivable (A/R)	\$483.91	173,897.42
12/01/2019	Payment	66 - Sierra Gardner-Williams & Florence Williams		1102 Accounts Receivable (A/R)	\$448.91	174,346.33
12/01/2019	Payment	66 - Sierra Gardner-Williams & Florence Williams		1102 Accounts Receivable (A/R)	\$250.00	174,596.33
12/01/2019	Payment	67 Cecil William Spence		1102 Accounts Receivable (A/R)	\$483.91	175,080.24
12/01/2019	Payment	68, Terry Dolan		1102 Accounts Receivable (A/R)	\$448.91	175,529.15
12/01/2019	Payment	69, Edelia Flores		1102 Accounts Receivable (A/R)	\$483.91	176,013.06
12/01/2019	Payment	70, Donna Moyles		1102 Accounts Receivable (A/R)	\$483.91	176,496.97
12/01/2019	Payment	72, Claire & John Ducharme		1102 Accounts Receivable (A/R)	\$448.91	176,945.88
12/01/2019	Payment	74 Joao Soares & Lucia Vieira		1102 Accounts Receivable (A/R)	\$448.91	177,394.79
12/01/2019	Payment	75, Elisa Chieffallo & Patrick Briggs		1102 Accounts Receivable (A/R)	\$492.95	177,887.74
12/01/2019	Payment	76, Katri Helava		1102 Accounts Receivable (A/R)	\$448.91	178,336.65
12/01/2019	Payment	77, Fern & Maureen Francoeur		1102 Accounts Receivable (A/R)	\$483.91	178,820.56
12/01/2019	Payment	80, Paul Abouassali		1102 Accounts Receivable (A/R)	\$448.91	179,269.47
12/01/2019	Payment	01, Connie Hayward		1102 Accounts Receivable (A/R)	\$448.91	179,718.38
12/01/2019	Payment	02, Andre Beaudet		1102 Accounts Receivable (A/R)	\$448.91	180,167.29
12/01/2019	Payment	87 - Sharon Murray & William Bazylnski		1102 Accounts Receivable (A/R)	\$483.91	180,651.20
12/01/2019	Payment	88, Gisele & Yves Parent		1102 Accounts Receivable (A/R)	\$448.91	181,100.11

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/01/2019	Payment		73, Sandra Tompkins		1102 Accounts Receivable (A/R)	\$483.91	181,584.02
12/01/2019	Bill Payment (Cheque)	DecPAP	CI Property Management	Dec 2019 Payment-Bank rec.	2000 Accounts Payable	\$ - 2,944.09	178,639.93
12/01/2019	Payment		03, Muneer Shah		1102 Accounts Receivable (A/R)	\$448.91	179,088.84
12/01/2019	Payment		04, Faruk Lubna & Javed Khan		1102 Accounts Receivable (A/R)	\$448.91	179,537.75
12/01/2019	Payment		05, Katherine Adèle & Van der Starren		1102 Accounts Receivable (A/R)	\$448.91	179,986.66
12/01/2019	Payment		06, Jocelyn Bergeron		1102 Accounts Receivable (A/R)	\$448.91	180,435.57
12/01/2019	Payment		07, Meng Jin		1102 Accounts Receivable (A/R)	\$448.91	180,884.48
12/01/2019	Payment		08, Rea P. Canlas		1102 Accounts Receivable (A/R)	\$448.91	181,333.39
12/01/2019	Payment		09, Catherine Beaudet		1102 Accounts Receivable (A/R)	\$448.91	181,782.30
12/01/2019	Payment		10, Marie Daniele Eliazard		1102 Accounts Receivable (A/R)	\$448.91	182,231.21
12/01/2019	Payment		12, Chan-Kin Ng		1102 Accounts Receivable (A/R)	\$448.91	182,680.12
12/01/2019	Payment		13, Jean-Marc Dumoulin		1102 Accounts Receivable (A/R)	\$483.91	183,164.03
12/01/2019	Payment		14, Christel Cronkhite		1102 Accounts Receivable (A/R)	\$483.91	183,647.94
12/01/2019	Payment		15, Myra McMahon		1102 Accounts Receivable (A/R)	\$448.91	184,096.85
12/01/2019	Payment		16, Andree Beaupre & Bejamin Beauchamp		1102 Accounts Receivable (A/R)	\$483.91	184,580.76
12/01/2019	Payment		21, Danielle Jones		1102 Accounts Receivable (A/R)	\$448.91	185,029.67
12/01/2019	Payment		23, Helen Shields		1102 Accounts Receivable (A/R)	\$483.91	185,513.58
12/01/2019	Payment		25, Dario & Marissa Sudiacal		1102 Accounts Receivable (A/R)	\$448.91	185,962.49
12/01/2019	Payment		26, Brian Dalke		1102 Accounts Receivable (A/R)	\$448.91	186,411.40
12/01/2019	Payment		27, Therese Houle		1102 Accounts Receivable (A/R)	\$483.91	186,895.31
12/02/2019	Payment	209, 206	71, Carolina Quisto		1102 Accounts Receivable (A/R)	\$448.91	187,344.22
12/02/2019	Payment	209	38-Ernest & Bradley Stimson		1102 Accounts Receivable (A/R)	\$448.91	187,793.13
12/02/2019	Payment	386	34, Donna & Mitchel Salcedo		1102 Accounts Receivable (A/R)	\$405.00	188,198.13
12/02/2019	Payment	294	82, Beatrice Boyo		1102 Accounts Receivable (A/R)	\$405.00	188,603.13
12/02/2019	Payment		85, Angela Payne		1102 Accounts Receivable (A/R)	\$483.91	189,087.04
12/02/2019	Payment	014	84, Marie-Andree Faubert		1102 Accounts Receivable (A/R)	\$440.00	189,527.04
12/02/2019	Payment	689, 674	49, Francine Carriere		1102 Accounts Receivable (A/R)	\$448.91	189,975.95
12/02/2019	Payment	816, 830	24, Ginette Carriere		1102 Accounts Receivable (A/R)	\$448.91	190,424.86
12/02/2019	Payment	097, 110	46, Jeffrey Porter		1102 Accounts Receivable (A/R)	\$448.91	190,873.77
12/02/2019	Payment	777, 763	18, Francine Petrin		1102 Accounts Receivable (A/R)	\$448.91	191,322.68
12/02/2019	Payment	462	78, Helen Levasseur		1102 Accounts Receivable (A/R)	\$405.00	191,727.68
12/02/2019	Payment	231	82, Beatrice Boyo		1102 Accounts Receivable (A/R)	\$43.91	191,771.59
12/02/2019	Payment	985, 112	19, Ed O'Neill & Patricia Norris-Elye		1102 Accounts Receivable (A/R)	\$483.91	192,255.50
12/02/2019	Payment	008	20, Marie-Andree & Gerard gauthier		1102 Accounts Receivable (A/R)	\$448.91	192,704.41
12/02/2019	Payment	026	84, Marie-Andree Faubert		1102 Accounts Receivable (A/R)	\$43.91	192,748.32
12/02/2019	Payment	037	83, Maria Charinos		1102 Accounts Receivable (A/R)	\$448.91	193,197.23
12/02/2019	Payment	477, 481	11, Linda & Lloyd Mattinson		1102 Accounts Receivable (A/R)	\$483.91	193,681.14
12/02/2019	Payment	485	11, Linda & Lloyd Mattinson		1102 Accounts Receivable (A/R)	\$35.00	193,716.14
12/02/2019	Payment	513	37, Oil Wo Chan & So-Lan Chan		1102 Accounts Receivable (A/R)	\$440.00	194,156.14
12/03/2019	Payment	235	82, Beatrice Boyo		1102 Accounts Receivable (A/R)	\$60.00	194,216.14
12/03/2019	Payment	481 , 482	78, Helen Levasseur		1102 Accounts Receivable (A/R)	\$351.28	194,567.42
12/04/2019	Journal Entry	173		bank charges-Dec 2019	-Split-	\$ -123.35	194,444.07
12/04/2019	Journal Entry	172		Reimbursement	-Split-	\$ -35.00	194,409.07
12/06/2019	Bill Payment (Cheque)	CWP1410	Hydro Ottawa	PAP	2000 Accounts Payable	\$ -109.23	194,299.84
12/09/2019	Bill Payment (Cheque)	1140	10424161 Canada Inc. (o/a OMS)		2000 Accounts Payable	\$ - 26,832.94	167,466.90
12/09/2019	Bill Payment (Cheque)	1143	CI Property Management		2000 Accounts Payable	\$ - 1,308.41	166,158.49
12/09/2019	Bill Payment (Cheque)	1142	CARLETON PARKING MANAGEMENT		2000 Accounts Payable	\$ -113.00	166,045.49
12/09/2019	Bill Payment (Cheque)	1141	C. Levett Renovation Inc.		2000 Accounts Payable	\$ -904.00	165,141.49
12/10/2019	Journal Entry	160		NSF- Dec 2019	-Split-	\$ -448.91	164,692.58
12/18/2019	Bill Payment (Cheque)	CWP1540	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -44.36	164,648.22
12/18/2019	Bill Payment (Cheque)	CWP1542	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ - 1,319.86	163,328.36
12/18/2019	Bill Payment (Cheque)	CWP1535	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ - 1,151.80	162,176.56
12/18/2019	Bill Payment (Cheque)	CWP1536	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -542.86	161,633.70
12/18/2019	Bill Payment (Cheque)	CWP1539	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -676.46	160,957.24
12/18/2019	Bill Payment (Cheque)	CWP1533	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -477.40	160,479.84
12/18/2019	Bill Payment (Cheque)	CWP1534	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ - 1,110.66	159,369.18
12/18/2019	Bill Payment (Cheque)	CWP1538	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ - 1,144.06	158,225.12
12/18/2019	Bill Payment (Cheque)	CWP1543	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -977.06	157,248.06
12/18/2019	Bill Payment (Cheque)	CWP1537	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -431.70	156,816.36
12/18/2019	Bill Payment (Cheque)	CWP1541	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -999.91	155,816.45
12/18/2019	Bill Payment	CWP1544	City of Ottawa Water &	PAP	2000 Accounts Payable	\$ -377.20	155,439.25

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
	(Cheque)		Sewer				
12/18/2019	Bill Payment (Cheque)	CWP1532	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ - 1,494.19	153,945.06
12/31/2019	Bill Payment (Cheque)	Dec PAP	First Insurance Funding of Canada		2000 Accounts Payable	\$ - 4,656.56	149,288.50
12/31/2019	Journal Entry	171		Interest credit-Dec 2019	-Split-	\$201.40	149,489.90
Total for 1010 Operating Account						\$ - 16,985.60	
1020 Reserve Account							
Beginning Balance							279,110.88
12/04/2019	Journal Entry	173		interest on reserve deposit Dec 2019	-Split-	\$296.42	279,407.30
12/04/2019	Journal Entry	173		bank charges-Dec 2019	-Split-	\$ -5.56	279,401.74
12/09/2019	Bill Payment (Cheque)	1024	KELLER ENGINEERING		2000 Accounts Payable	\$ - 2,260.00	277,141.74
Total for 1020 Reserve Account						\$ - 1,969.14	
1100 Accounts Receivable							
Beginning Balance							-856.66
12/31/2019	Journal Entry	177		Consolidate AR GL accounts	-Split-	\$856.66	0.00
Total for 1100 Accounts Receivable						\$856.66	
1102 Accounts Receivable (A/R)							
Beginning Balance							5,455.54
12/01/2019	Payment		87 - Sharon Murray & William Bazyllinski		1010 Operating Account	\$ -483.91	4,971.63
12/01/2019	Payment		88, Gisele & Yves Parent		1010 Operating Account	\$ -448.91	4,522.72
12/01/2019	Payment		73, Sandra Tompkins		1010 Operating Account	\$ -483.91	4,038.81
12/01/2019	Payment		03, Muneer Shah		1010 Operating Account	\$ -448.91	3,589.90
12/01/2019	Payment		04, Faruk Lubna & Javed Khan		1010 Operating Account	\$ -448.91	3,140.99
12/01/2019	Payment		05, Katherine Adèle & Van der Starren		1010 Operating Account	\$ -448.91	2,692.08
12/01/2019	Payment		06, Jocelyn Bergeron		1010 Operating Account	\$ -448.91	2,243.17
12/01/2019	Payment		07, Meng Jin		1010 Operating Account	\$ -448.91	1,794.26
12/01/2019	Payment		08, Rea P. Canlas		1010 Operating Account	\$ -448.91	1,345.35
12/01/2019	Payment		09, Catherine Beaudet		1010 Operating Account	\$ -448.91	896.44
12/01/2019	Payment		10, Marie Daniele Eliazard		1010 Operating Account	\$ -448.91	447.53
12/01/2019	Payment		12, Chan-Kin Ng		1010 Operating Account	\$ -448.91	-1.38
12/01/2019	Payment		13, Jean-Marc Dumoulin		1010 Operating Account	\$ -483.91	-485.29
12/01/2019	Payment		14, Christel Cronkhite		1010 Operating Account	\$ -483.91	-969.20
12/01/2019	Payment		15, Myra McMahon		1010 Operating Account	\$ -448.91	-1,418.11
12/01/2019	Payment		16, Andree Beaupre & Bejamin Beauchamp		1010 Operating Account	\$ -483.91	-1,902.02
12/01/2019	Payment		21, Danielle Jones		1010 Operating Account	\$ -448.91	-2,350.93
12/01/2019	Payment		23, Helen Shields		1010 Operating Account	\$ -483.91	-2,834.84
12/01/2019	Payment		25, Dario & Marissa Sudiactal		1010 Operating Account	\$ -448.91	-3,283.75
12/01/2019	Payment		26, Brian Dalke		1010 Operating Account	\$ -448.91	-3,732.66
12/01/2019	Payment		27, Therese Houle		1010 Operating Account	\$ -483.91	-4,216.57
12/01/2019	Payment		28, David Robert Elliott		1010 Operating Account	\$ -448.91	-4,665.48
12/01/2019	Payment		29, Brigitte McCauley-Phillion		1010 Operating Account	\$ -483.91	-5,149.39
12/01/2019	Payment		31, Wallace Crowder and Margaret Crowder		1010 Operating Account	\$ -448.91	-5,598.30
12/01/2019	Payment		32, Cynthia Helm		1010 Operating Account	\$ -448.91	-6,047.21
12/01/2019	Payment		33, Karen Daly		1010 Operating Account	\$ -518.91	-6,566.12
12/01/2019	Payment		35, Shannon Lafrance		1010 Operating Account	\$ -483.91	-7,050.03
12/01/2019	Payment		36, Alain Veilleux		1010 Operating Account	\$ -448.91	-7,498.94
12/01/2019	Payment		39, Marilyn & Michael Petsche		1010 Operating Account	\$ -448.91	-7,947.85
12/01/2019	Payment		40, Ray Densmore		1010 Operating Account	\$ -448.91	-8,396.76
12/01/2019	Payment		40, Ray Densmore		1010 Operating Account	\$ -35.00	-8,431.76
12/01/2019	Payment		81, Elizabeth Manzo		1010 Operating Account	\$ -483.91	-8,915.67
12/01/2019	Payment		86, Carl Menard		1010 Operating Account	\$ -518.91	-9,434.58
12/01/2019	Payment		17, Itai & Nathali Olej		1010 Operating Account	\$ -483.91	-9,918.49
12/01/2019	Payment		22, Edna-Ruth Randall		1010 Operating Account	\$ -483.91	-10,402.40
12/01/2019	Payment		30, Efren Cabilatazan		1010 Operating Account	\$ -483.91	-10,886.31
12/01/2019	Payment		79, Dominic Manzo		1010 Operating Account	\$ -518.91	-11,405.22
12/01/2019	Invoice	3883	58, Jacqueline & Marc Billard		4030 Income: Parking Income	\$35.00	-11,370.22
12/01/2019	Invoice	3884	81, Elizabeth Manzo		4001 Income: Condo Fees	\$448.91	-10,921.31
12/01/2019	Invoice	3885	04, Faruk Lubna & Javed Khan		4001 Income: Condo Fees	\$448.91	-10,472.40
12/01/2019	Invoice	3886	07, Meng Jin		4001 Income: Condo Fees	\$448.91	-10,023.49
12/01/2019	Invoice	3887	80, Paul Abouassali		4001 Income: Condo Fees	\$448.91	-9,574.58
12/01/2019	Invoice	3888	82, Beatrice Boyo		4001 Income: Condo Fees	\$448.91	-9,125.67
12/01/2019	Invoice	3889	86, Carl Menard		4001 Income: Condo Fees	\$448.91	-8,676.76
12/01/2019	Invoice	3890	50, Nicolas Desforges		4001 Income: Condo Fees	\$448.91	-8,227.85
12/01/2019	Invoice	3891	74 Joao Soares & Lucia Vieira		4001 Income: Condo Fees	\$448.91	-7,778.94
12/01/2019	Invoice	3892	75, Elisa Chieffallo & Patrick Briggs		4001 Income: Condo Fees	\$448.91	-7,330.03
12/01/2019	Invoice	3893	01, Connie Hayward		4001 Income: Condo Fees	\$448.91	-6,881.12
12/01/2019	Invoice	3894	11, Linda & Lloyd Mattinson		-Split-	\$483.91	-6,397.21
12/01/2019	Invoice	3895	16, Andree Beaupre &		4001 Income: Condo Fees	\$448.91	-5,948.30

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Bejamin Beauchamp				
12/01/2019	Invoice	3896	18, Francine Petrin		4001 Income:Condo Fees	\$448.91	-5,499.39
12/01/2019	Invoice	3897	77, Fern & Maureen Francoeur		4001 Income:Condo Fees	\$448.91	-5,050.48
12/01/2019	Invoice	3898	79, Dominic Manzo		-Split-	\$518.91	-4,531.57
12/01/2019	Invoice	3899	65, Darrel Hardacre		4030 Income:Parking Income	\$35.00	-4,496.57
12/01/2019	Invoice	3900	65, Darrel Hardacre		4030 Income:Parking Income	\$35.00	-4,461.57
12/01/2019	Invoice	3901	75, Elisa Chieffallo & Patrick Briggs	Voided	4030 Income:Parking Income	\$0.00	-4,461.57
12/01/2019	Payment		41, Amanda Hardy		1010 Operating Account	\$ -483.91	-4,945.48
12/01/2019	Payment		42, Gary Tapp & Medina Pedere		1010 Operating Account	\$ -448.91	-5,394.39
12/01/2019	Payment		43, Nima & Youssouf Hassan		1010 Operating Account	\$ -518.91	-5,913.30
12/01/2019	Payment		44, Catherine Jean-Louis		1010 Operating Account	\$ -483.91	-6,397.21
12/01/2019	Payment		45, Quetly & Sylvanie Dugue		1010 Operating Account	\$ -448.91	-6,846.12
12/01/2019	Payment		47, Sharon Anderson		1010 Operating Account	\$ -448.91	-7,295.03
12/01/2019	Payment		48, Donald Robert		1010 Operating Account	\$ -448.91	-7,743.94
12/01/2019	Payment		50, Nicolas Desforges		1010 Operating Account	\$ -448.91	-8,192.85
12/01/2019	Payment		51, Cecile Jean-Pierre		1010 Operating Account	\$ -448.91	-8,641.76
12/01/2019	Payment		52, Anne-Lise Karam-Choueiri& George Choueiri		1010 Operating Account	\$ -448.91	-9,090.67
12/01/2019	Payment		53, Elaine Wu		1010 Operating Account	\$ -448.91	-9,539.58
12/01/2019	Payment		54, Jean Vernet Pericles		1010 Operating Account	\$ -448.91	-9,988.49
12/01/2019	Payment		55, Abdull Tail Alfadhli		1010 Operating Account	\$ -448.91	-10,437.40
12/01/2019	Payment		57, Jean-Marie Pitre		1010 Operating Account	\$ -483.91	-10,921.31
12/01/2019	Payment		56, Badi Alloush		1010 Operating Account	\$ -483.91	-11,405.22
12/01/2019	Payment		58, Jacqueline &Marc Billard		1010 Operating Account	\$ -483.91	-11,889.13
12/01/2019	Payment		59, Christian & Daphni Marianelli		1010 Operating Account	\$ -483.91	-12,373.04
12/01/2019	Payment		60, Ruha Bahnam		1010 Operating Account	\$ -483.91	-12,856.95
12/01/2019	Payment		61, Concordia Bautista		1010 Operating Account	\$ -448.91	-13,305.86
12/01/2019	Payment		62, Bernard Bouchard/Catherine Lecours-Bouchard		1010 Operating Account	\$ -483.91	-13,789.77
12/01/2019	Payment		63, Francoise & Jean-Claude Celestin		1010 Operating Account	\$ -448.91	-14,238.68
12/01/2019	Payment		64, Jean & Wayne Forbes		1010 Operating Account	\$ -518.91	-14,757.59
12/01/2019	Payment		65, Darrel Hardacre		1010 Operating Account	\$ -483.91	-15,241.50
12/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		1010 Operating Account	\$ -448.91	-15,690.41
12/01/2019	Payment		66 - Sierra Gardner-Williams & Florence Williams		1010 Operating Account	\$ -250.00	-15,940.41
12/01/2019	Payment		67 Cecil William Spence		1010 Operating Account	\$ -483.91	-16,424.32
12/01/2019	Payment		68, Terry Dolan		1010 Operating Account	\$ -448.91	-16,873.23
12/01/2019	Payment		69, Edelia Flores		1010 Operating Account	\$ -483.91	-17,357.14
12/01/2019	Payment		70, Donna Moyles		1010 Operating Account	\$ -483.91	-17,841.05
12/01/2019	Payment		72, Claire & John Ducharme		1010 Operating Account	\$ -448.91	-18,289.96
12/01/2019	Payment		74 Joao Soares& Lucia Vieira		1010 Operating Account	\$ -448.91	-18,738.87
12/01/2019	Payment		75, Elisa Chieffallo & Patrick Briggs		1010 Operating Account	\$ -492.95	-19,231.82
12/01/2019	Payment		76, Katri Helava		1010 Operating Account	\$ -448.91	-19,680.73
12/01/2019	Payment		77, Fern & Maureen Francoeur		1010 Operating Account	\$ -483.91	-20,164.64
12/01/2019	Payment		80, Paul Abouassali		1010 Operating Account	\$ -448.91	-20,613.55
12/01/2019	Payment		01, Connie Hayward		1010 Operating Account	\$ -448.91	-21,062.46
12/01/2019	Payment		02, Andre Beaudet		1010 Operating Account	\$ -448.91	-21,511.37
12/01/2019	Invoice	3777	08, Rea P. Canlas		4001 Income:Condo Fees	\$448.91	-21,062.46
12/01/2019	Invoice	3778	09, Catherine Beaudet		4001 Income:Condo Fees	\$448.91	-20,613.55
12/01/2019	Invoice	3779	03, Muneer Shah		4001 Income:Condo Fees	\$448.91	-20,164.64
12/01/2019	Invoice	3780	61, Concordia Bautista		4001 Income:Condo Fees	\$448.91	-19,715.73
12/01/2019	Invoice	3781	71, Carolina Quisto		4001 Income:Condo Fees	\$448.91	-19,266.82
12/01/2019	Invoice	3782	72, Claire & John Ducharme		4001 Income:Condo Fees	\$448.91	-18,817.91
12/01/2019	Invoice	3783	25, Dario & Marissa Sudiacal		4001 Income:Condo Fees	\$448.91	-18,369.00
12/01/2019	Invoice	3784	28, David Robert Elliott		4001 Income:Condo Fees	\$448.91	-17,920.09
12/01/2019	Invoice	3785	30, Efren Cabilatazan		4001 Income:Condo Fees	\$448.91	-17,471.18
12/01/2019	Invoice	3786	58, Jacqueline &Marc Billard		4001 Income:Condo Fees	\$448.91	-17,022.27
12/01/2019	Invoice	3787	83, Maria Charinos		4001 Income:Condo Fees	\$448.91	-16,573.36
12/01/2019	Invoice	3788	85, Angela Payne		4001 Income:Condo Fees	\$448.91	-16,124.45
12/01/2019	Invoice	3789	87 - Sharon Murray & William Bazylnski		4001 Income:Condo Fees	\$448.91	-15,675.54
12/01/2019	Invoice	3790	88, Gisele & Yves Parent		4001 Income:Condo Fees	\$448.91	-15,226.63
12/01/2019	Invoice	3791	35, Shannon Lafrance		4001 Income:Condo Fees	\$448.91	-14,777.72
12/01/2019	Invoice	3792	38-Ernest & Bradley Stimson		4001 Income:Condo Fees	\$448.91	-14,328.81
12/01/2019	Invoice	3793	43, Nima & Youssouf Hassan		4001 Income:Condo Fees	\$448.91	-13,879.90
12/01/2019	Invoice	3794	45, Quetly & Sylvanie Dugue		4001 Income:Condo Fees	\$448.91	-13,430.99

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/01/2019	Invoice	3795	48, Donald Robert		4001 Income:Condo Fees	\$448.91	-12,982.08
12/01/2019	Invoice	3796	05, Katherine Adèle & Van der Starren		4001 Income:Condo Fees	\$448.91	-12,533.17
12/01/2019	Invoice	3797	51, Cecile Jean-Pierre		4001 Income:Condo Fees	\$448.91	-12,084.26
12/01/2019	Invoice	3798	57, Jean-Marie Pitre		4001 Income:Condo Fees	\$448.91	-11,635.35
12/01/2019	Invoice	3799	32, Cynthia Helm		4001 Income:Condo Fees	\$448.91	-11,186.44
12/01/2019	Invoice	3800	40, Ray Densmore		4001 Income:Condo Fees	\$448.91	-10,737.53
12/01/2019	Invoice	3801	54, Jean Vernet Pericles		4001 Income:Condo Fees	\$448.91	-10,288.62
12/01/2019	Invoice	3802	55, Abdull Tail Alfadhli		4001 Income:Condo Fees	\$448.91	-9,839.71
12/01/2019	Invoice	3803	56, Badi Alloush		4001 Income:Condo Fees	\$448.91	-9,390.80
12/01/2019	Invoice	3804	59, Christian & Daphni Marianelli		4001 Income:Condo Fees	\$448.91	-8,941.89
12/01/2019	Invoice	3805	06, Jocelyn Bergeron		4001 Income:Condo Fees	\$448.91	-8,492.98
12/01/2019	Invoice	3806	64, Jean & Wayne Forbes		4001 Income:Condo Fees	\$448.91	-8,044.07
12/01/2019	Invoice	3807	66 - Sierra Gardner-Williams & Florence Williams		4001 Income:Condo Fees	\$448.91	-7,595.16
12/01/2019	Invoice	3808	26, Brian Dalke		4001 Income:Condo Fees	\$448.91	-7,146.25
12/01/2019	Invoice	3809	13, Jean-Marc Dumoulin		4001 Income:Condo Fees	\$448.91	-6,697.34
12/01/2019	Invoice	3810	14, Christel Cronkhite		4001 Income:Condo Fees	\$448.91	-6,248.43
12/01/2019	Invoice	3811	60, Ruha Bahnam		4001 Income:Condo Fees	\$448.91	-5,799.52
12/01/2019	Invoice	3812	62, Bernard Bouchard/Catherine Lecours-Bouchard		4001 Income:Condo Fees	\$448.91	-5,350.61
12/01/2019	Invoice	3813	63, Francoise & Jean-Claude Celestin		4001 Income:Condo Fees	\$448.91	-4,901.70
12/01/2019	Invoice	3814	69, Edelia Flores		4001 Income:Condo Fees	\$448.91	-4,452.79
12/01/2019	Invoice	3815	70, Donna Moyles		4001 Income:Condo Fees	\$448.91	-4,003.88
12/01/2019	Invoice	3816	73, Sandra Tompkins		4001 Income:Condo Fees	\$448.91	-3,554.97
12/01/2019	Invoice	3817	39, Marilyn & Michael Petsche		4001 Income:Condo Fees	\$448.91	-3,106.06
12/01/2019	Invoice	3818	76, Katri Helava		4001 Income:Condo Fees	\$448.91	-2,657.15
12/01/2019	Invoice	3819	68, Terry Dolan		4001 Income:Condo Fees	\$448.91	-2,208.24
12/01/2019	Invoice	3820	23, Helen Shields		4030 Income:Parking Income	\$35.00	-2,173.24
12/01/2019	Invoice	3821	17, Itai & Nathali Olej		4030 Income:Parking Income	\$35.00	-2,138.24
12/01/2019	Invoice	3822	87 - Sharon Murray & William Bazylnski		4030 Income:Parking Income	\$35.00	-2,103.24
12/01/2019	Invoice	3823	27, Therese Houle		4001 Income:Condo Fees	\$448.91	-1,654.33
12/01/2019	Invoice	3824	29, Brigitte McCauley-Phillion		4001 Income:Condo Fees	\$448.91	-1,205.42
12/01/2019	Invoice	3825	36, Alain Veilleux		4001 Income:Condo Fees	\$448.91	-756.51
12/01/2019	Invoice	3826	37, Oil Wo Chan & So-Lan Chan		4001 Income:Condo Fees	\$448.91	-307.60
12/01/2019	Invoice	3827	41, Amanda Hardy		4001 Income:Condo Fees	\$448.91	141.31
12/01/2019	Invoice	3828	42, Gary Tapp & Medina Pedere		4001 Income:Condo Fees	\$448.91	590.22
12/01/2019	Invoice	3829	44, Catherine Jean-Louis		4001 Income:Condo Fees	\$448.91	1,039.13
12/01/2019	Invoice	3830	46, Jeffrey Porter		4001 Income:Condo Fees	\$448.91	1,488.04
12/01/2019	Invoice	3831	49, Francine Carriere		4001 Income:Condo Fees	\$448.91	1,936.95
12/01/2019	Invoice	3832	67 Cecil William Spence		4030 Income:Parking Income	\$35.00	1,971.95
12/01/2019	Invoice	3833	43, Nima & Youssouf Hassan		4030 Income:Parking Income	\$70.00	2,041.95
12/01/2019	Invoice	3834	27, Therese Houle		4030 Income:Parking Income	\$35.00	2,076.95
12/01/2019	Invoice	3835	29, Brigitte McCauley-Phillion		4030 Income:Parking Income	\$35.00	2,111.95
12/01/2019	Invoice	3836	33, Karen Daly		4030 Income:Parking Income	\$70.00	2,181.95
12/01/2019	Invoice	3837	64, Jean & Wayne Forbes		4030 Income:Parking Income	\$70.00	2,251.95
12/01/2019	Invoice	3838	65, Darrel Hardacre		4001 Income:Condo Fees	\$448.91	2,700.86
12/01/2019	Invoice	3839	67 Cecil William Spence		4001 Income:Condo Fees	\$448.91	3,149.77
12/01/2019	Invoice	3840	78, Helen Levasseur		4001 Income:Condo Fees	\$448.91	3,598.68
12/01/2019	Invoice	3841	84, Marie-Andree Faubert		4001 Income:Condo Fees	\$448.91	4,047.59
12/01/2019	Invoice	3842	40, Ray Densmore		4030 Income:Parking Income	\$70.00	4,117.59
12/01/2019	Invoice	3843	41, Amanda Hardy		4030 Income:Parking Income	\$35.00	4,152.59
12/01/2019	Invoice	3844	19, Ed O'Neill & Patricia Norris-Elye		4030 Income:Parking Income	\$35.00	4,187.59
12/01/2019	Invoice	3845	30, Efren Cabilatazan		4030 Income:Parking Income	\$35.00	4,222.59
12/01/2019	Invoice	3846	85, Angela Payne		4030 Income:Parking Income	\$35.00	4,257.59
12/01/2019	Invoice	3847	84, Marie-Andree Faubert		4030 Income:Parking Income	\$35.00	4,292.59
12/01/2019	Invoice	3848	14, Christel Cronkhite		4030 Income:Parking Income	\$35.00	4,327.59
12/01/2019	Invoice	3849	73, Sandra Tompkins		4030 Income:Parking Income	\$35.00	4,362.59
12/01/2019	Invoice	3850	70, Donna Moyles		4030 Income:Parking Income	\$35.00	4,397.59
12/01/2019	Invoice	3851	69, Edelia Flores		4030 Income:Parking Income	\$35.00	4,432.59
12/01/2019	Invoice	3852	10, Marie Daniele Eliazard		4001 Income:Condo Fees	\$448.91	4,881.50
12/01/2019	Invoice	3853	12, Chan-Kin Ng		4001 Income:Condo Fees	\$448.91	5,330.41
12/01/2019	Invoice	3854	23, Helen Shields		4001 Income:Condo Fees	\$448.91	5,779.32
12/01/2019	Invoice	3855	15, Myra McMahon		4001 Income:Condo Fees	\$448.91	6,228.23
12/01/2019	Invoice	3856	17, Itai & Nathali Olej		4001 Income:Condo Fees	\$448.91	6,677.14
12/01/2019	Invoice	3857	19, Ed O'Neill & Patricia Norris-Elye		4001 Income:Condo Fees	\$448.91	7,126.05
12/01/2019	Invoice	3858	02, Andre Beaudet		4001 Income:Condo Fees	\$448.91	7,574.96
12/01/2019	Invoice	3859	20, Marie-Andree & Gerard gauthier		4001 Income:Condo Fees	\$448.91	8,023.87
12/01/2019	Invoice	3860	22, Edna-Ruth Randall		4001 Income:Condo Fees	\$448.91	8,472.78
12/01/2019	Invoice	3861	35, Shannon Lafrance		4030 Income:Parking Income	\$35.00	8,507.78
12/01/2019	Invoice	3862	57, Jean-Marie Pitre		4030 Income:Parking Income	\$35.00	8,542.78
12/01/2019	Invoice	3863	56, Badi Alloush		4030 Income:Parking Income	\$35.00	8,577.78
12/01/2019	Invoice	3864	44, Catherine Jean-Louis		4030 Income:Parking Income	\$35.00	8,612.78
12/01/2019	Invoice	3865	37, Oil Wo Chan & So-Lan		4030 Income:Parking Income	\$35.00	8,647.78

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Chan				
12/01/2019	Invoice	3866	47, Sharon Anderson		4001 Income:Condo Fees	\$448.91	9,096.69
12/01/2019	Invoice	3867	21, Danielle Jones		4001 Income:Condo Fees	\$448.91	9,545.60
12/01/2019	Invoice	3868	31, Wallace Crowder and Margaret Crowder		4001 Income:Condo Fees	\$448.91	9,994.51
12/01/2019	Invoice	3869	34, Donna & Mitchel Salcedo		-Split-	\$483.91	10,478.42
12/01/2019	Invoice	3870	24, Ginette Carriere		4001 Income:Condo Fees	\$448.91	10,927.33
12/01/2019	Invoice	3871	33, Karen Daly		4001 Income:Condo Fees	\$448.91	11,376.24
12/01/2019	Invoice	3872	52, Anne-Lise Karam-Choueiri& George Choueiri		4001 Income:Condo Fees	\$448.91	11,825.15
12/01/2019	Invoice	3873	53, Elaine Wu		4001 Income:Condo Fees	\$448.91	12,274.06
12/01/2019	Invoice	3874	13, Jean-Marc Dumoulin		4030 Income:Parking Income	\$35.00	12,309.06
12/01/2019	Invoice	3875	16, Andree Beaupre & Bejamin Beauchamp		4030 Income:Parking Income	\$35.00	12,344.06
12/01/2019	Invoice	3876	22, Edna-Ruth Randall		4030 Income:Parking Income	\$35.00	12,379.06
12/01/2019	Invoice	3877	86, Carl Menard		4030 Income:Parking Income	\$70.00	12,449.06
12/01/2019	Invoice	3878	81, Elizabeth Manzo		4030 Income:Parking Income	\$35.00	12,484.06
12/01/2019	Invoice	3879	77, Fern & Maureen Francoeur		4030 Income:Parking Income	\$35.00	12,519.06
12/01/2019	Invoice	3880	62, Bernard Bouchard/Catherine Lecours-Bouchard		4030 Income:Parking Income	\$35.00	12,554.06
12/01/2019	Invoice	3881	60, Ruha Bahnam		4030 Income:Parking Income	\$35.00	12,589.06
12/01/2019	Invoice	3882	59, Christian & Daphni Marianelli		4030 Income:Parking Income	\$35.00	12,624.06
12/02/2019	Payment	209	38-Ernest & Bradley Stimson		1010 Operating Account	\$ -448.91	12,175.15
12/02/2019	Payment	037	83, Maria Charinos		1010 Operating Account	\$ -448.91	11,726.24
12/02/2019	Payment	477, 481	11, Linda & Lloyd Mattinson		1010 Operating Account	\$ -483.91	11,242.33
12/02/2019	Payment	485	11, Linda & Lloyd Mattinson		1010 Operating Account	\$ -35.00	11,207.33
12/02/2019	Payment	026	84, Marie-Andree Faubert		1010 Operating Account	\$ -43.91	11,163.42
12/02/2019	Payment	209, 206	71, Carolina Quisto		1010 Operating Account	\$ -448.91	10,714.51
12/02/2019	Payment	513	37, Oil Wo Chan & So-Lan Chan		1010 Operating Account	\$ -440.00	10,274.51
12/02/2019	Payment	386	34, Donna & Mitchel Salcedo		1010 Operating Account	\$ -405.00	9,869.51
12/02/2019	Payment	294	82, Beatrice Boyo		1010 Operating Account	\$ -405.00	9,464.51
12/02/2019	Payment		85, Angela Payne		1010 Operating Account	\$ -483.91	8,980.60
12/02/2019	Payment	014	84, Marie-Andree Faubert		1010 Operating Account	\$ -440.00	8,540.60
12/02/2019	Payment	689, 674	49, Francine Carriere		1010 Operating Account	\$ -448.91	8,091.69
12/02/2019	Payment	816, 830	24, Ginette Carriere		1010 Operating Account	\$ -448.91	7,642.78
12/02/2019	Payment	097, 110	46, Jeffrey Porter		1010 Operating Account	\$ -448.91	7,193.87
12/02/2019	Payment	777, 763	18, Francine Petrin		1010 Operating Account	\$ -448.91	6,744.96
12/02/2019	Payment	462	78, Helen Levasseur		1010 Operating Account	\$ -405.00	6,339.96
12/02/2019	Payment	231	82, Beatrice Boyo		1010 Operating Account	\$ -43.91	6,296.05
12/02/2019	Payment	985, 112	19, Ed O'Neill & Patricia Norris-Elye		1010 Operating Account	\$ -483.91	5,812.14
12/02/2019	Payment	008	20, Marie-Andree & Gerard gauthier		1010 Operating Account	\$ -448.91	5,363.23
12/03/2019	Payment	235	82, Beatrice Boyo		1010 Operating Account	\$ -60.00	5,303.23
12/03/2019	Payment	481 , 482	78, Helen Levasseur		1010 Operating Account	\$ -351.28	4,951.95
12/04/2019	Journal Entry	172		Reimbursement	-Split-	\$35.00	4,986.95
12/10/2019	Journal Entry	160		NSF- Dec 2019	-Split-	\$448.91	5,435.86
12/11/2019	Invoice	3902	39, Marilyn & Michael Petsche		5501 General Repairs & Maintenance:Reimbursable Expense	\$59.89	5,495.75
12/11/2019	Invoice	3903	39, Marilyn & Michael Petsche		5501 General Repairs & Maintenance:Reimbursable Expense	\$29.95	5,525.70
12/31/2019	Journal Entry	177		Consolidate AR GL accounts	-Split-	\$ -856.66	4,669.04
Total for 1102 Accounts Receivable (A/R)						\$ -786.50	
1200 Due from Reserve							
Beginning Balance							-24,261.93
12/04/2019	Journal Entry	174		Reserve contribution- Dec 2019	-Split-	\$ -15,275.25	-39,537.18
12/29/2019	Journal Entry	178		Reserve expense in Operating AP Kris Van Der Starren Cheque Rec	-Split-	\$450.90	-39,086.28
12/31/2019	Journal Entry	179		Kenvest Aug152019	-Split-	\$1,356.00	-37,730.28
12/31/2019	Journal Entry	179		Keller 190678	-Split-	\$1,695.00	-36,035.28
12/31/2019	Journal Entry	179		Keller 190523	-Split-	\$1,666.75	-34,368.53
12/31/2019	Journal Entry	179		CM3 Environmental Inc. INV-TLW-2263-1	-Split-	\$988.75	-33,379.78
12/31/2019	Journal Entry	179		Keller 190975	-Split-	\$ -3,277.00	-36,656.78
12/31/2019	Journal Entry	179		Ottawa Structural Residential Services Ltd. 27244	-Split-	\$ -11,074.00	-47,730.78
12/31/2019	Journal Entry	179		BGC Construction & Restoration LTD 2549	-Split-	\$ -35,213.07	-82,943.85
12/31/2019	Journal Entry	179		Kenvest July72019	-Split-	\$21,005.07	-61,938.78
12/31/2019	Journal Entry	179		Kenvest Aug242019	-Split-	\$6,846.30	-55,092.48
12/31/2019	Journal Entry	179		Insulation - Daniel Sabourin 591	-Split-	\$293.80	-54,798.68
Total for 1200 Due from Reserve						\$ -30,536.75	
1300 Prepaid Expenses							
Beginning Balance							1,664.00

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/04/2019	Journal Entry	175		December 2019 Prepaid	-Split-	\$ - 1,466.00	198.00
Total for 1300 Prepaid Expenses						\$ - 1,466.00	
1015 Investment- CASH							
Beginning Balance							104,500.00
Total for 1015 Investment- CASH							
1017 Investment- Altamira High Interest							
Beginning Balance							82,623.62
Total for 1017 Investment- Altamira High Interest							
1018 Investment Hollis Investment							
Beginning Balance							235,142.74
Total for 1018 Investment Hollis Investment							
2000 Accounts Payable							
Beginning Balance							41,753.17
12/01/2019	Bill	Dec2019	CI Property Management	no invoice provided by CIPM	5801 Administrative & Professional Expenses:Property Management Fees	\$2,944.09	44,697.26
12/01/2019	Bill Payment (Cheque)	DecPAP	CI Property Management		1010 Operating Account	\$ - 2,944.09	41,753.17
12/01/2019	Bill	00382631	REGIONEX CAPITAL PEST	Treated for the control of wasps	5475 Contracts:Pest Control	\$84.75	41,837.92
12/01/2019	Bill Payment (Cheque)	1135	J.R. Lawn and Snow		1010 Operating Account	\$ - 10,546.66	31,291.26
12/01/2019	Bill	2018000019495	J.R. Lawn and Snow		5470 Contracts:Snow Removal	\$10,546.66	41,837.92
12/01/2019	Bill	Dec2019	First Insurance Funding of Canada	Monthly PAP - Dec	5830 Administrative & Professional Expenses:Insurance Expense/General & Liability Insurance	\$4,656.56	46,494.48
12/06/2019	Bill Payment (Cheque)	CWP1410	Hydro Ottawa		1010 Operating Account	\$ -109.23	46,385.25
12/09/2019	Bill Payment (Cheque)	1024	KELLER ENGINEERING		1020 Reserve Account	\$ - 2,260.00	44,125.25
12/09/2019	Bill Payment (Cheque)	1143	CI Property Management		1010 Operating Account	\$ - 1,308.41	42,816.84
12/09/2019	Bill Payment (Cheque)	1141	C. Levett Renovation Inc.		1010 Operating Account	\$ -904.00	41,912.84
12/09/2019	Bill Payment (Cheque)	1142	CARLETON PARKING MANAGEMENT		1010 Operating Account	\$ -113.00	41,799.84
12/09/2019	Bill Payment (Cheque)	1140	10424161 Canada Inc. (o/a OMS)		1010 Operating Account	\$ - 26,832.94	14,966.90
12/13/2019	Bill	2019-12-13 5022833000	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1778	5020 Utilities:Hydro	\$152.04	15,118.94
12/18/2019	Bill Payment (Cheque)	CWP1539	City of Ottawa Water & Sewer		1010 Operating Account	\$ -676.46	14,442.48
12/18/2019	Bill Payment (Cheque)	CWP1536	City of Ottawa Water & Sewer		1010 Operating Account	\$ -542.86	13,899.62
12/18/2019	Bill Payment (Cheque)	CWP1535	City of Ottawa Water & Sewer		1010 Operating Account	\$ - 1,151.80	12,747.82
12/18/2019	Bill Payment (Cheque)	CWP1543	City of Ottawa Water & Sewer		1010 Operating Account	\$ -977.06	11,770.76
12/18/2019	Bill Payment (Cheque)	CWP1538	City of Ottawa Water & Sewer		1010 Operating Account	\$ - 1,144.06	10,626.70
12/18/2019	Bill Payment (Cheque)	CWP1541	City of Ottawa Water & Sewer		1010 Operating Account	\$ -999.91	9,626.79
12/18/2019	Bill Payment (Cheque)	CWP1544	City of Ottawa Water & Sewer		1010 Operating Account	\$ -377.20	9,249.59
12/18/2019	Bill Payment (Cheque)	CWP1537	City of Ottawa Water & Sewer		1010 Operating Account	\$ -431.70	8,817.89
12/18/2019	Bill Payment (Cheque)	CWP1533	City of Ottawa Water & Sewer		1010 Operating Account	\$ -477.40	8,340.49
12/18/2019	Bill Payment (Cheque)	CWP1532	City of Ottawa Water & Sewer		1010 Operating Account	\$ - 1,494.19	6,846.30
12/18/2019	Bill Payment (Cheque)	CWP1540	City of Ottawa Water & Sewer		1010 Operating Account	\$ -44.36	6,801.94
12/18/2019	Bill Payment (Cheque)	CWP1542	City of Ottawa Water & Sewer		1010 Operating Account	\$ - 1,319.86	5,482.08
12/18/2019	Bill Payment (Cheque)	CWP1534	City of Ottawa Water & Sewer		1010 Operating Account	\$ - 1,110.66	4,371.42
12/23/2019	Bill	28481000	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000022/1881	5030 Utilities:Water & Sewer	\$1,735.28	6,106.70
12/29/2019	Bill	CHQREQ Dec 29	Kris Van Der Starren		6101 Reserve Expenses:Reserve Fund General Expenses	\$450.90	6,557.60
12/31/2019	Bill Payment (Cheque)	Dec PAP	First Insurance Funding of Canada		1010 Operating Account	\$ - 4,656.56	1,901.04
Total for 2000 Accounts Payable						\$ - 39,852.13	
2005 Accrued Liabilities							
Beginning Balance							7,276.20
12/01/2019	Journal Entry	165R		Utility accrual- Nov 2019	-Split-	\$ - 3,294.87	3,981.33
12/04/2019	Journal Entry	176		Utility Accrual-Dec 2019	-Split-	\$8,443.00	12,424.33
Total for 2005 Accrued Liabilities						\$5,148.13	
2500 Due to Operating							
Beginning Balance							-24,261.93

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/04/2019	Journal Entry	174		Reserve contribution- Dec 2019	-Split-	\$ - 15,275.25	-39,537.18
12/29/2019	Journal Entry	178		Reserve expense in Operating AP Kris Van Der Starren Cheque Rec	-Split-	\$450.90	-39,086.28
12/31/2019	Journal Entry	179		BGC Construction & Restoration LTD 2549	-Split-	\$ - 35,213.07	-74,299.35
12/31/2019	Journal Entry	179		Kenvest Aug242019	-Split-	\$6,846.30	-67,453.05
12/31/2019	Journal Entry	179		Kenvest July72019	-Split-	\$21,005.07	-46,447.98
12/31/2019	Journal Entry	179		Kenvest Aug152019	-Split-	\$1,356.00	-45,091.98
12/31/2019	Journal Entry	179		Ottawa Structural Residential Services Ltd. 27244	-Split-	\$ - 11,074.00	-56,165.98
12/31/2019	Journal Entry	179		Keller 190523	-Split-	\$1,666.75	-54,499.23
12/31/2019	Journal Entry	179		Insulation - Daniel Sabourin 591	-Split-	\$293.80	-54,205.43
12/31/2019	Journal Entry	179		CM3 Environmental Inc. INV-TLW-2263-1	-Split-	\$988.75	-53,216.68
12/31/2019	Journal Entry	179		Keller 190975	-Split-	\$ - 3,277.00	-56,493.68
12/31/2019	Journal Entry	179		Keller 190678	-Split-	\$1,695.00	-54,798.68
Total for 2500 Due to Operating						\$ - 30,536.75	
3000R Accumulated adjustment Reserve							
Beginning Balance							834,590.52
Total for 3000R Accumulated adjustment Reserve							
Retained Earnings							
Beginning Balance							119,330.10
Total for Retained Earnings							
4000 Income							
4001 Condo Fees							
Beginning Balance							383,448.56
12/01/2019	Invoice	3838	65, Darrel Hardacre		1102 Accounts Receivable (A/R)	\$448.91	383,897.47
12/01/2019	Invoice	3839	67 Cecil William Spence		1102 Accounts Receivable (A/R)	\$448.91	384,346.38
12/01/2019	Invoice	3840	78, Helen Levasseur		1102 Accounts Receivable (A/R)	\$448.91	384,795.29
12/01/2019	Invoice	3841	84, Marie-Andree Faubert		1102 Accounts Receivable (A/R)	\$448.91	385,244.20
12/01/2019	Invoice	3852	10, Marie Daniele Eliazard		1102 Accounts Receivable (A/R)	\$448.91	385,693.11
12/01/2019	Invoice	3853	12, Chan-Kin Ng		1102 Accounts Receivable (A/R)	\$448.91	386,142.02
12/01/2019	Invoice	3854	23, Helen Shields		1102 Accounts Receivable (A/R)	\$448.91	386,590.93
12/01/2019	Invoice	3855	15, Myra McMahon		1102 Accounts Receivable (A/R)	\$448.91	387,039.84
12/01/2019	Invoice	3856	17, Itai & Nathali Olej		1102 Accounts Receivable (A/R)	\$448.91	387,488.75
12/01/2019	Invoice	3857	19, Ed O'Neill & Patricia Norris-Elye		1102 Accounts Receivable (A/R)	\$448.91	387,937.66
12/01/2019	Invoice	3858	02, Andre Beaudet		1102 Accounts Receivable (A/R)	\$448.91	388,386.57
12/01/2019	Invoice	3859	20, Marie-Andree & Gerard gauthier		1102 Accounts Receivable (A/R)	\$448.91	388,835.48
12/01/2019	Invoice	3884	81, Elizabeth Manzo		1102 Accounts Receivable (A/R)	\$448.91	389,284.39
12/01/2019	Invoice	3885	04, Faruk Lubna & Jabed Khan		1102 Accounts Receivable (A/R)	\$448.91	389,733.30
12/01/2019	Invoice	3886	07, Meng Jin		1102 Accounts Receivable (A/R)	\$448.91	390,182.21
12/01/2019	Invoice	3887	80, Paul Abouassali		1102 Accounts Receivable (A/R)	\$448.91	390,631.12
12/01/2019	Invoice	3888	82, Beatrice Boyo		1102 Accounts Receivable (A/R)	\$448.91	391,080.03
12/01/2019	Invoice	3889	86, Carl Menard		1102 Accounts Receivable (A/R)	\$448.91	391,528.94
12/01/2019	Invoice	3890	50, Nicolas Desforges	Credit of 30.00 withdrawn on May 1st for parking no needed	1102 Accounts Receivable (A/R)	\$448.91	391,977.85
12/01/2019	Invoice	3891	74 Joao Soares& Lucia Vieira		1102 Accounts Receivable (A/R)	\$448.91	392,426.76
12/01/2019	Invoice	3892	75, Elisa Chieffallo & Patrick Briggs		1102 Accounts Receivable (A/R)	\$448.91	392,875.67
12/01/2019	Invoice	3893	01, Connie Hayward		1102 Accounts Receivable (A/R)	\$448.91	393,324.58
12/01/2019	Invoice	3894	11, Linda & Lloyd Mattinson		1102 Accounts Receivable (A/R)	\$448.91	393,773.49
12/01/2019	Invoice	3895	16, Andree Beaupre & Bejamin Beauchamp		1102 Accounts Receivable (A/R)	\$448.91	394,222.40
12/01/2019	Invoice	3896	18, Francine Petrin		1102 Accounts Receivable (A/R)	\$448.91	394,671.31
12/01/2019	Invoice	3897	77, Fern & Maureen Francoeur		1102 Accounts Receivable (A/R)	\$448.91	395,120.22
12/01/2019	Invoice	3898	79, Dominic Manzo		1102 Accounts Receivable (A/R)	\$448.91	395,569.13
12/01/2019	Invoice	3777	08, Rea P. Canlas		1102 Accounts Receivable (A/R)	\$448.91	396,018.04
12/01/2019	Invoice	3778	09, Catherine Beaudet		1102 Accounts Receivable (A/R)	\$448.91	396,466.95
12/01/2019	Invoice	3779	03, Muneer Shah		1102 Accounts Receivable (A/R)	\$448.91	396,915.86
12/01/2019	Invoice	3780	61, Concordia Bautista		1102 Accounts Receivable (A/R)	\$448.91	397,364.77
12/01/2019	Invoice	3781	71, Carolina Quisto		1102 Accounts Receivable (A/R)	\$448.91	397,813.68
12/01/2019	Invoice	3782	72, Claire & John Ducharme		1102 Accounts Receivable (A/R)	\$448.91	398,262.59
12/01/2019	Invoice	3783	25, Dario & Marissa Sudiacal		1102 Accounts Receivable (A/R)	\$448.91	398,711.50
12/01/2019	Invoice	3784	28, David Robert Elliott		1102 Accounts Receivable (A/R)	\$448.91	399,160.41
12/01/2019	Invoice	3785	30, Efren Cabilatazan		1102 Accounts Receivable (A/R)	\$448.91	399,609.32
12/01/2019	Invoice	3786	58, Jacqueline & Marc Billard		1102 Accounts Receivable (A/R)	\$448.91	400,058.23
12/01/2019	Invoice	3787	83, Maria Charinos		1102 Accounts Receivable (A/R)	\$448.91	400,507.14
12/01/2019	Invoice	3788	85, Angela Payne		1102 Accounts Receivable (A/R)	\$448.91	400,956.05
12/01/2019	Invoice	3789	87 - Sharon Murray & William Bazyllinski		1102 Accounts Receivable (A/R)	\$448.91	401,404.96
12/01/2019	Invoice	3790	88, Gisele & Yves Parent		1102 Accounts Receivable (A/R)	\$448.91	401,853.87
12/01/2019	Invoice	3791	35, Shannon Lafrance		1102 Accounts Receivable (A/R)	\$448.91	402,302.78
12/01/2019	Invoice	3792	38-Ernest & Bradley Stimson		1102 Accounts Receivable (A/R)	\$448.91	402,751.69
12/01/2019	Invoice	3793	43, Nima & Yousseouf		1102 Accounts Receivable (A/R)	\$448.91	403,200.60

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
12/01/2019	Invoice	3794	Hassan 45, Quetly & Sylvanie Dugue		1102 Accounts Receivable (A/R)	\$448.91	403,649.51
12/01/2019	Invoice	3795	48, Donald Robert		1102 Accounts Receivable (A/R)	\$448.91	404,098.42
12/01/2019	Invoice	3860	22, Edna-Ruth Randall		1102 Accounts Receivable (A/R)	\$448.91	404,547.33
12/01/2019	Invoice	3866	47, Sharon Anderson		1102 Accounts Receivable (A/R)	\$448.91	404,996.24
12/01/2019	Invoice	3867	21, Danielle Jones		1102 Accounts Receivable (A/R)	\$448.91	405,445.15
12/01/2019	Invoice	3868	31, Wallace Crowder and Margaret Crowder		1102 Accounts Receivable (A/R)	\$448.91	405,894.06
12/01/2019	Invoice	3869	34, Donna & Mitchel Salcedo		1102 Accounts Receivable (A/R)	\$448.91	406,342.97
12/01/2019	Invoice	3870	24, Ginette Carriere		1102 Accounts Receivable (A/R)	\$448.91	406,791.88
12/01/2019	Invoice	3871	33, Karen Daly		1102 Accounts Receivable (A/R)	\$448.91	407,240.79
12/01/2019	Invoice	3872	52, Anne-Lise Karam- Choueiri& George Choueiri		1102 Accounts Receivable (A/R)	\$448.91	407,689.70
12/01/2019	Invoice	3873	53, Elaine Wu		1102 Accounts Receivable (A/R)	\$448.91	408,138.61
12/01/2019	Invoice	3796	05, Katherine Adèle & Van der Starren		1102 Accounts Receivable (A/R)	\$448.91	408,587.52
12/01/2019	Invoice	3797	51, Cecile Jean-Pierre		1102 Accounts Receivable (A/R)	\$448.91	409,036.43
12/01/2019	Invoice	3798	57, Jean-Marie Pitre		1102 Accounts Receivable (A/R)	\$448.91	409,485.34
12/01/2019	Invoice	3799	32, Cynthia Helm		1102 Accounts Receivable (A/R)	\$448.91	409,934.25
12/01/2019	Invoice	3800	40, Ray Densmore		1102 Accounts Receivable (A/R)	\$448.91	410,383.16
12/01/2019	Invoice	3801	54, Jean Vernet Pericles		1102 Accounts Receivable (A/R)	\$448.91	410,832.07
12/01/2019	Invoice	3802	55, Abdull Tail Alfadhli		1102 Accounts Receivable (A/R)	\$448.91	411,280.98
12/01/2019	Invoice	3803	56, Badi Alloush		1102 Accounts Receivable (A/R)	\$448.91	411,729.89
12/01/2019	Invoice	3804	59, Christian & Daphni Marianelli		1102 Accounts Receivable (A/R)	\$448.91	412,178.80
12/01/2019	Invoice	3805	06, Jocelyn Bergeron		1102 Accounts Receivable (A/R)	\$448.91	412,627.71
12/01/2019	Invoice	3806	64, Jean & Wayne Forbes		1102 Accounts Receivable (A/R)	\$448.91	413,076.62
12/01/2019	Invoice	3807	66 - Sierra Gardner- Williams & Florence Williams		1102 Accounts Receivable (A/R)	\$448.91	413,525.53
12/01/2019	Invoice	3808	26, Brian Dalke		1102 Accounts Receivable (A/R)	\$448.91	413,974.44
12/01/2019	Invoice	3809	13, Jean-Marc Dumoulin		1102 Accounts Receivable (A/R)	\$448.91	414,423.35
12/01/2019	Invoice	3810	14, Christel Cronkhite		1102 Accounts Receivable (A/R)	\$448.91	414,872.26
12/01/2019	Invoice	3811	60, Ruha Bahnam		1102 Accounts Receivable (A/R)	\$448.91	415,321.17
12/01/2019	Invoice	3812	62, Bernard Bouchard/Catherine Lecours-Bouchard		1102 Accounts Receivable (A/R)	\$448.91	415,770.08
12/01/2019	Invoice	3813	63, Francoise & Jean- Claude Celestin		1102 Accounts Receivable (A/R)	\$448.91	416,218.99
12/01/2019	Invoice	3814	69, Edelia Flores		1102 Accounts Receivable (A/R)	\$448.91	416,667.90
12/01/2019	Invoice	3815	70, Donna Moyles		1102 Accounts Receivable (A/R)	\$448.91	417,116.81
12/01/2019	Invoice	3816	73, Sandra Tompkins		1102 Accounts Receivable (A/R)	\$448.91	417,565.72
12/01/2019	Invoice	3817	39, Marilyn & Michael Petsche		1102 Accounts Receivable (A/R)	\$448.91	418,014.63
12/01/2019	Invoice	3818	76, Katri Helava		1102 Accounts Receivable (A/R)	\$448.91	418,463.54
12/01/2019	Invoice	3819	68, Terry Dolan		1102 Accounts Receivable (A/R)	\$448.91	418,912.45
12/01/2019	Invoice	3823	27, Therese Houle		1102 Accounts Receivable (A/R)	\$448.91	419,361.36
12/01/2019	Invoice	3824	29, Brigitte McCauley- Phillion		1102 Accounts Receivable (A/R)	\$448.91	419,810.27
12/01/2019	Invoice	3825	36, Alain Veilleux		1102 Accounts Receivable (A/R)	\$448.91	420,259.18
12/01/2019	Invoice	3826	37, Oil Wo Chan & So-Lan Chan		1102 Accounts Receivable (A/R)	\$448.91	420,708.09
12/01/2019	Invoice	3827	41, Amanda Hardy		1102 Accounts Receivable (A/R)	\$448.91	421,157.00
12/01/2019	Invoice	3828	42, Gary Tapp & Medina Pedere		1102 Accounts Receivable (A/R)	\$448.91	421,605.91
12/01/2019	Invoice	3829	44, Catherine Jean-Louis		1102 Accounts Receivable (A/R)	\$448.91	422,054.82
12/01/2019	Invoice	3830	46, Jeffrey Porter		1102 Accounts Receivable (A/R)	\$448.91	422,503.73
12/01/2019	Invoice	3831	49, Francine Carriere		1102 Accounts Receivable (A/R)	\$448.91	422,952.64
Total for 4001 Condo Fees						\$39,504.08	
4030 Parking Income							
Beginning Balance							16,295.00
12/01/2019	Invoice	3836	33, Karen Daly	SPOT#151, 153, PARKING 2018	1102 Accounts Receivable (A/R)	\$70.00	16,365.00
12/01/2019	Invoice	3835	29, Brigitte McCauley- Phillion	SPOT#137, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	16,400.00
12/01/2019	Invoice	3837	64, Jean & Wayne Forbes	SPOT#131,132, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$70.00	16,470.00
12/01/2019	Invoice	3842	40, Ray Densmore	SPOT#117, PARKING 2018 and #139 Nov 2019	1102 Accounts Receivable (A/R)	\$70.00	16,540.00
12/01/2019	Invoice	3843	41, Amanda Hardy	SPOT#116, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,575.00
12/01/2019	Invoice	3844	19, Ed O'Neill & Patricia Norris-Elye	SPOT#107, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	16,610.00
12/01/2019	Invoice	3845	30, Efren Cabilatazan	SPOT#115, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	16,645.00
12/01/2019	Invoice	3846	85, Angela Payne	SPOT#147, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,680.00
12/01/2019	Invoice	3847	84, Marie-Andree Faubert	SPOT#146, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,715.00
12/01/2019	Invoice	3848	14, Christel Cronkhite	SPOT#103, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	16,750.00
12/01/2019	Invoice	3849	73, Sandra Tompkins	SPOT#127, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,785.00
12/01/2019	Invoice	3850	70, Donna Moyles	parking	1102 Accounts Receivable (A/R)	\$35.00	16,820.00
12/01/2019	Invoice	3851	69, Edelia Flores	SPOT#134, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,855.00
12/01/2019	Invoice	3883	58, Jacqueline & Marc Billard	SPOT#120, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	16,890.00
12/01/2019	Invoice	3894	11, Linda & Lloyd Mattinson		1102 Accounts Receivable (A/R)	\$35.00	16,925.00
12/01/2019	Invoice	3898	79, Dominic Manzo	2 spots	1102 Accounts Receivable (A/R)	\$70.00	16,995.00
12/01/2019	Invoice	3899	65, Darrel Hardacre		1102 Accounts Receivable (A/R)	\$35.00	17,030.00
12/01/2019	Invoice	3900	65, Darrel Hardacre	SPOT#129, PARKING FEE 2019	1102 Accounts Receivable (A/R)	\$35.00	17,065.00
12/01/2019	Invoice	3901	75, Elisa Chieffallo &		1102 Accounts Receivable (A/R)	\$0.00	17,065.00

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Patrick Briggs				
12/01/2019	Invoice	3861	35, Shannon Lafrance	SPOT#148, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	17,100.00
12/01/2019	Invoice	3862	57, Jean-Marie Pitre	SPOT#119, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,135.00
12/01/2019	Invoice	3863	56, Badi Alloush	SPOT#123, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,170.00
12/01/2019	Invoice	3864	44, Catherine Jean-Louis		1102 Accounts Receivable (A/R)	\$35.00	17,205.00
12/01/2019	Invoice	3865	37, Oil Wo Chan & So-Lan Chan	SPOT#138, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	17,240.00
12/01/2019	Invoice	3869	34, Donna & Mitchel Salcedo		1102 Accounts Receivable (A/R)	\$35.00	17,275.00
12/01/2019	Invoice	3874	13, Jean-Marc Dumoulin	SPOT#118, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	17,310.00
12/01/2019	Invoice	3875	16, Andree Beaupre & Bejamin Beauchamp		1102 Accounts Receivable (A/R)	\$35.00	17,345.00
12/01/2019	Invoice	3876	22, Edna-Ruth Randall	SPOT#108, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	17,380.00
12/01/2019	Invoice	3877	86, Carl Menard	SPOT#130 148	1102 Accounts Receivable (A/R)	\$70.00	17,450.00
12/01/2019	Invoice	3878	81, Elizabeth Manzo	SPOT#112, PARKING FEE 2019	1102 Accounts Receivable (A/R)	\$35.00	17,485.00
12/01/2019	Invoice	3879	77, Fern & Maureen Francoeur	SPOT#140, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,520.00
12/01/2019	Invoice	3880	62, Bernard Bouchard/Catherine Lecours-Bouchard	SPOT#124, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,555.00
12/01/2019	Invoice	3881	60, Ruha Bahnam	SPOT#122, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,590.00
12/01/2019	Invoice	3882	59, Christian & Daphni Marianelli	SPOT#121	1102 Accounts Receivable (A/R)	\$35.00	17,625.00
12/01/2019	Invoice	3820	23, Helen Shields	SPOT#113, PARKING 2019	1102 Accounts Receivable (A/R)	\$35.00	17,660.00
12/01/2019	Invoice	3821	17, Itai & Nathali Olej	SPOT#154, PARKING 2018	1102 Accounts Receivable (A/R)	\$35.00	17,695.00
12/01/2019	Invoice	3822	87 - Sharon Murray & William Bazylnski	SPOT#109, PARKING FEE 2018	1102 Accounts Receivable (A/R)	\$35.00	17,730.00
12/01/2019	Invoice	3832	67 Cecil William Spence	parking #125	1102 Accounts Receivable (A/R)	\$35.00	17,765.00
12/01/2019	Invoice	3833	43, Nima & Youssouf Hassan	#101 and #152	1102 Accounts Receivable (A/R)	\$70.00	17,835.00
12/01/2019	Invoice	3834	27, Therese Houle		1102 Accounts Receivable (A/R)	\$35.00	17,870.00
Total for 4030 Parking Income						\$1,575.00	
4032 NSF fees charged to customers							
Beginning Balance							169.50
Total for 4032 NSF fees charged to customers							
4035 Interest Income							
Beginning Balance							1,427.48
12/31/2019	Journal Entry	171		Interest credit-Dec 2019	-Split-	\$201.40	1,628.88
Total for 4035 Interest Income						\$201.40	
Total for 4000 Income						\$41,280.48	
4500 Contribution to Reserve Fund							
Beginning Balance							152,752.50
12/04/2019	Journal Entry	174		Reserve contribution- Dec 2019	-Split-	\$15,275.25	168,027.75
Total for 4500 Contribution to Reserve Fund						\$15,275.25	
5000 Utilities							
5020 Hydro							
Beginning Balance							1,372.20
12/01/2019	Journal Entry	165R		Utility accrual- Nov 2019	-Split-	\$ -105.71	1,266.49
12/04/2019	Journal Entry	176		Utility Accrual-Dec 2019	-Split-	\$162.18	1,428.67
12/13/2019	Bill	2019-12-13 5022833000	Hydro Ottawa	2019-10-31 2019-11-29 5022833000 PAP	2000 Accounts Payable	\$152.04	1,580.71
Total for 5020 Hydro						\$208.51	
5030 Water & Sewer							
Beginning Balance							70,421.39
12/01/2019	Journal Entry	165R		Utility accrual- Nov 2019	-Split-	\$ -3,189.16	67,232.23
12/04/2019	Journal Entry	176		Utility Accrual-Dec 2019	-Split-	\$8,280.82	75,513.05
12/23/2019	Bill	28481000	City of Ottawa Water & Sewer	2019-10-12 2019-12-11 007375301721018 PAP	2000 Accounts Payable	\$1,735.28	77,248.33
Total for 5030 Water & Sewer						\$6,826.94	
Total for 5000 Utilities						\$7,035.45	
5400 Contracts							
5426 Parking Monitor and Security							
Beginning Balance							904.00
Total for 5426 Parking Monitor and Security							
5465 Landscaping							
Beginning Balance							19,363.68
Total for 5465 Landscaping							
5470 Snow Removal							
Beginning Balance							21,090.16
12/01/2019	Bill	2018000019495	J.R. Lawn and Snow	Roadway Clearance	2000 Accounts Payable	\$10,546.66	31,636.82
Total for 5470 Snow Removal						\$10,546.66	
5475 Pest Control							
Beginning Balance							49.61
12/01/2019	Bill	00382631	REGIONEX CAPITAL PEST	Treated for the control of wasps	2000 Accounts Payable	\$84.75	134.36
Total for 5475 Pest Control						\$84.75	

DATE	TRANSACTION # TYPE		NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5400 Contracts						\$10,631.41	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							259.34
12/11/2019	Invoice	3902	39, Marilyn & Michael Petsche	General Matters 3057-14345. Invoice date: August 30, 2019	1102 Accounts Receivable (A/R)	\$ -59.89	199.45
12/11/2019	Invoice	3903	39, Marilyn & Michael Petsche	General Matters 3057-14345- Voice mail from son of owners of unit 39- Invoice date: Feb 28, 2019	1102 Accounts Receivable (A/R)	\$ -29.95	169.50
Total for 5501 Reimbursable Expense						\$ -89.84	
5503 General Repairs & Maint							
Beginning Balance							35,708.78
Total for 5503 General Repairs & Maint							
5504 Emergency Calls							
Beginning Balance							50.85
Total for 5504 Emergency Calls							
5560 Additional Landscaping							
Beginning Balance							3,757.25
Total for 5560 Additional Landscaping							
Total for 5500 General Repairs & Maintenance						\$ -89.84	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							29,095.45
12/01/2019	Bill	Dec2019	CI Property Management	Dec 2019	2000 Accounts Payable	\$2,944.09	32,039.54
Total for 5801 Property Management Fees						\$2,944.09	
5805 CAO Fees							
Beginning Balance							1,320.00
12/04/2019	Journal Entry	175		December 2019 Prepaid	-Split-	\$66.00	1,386.00
Total for 5805 CAO Fees						\$66.00	
5810 Office Expenses							
Beginning Balance							2,366.05
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							828.18
12/04/2019	Journal Entry	173		bank charges-Dec 2019	-Split-	\$123.35	951.53
Total for 5812 Bank Charges						\$123.35	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							54,509.04
12/01/2019	Bill	Dec2019	First Insurance Funding of Canada	Monthly PAP - Dec	2000 Accounts Payable	\$4,656.56	59,165.60
12/04/2019	Journal Entry	175		December 2019 Prepaid	-Split-	\$1,400.00	60,565.60
Total for 5830 Insurance Expense/General & Liability Insurance						\$6,056.56	
5832 Professional Fees							
Beginning Balance							3,941.75
Total for 5832 Professional Fees							
5833 Audit-Accounting							
Beginning Balance							3,955.00
Total for 5833 Audit-Accounting							
Total for 5800 Administrative & Professional Expenses						\$9,190.00	
6000 Reserve Expenses							
6003 Reserve - Bank charges							
Beginning Balance							55.60
12/04/2019	Journal Entry	173		bank charges-Dec 2019	-Split-	\$5.56	61.16
Total for 6003 Reserve - Bank charges						\$5.56	
6101 Reserve Fund General Expenses							
Beginning Balance							252,297.00
12/29/2019	Bill	CHQREQ Dec 29	Kris Van Der Starren	Bags Insulation	2000 Accounts Payable	\$450.90	252,747.90
Total for 6101 Reserve Fund General Expenses						\$450.90	
6105 Engineering Services							
Beginning Balance							7,994.75
Total for 6105 Engineering Services							
6120 Reserve- Roof							
Beginning Balance							3,321.31
Total for 6120 Reserve- Roof							
6140 Reserve- Foundation							
Beginning Balance							22,353.10
Total for 6140 Reserve- Foundation							
Total for 6000 Reserve Expenses						\$456.46	

DATE	TRANSACTION # TYPE	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
6001	Contribution from operating					
	Beginning					152,752.50
	Balance					
12/04/2019	Journal Entry	174	Reserve contribution- Dec 2019	-Split-	\$15,275.25	168,027.75
Total for 6001 Contribution from operating					\$15,275.25	
6002	Interest income for reserve					
	Beginning					4,839.58
	Balance					
12/04/2019	Journal Entry	173	interest on reserve deposit Dec 2019	-Split-	\$296.42	5,136.00
Total for 6002 Interest income for reserve					\$296.42	
Not Specified						
12/04/2019	Journal Entry	174		-Split-		
Total for Not Specified						

1010 Operating Account, Period Ending 12/31/2019

RECONCILIATION REPORT

Reconciled on: 01/13/2020

Reconciled by: Ken Ruckstuhl

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

Summary

CAD

Statement beginning balance.....	179,446.68
Cheques and payments cleared (27).....	-42,581.50
Deposits and other credits cleared (96).....	41,784.07
Statement ending balance.....	<u>178,649.25</u>
Uncleared transactions as of 12/31/2019.....	-29,159.35
Register balance as of 12/31/2019.....	149,489.90
Cleared transactions after 12/31/2019.....	0.00
Uncleared transactions after 12/31/2019.....	-3,806.38
Register balance as of 01/13/2020.....	<u>145,683.52</u>

Details

Cheques and payments cleared (27)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/21/2019	Bill Payment	1122	CARLETON PARKING MANA...	-113.00
11/05/2019	Bill Payment	1129	REGIONEX CAPITAL PEST	-310.75
11/20/2019	Bill Payment	1132	Davidson Houle Allen LLP	-95.21
11/28/2019	Bill Payment	1134	J.R. Lawn and Snow	-10,546.66
11/28/2019	Bill Payment	1133	CI Property Management	-887.56
12/01/2019	Bill Payment	1135	J.R. Lawn and Snow	-10,546.66
12/01/2019	Bill Payment	DecPAP	CI Property Management	-2,944.09
12/04/2019	Journal	173		-123.35
12/04/2019	Journal	172		-35.00
12/06/2019	Bill Payment	CWP1410	Hydro Ottawa	-109.23
12/09/2019	Bill Payment	1141	C. Levett Renovation Inc.	-904.00
12/09/2019	Bill Payment	1142	CARLETON PARKING MANA...	-113.00
12/10/2019	Journal	160		-448.91
12/18/2019	Bill Payment	CWP1538	City of Ottawa Water & Sewer	-1,144.06
12/18/2019	Bill Payment	CWP1539	City of Ottawa Water & Sewer	-676.46
12/18/2019	Bill Payment	CWP1540	City of Ottawa Water & Sewer	-44.36
12/18/2019	Bill Payment	CWP1541	City of Ottawa Water & Sewer	-999.91
12/18/2019	Bill Payment	CWP1542	City of Ottawa Water & Sewer	-1,319.86
12/18/2019	Bill Payment	CWP1543	City of Ottawa Water & Sewer	-977.06
12/18/2019	Bill Payment	CWP1544	City of Ottawa Water & Sewer	-377.20
12/18/2019	Bill Payment	CWP1532	City of Ottawa Water & Sewer	-1,494.19
12/18/2019	Bill Payment	CWP1537	City of Ottawa Water & Sewer	-431.70
12/18/2019	Bill Payment	CWP1536	City of Ottawa Water & Sewer	-542.86
12/18/2019	Bill Payment	CWP1533	City of Ottawa Water & Sewer	-477.40
12/18/2019	Bill Payment	CWP1534	City of Ottawa Water & Sewer	-1,110.66
12/18/2019	Bill Payment	CWP1535	City of Ottawa Water & Sewer	-1,151.80
12/31/2019	Bill Payment	Dec PAP	First Insurance Funding of Ca...	-4,656.56

Total **-42,581.50**

Deposits and other credits cleared (96)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Receive Payment		67 Cecil William Spence	483.91
12/01/2019	Receive Payment		68, Terry Dolan	448.91
12/01/2019	Receive Payment		69, Edelia Flores	483.91
12/01/2019	Receive Payment		70, Donna Moyles	483.91
12/01/2019	Receive Payment		72, Claire & John Ducharme	448.91
12/01/2019	Receive Payment		73, Sandra Tompkins	483.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Receive Payment		74 Joao Soares& Lucia Vieira	448.91
12/01/2019	Receive Payment		75, Elisa Chieffallo & Patrick B...	492.95
12/01/2019	Receive Payment		76, Katri Helava	448.91
12/01/2019	Receive Payment		77, Fern & Maureen Francoeur	483.91
12/01/2019	Receive Payment		80, Paul Abouassali	448.91
12/01/2019	Receive Payment		81, Elizabeth Manzo	483.91
12/01/2019	Receive Payment		86, Carl Menard	518.91
12/01/2019	Receive Payment		87 - Sharon Murray & William ...	483.91
12/01/2019	Receive Payment		88, Gisele & Yves Parent	448.91
12/01/2019	Receive Payment		79, Dominic Manzo	518.91
12/01/2019	Receive Payment		01, Connie Hayward	448.91
12/01/2019	Receive Payment		02, Andre Beaudet	448.91
12/01/2019	Receive Payment		03, Muneer Shah	448.91
12/01/2019	Receive Payment		04, Faruk Lubna & Javed Khan	448.91
12/01/2019	Receive Payment		05, Katherine Adèle & Van der...	448.91
12/01/2019	Receive Payment		06, Jocelyn Bergeron	448.91
12/01/2019	Receive Payment		07, Meng Jin	448.91
12/01/2019	Receive Payment		08, Rea P. Canlas	448.91
12/01/2019	Receive Payment		09, Catherine Beaudet	448.91
12/01/2019	Receive Payment		10, Marie Daniele Eliazard	448.91
12/01/2019	Receive Payment		12, Chan-Kin Ng	448.91
12/01/2019	Receive Payment		13, Jean-Marc Dumoulin	483.91
12/01/2019	Receive Payment		14, Christel Cronkhite	483.91
12/01/2019	Receive Payment		15, Myra McMahon	448.91
12/01/2019	Receive Payment		16, Andree Beaupre & Bejami...	483.91
12/01/2019	Receive Payment		17, Itai & Nathali Olej	483.91
12/01/2019	Receive Payment		21, Danielle Jones	448.91
12/01/2019	Receive Payment		22, Edna-Ruth Randall	483.91
12/01/2019	Receive Payment		23, Helen Shields	483.91
12/01/2019	Receive Payment		25, Dario & Marissa Sudiagal	448.91
12/01/2019	Receive Payment		26, Brian Dalke	448.91
12/01/2019	Receive Payment		27, Therese Houle	483.91
12/01/2019	Receive Payment		28, David Robert Elliott	448.91
12/01/2019	Receive Payment		29, Brigitte McCauley-Phillion	483.91
12/01/2019	Receive Payment		30, Efren Cabilatazan	483.91
12/01/2019	Receive Payment		31, Wallace Crowder and Mar...	448.91
12/01/2019	Receive Payment		32, Cynthia Helm	448.91
12/01/2019	Receive Payment		33, Karen Daly	518.91
12/01/2019	Receive Payment		35, Shannon Lafrance	483.91
12/01/2019	Receive Payment		36, Alain Veilleux	448.91
12/01/2019	Receive Payment		39, Marilyn & Michael Petsche	448.91
12/01/2019	Receive Payment		40, Ray Densmore	448.91
12/01/2019	Receive Payment		40, Ray Densmore	35.00
12/01/2019	Receive Payment		41, Amanda Hardy	483.91
12/01/2019	Receive Payment		42, Gary Tapp & Medina Pedere	448.91
12/01/2019	Receive Payment		43, Nima & Youssouf Hassan	518.91
12/01/2019	Receive Payment		44, Catherine Jean-Louis	483.91
12/01/2019	Receive Payment		45, Quetly & Sylvanie Dugue	448.91
12/01/2019	Receive Payment		47, Sharon Anderson	448.91
12/01/2019	Receive Payment		48, Donald Robert	448.91
12/01/2019	Receive Payment		50, Nicolas Desforges	448.91
12/01/2019	Receive Payment		51, Cecile Jean-Pierre	448.91
12/01/2019	Receive Payment		52, Anne-Lise Karam-Choueiri...	448.91
12/01/2019	Receive Payment		53, Elaine Wu	448.91
12/01/2019	Receive Payment		54, Jean Vernet Pericles	448.91
12/01/2019	Receive Payment		55, Abdull Tail Alfadhli	448.91
12/01/2019	Receive Payment		57, Jean-Marie Pitre	483.91
12/01/2019	Receive Payment		56, Badi Alloush	483.91
12/01/2019	Receive Payment		58, Jacqueline & Marc Billard	483.91
12/01/2019	Receive Payment		59, Christian & Daphni Marian...	483.91
12/01/2019	Receive Payment		60, Ruha Bahnam	483.91
12/01/2019	Receive Payment		61, Concordia Bautista	448.91
12/01/2019	Receive Payment		62, Bernard Bouchard/Catheri...	483.91
12/01/2019	Receive Payment		63, Francoise & Jean-Claude ...	448.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/01/2019	Receive Payment		64, Jean & Wayne Forbes	518.91
12/01/2019	Receive Payment		65, Darrel Hardacre	483.91
12/01/2019	Receive Payment		66 - Sierra Gardner-Williams ...	448.91
12/01/2019	Receive Payment		66 - Sierra Gardner-Williams ...	250.00
12/02/2019	Receive Payment	209, 206	71, Carolina Quisto	448.91
12/02/2019	Receive Payment	513	37, Oil Wo Chan & So-Lan Chan	440.00
12/02/2019	Receive Payment	209	38-Ernest & Bradley Stimson	448.91
12/02/2019	Receive Payment	485	11, Linda & Lloyd Mattinson	35.00
12/02/2019	Receive Payment	386	34, Donna & Mitchel Salcedo	405.00
12/02/2019	Receive Payment	294	82, Beatrice Boyo	405.00
12/02/2019	Receive Payment		85, Angela Payne	483.91
12/02/2019	Receive Payment	014	84, Marie-Andree Faubert	440.00
12/02/2019	Receive Payment	689, 674	49, Francine Carriere	448.91
12/02/2019	Receive Payment	816, 830	24, Ginette Carriere	448.91
12/02/2019	Receive Payment	097, 110	46, Jeffrey Porter	448.91
12/02/2019	Receive Payment	777, 763	18, Francine Petrin	448.91
12/02/2019	Receive Payment	462	78, Helen Levasseur	405.00
12/02/2019	Receive Payment	231	82, Beatrice Boyo	43.91
12/02/2019	Receive Payment	985, 112	19, Ed O'Neill & Patricia Norri...	483.91
12/02/2019	Receive Payment	008	20, Marie-Andree & Gerard ga...	448.91
12/02/2019	Receive Payment	026	84, Marie-Andree Faubert	43.91
12/02/2019	Receive Payment	037	83, Maria Charinos	448.91
12/02/2019	Receive Payment	477, 481	11, Linda & Lloyd Mattinson	483.91
12/03/2019	Receive Payment	481 , 482	78, Helen Levasseur	351.28
12/03/2019	Receive Payment	235	82, Beatrice Boyo	60.00
12/31/2019	Journal	171		201.40

Total 41,784.07

Additional Information

Uncleared cheques and payments as of 12/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/08/2019	Bill Payment	1061	CARLETON PARKING MANA...	-113.00
03/07/2019	Bill Payment	1067	CARLETON PARKING MANA...	-113.00
07/11/2019	Bill Payment	1097	The Condominium Authority o...	-792.00
12/09/2019	Bill Payment	1140	10424161 Canada Inc. (o/a O...	-26,832.94
12/09/2019	Bill Payment	1143	CI Property Management	-1,308.41

Total -29,159.35

Uncleared cheques and payments after 12/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/01/2020	Bill Payment	1136	J.R. Lawn and Snow	-10,546.66
01/03/2020	Bill Payment	CWP1778	Hydro Ottawa	-152.04
01/06/2020	Journal	170		-448.91
01/10/2020	Bill Payment	1144	REGIONEX CAPITAL PEST	-84.75
01/13/2020	Bill Payment	CWP1881	City of Ottawa Water & Sewer	-1,735.28
02/01/2020	Bill Payment	1137	J.R. Lawn and Snow	-10,546.66
03/01/2020	Bill Payment	1138	J.R. Lawn and Snow	-10,546.67
04/01/2020	Bill Payment		J.R. Lawn and Snow	-10,546.67

Total -44,607.64

Uncleared deposits and other credits after 12/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2020	Receive Payment		75, Elisa Chieffallo & Patrick B...	448.91
01/02/2020	Receive Payment		76, Katri Helava	448.91
01/02/2020	Receive Payment		77, Fern & Maureen Francoeur	483.91
01/02/2020	Receive Payment		79, Dominic Manzo	518.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2020	Receive Payment		80, Paul Abouassali	448.91
01/02/2020	Receive Payment		81, Elizabeth Manzo	483.91
01/02/2020	Receive Payment		86, Carl Menard	518.91
01/02/2020	Receive Payment		87 - Sharon Murray & William ...	483.91
01/02/2020	Receive Payment		88, Gisele & Yves Parent	448.91
01/02/2020	Receive Payment		01, Connie Hayward	448.91
01/02/2020	Receive Payment		02, Andre Beaudet	448.91
01/02/2020	Receive Payment		03, Muneer Shah	448.91
01/02/2020	Receive Payment		04, Faruk Lubna & Jabed Khan	448.91
01/02/2020	Receive Payment		05, Katherine Adèle & Van der...	448.91
01/02/2020	Receive Payment		06, Jocelyn Bergeron	448.91
01/02/2020	Receive Payment		07, Meng Jin	448.91
01/02/2020	Receive Payment		08, Rea P. Canlas	448.91
01/02/2020	Receive Payment		09, Catherine Beaudet	448.91
01/02/2020	Receive Payment		10, Marie Daniele Eliazard	448.91
01/02/2020	Receive Payment		12, Chan-Kin Ng	448.91
01/02/2020	Receive Payment		13, Jean-Marc Dumoulin	483.91
01/02/2020	Receive Payment		14, Christel Cronkhite	483.91
01/02/2020	Receive Payment		15, Myra McMahon	448.91
01/02/2020	Receive Payment		16, Andree Beaupre & Bejami...	483.91
01/02/2020	Receive Payment		17, Itai & Nathali Olej	483.91
01/02/2020	Receive Payment		21, Danielle Jones	448.91
01/02/2020	Receive Payment		22, Edna-Ruth Randall	483.91
01/02/2020	Receive Payment		23, Helen Shields	483.91
01/02/2020	Receive Payment		25, Dario & Marissa Sudiactal	448.91
01/02/2020	Receive Payment		26, Brian Dalke	448.91
01/02/2020	Receive Payment		27, Therese Houle	483.91
01/02/2020	Receive Payment		28, David Robert Elliott	448.91
01/02/2020	Receive Payment		29, Brigitte McCauley-Philion	483.91
01/02/2020	Receive Payment		30, Efren Cabilatazan	483.91
01/02/2020	Receive Payment		31, Wallace Crowder and Mar...	448.91
01/02/2020	Receive Payment		32, Cynthia Helm	448.91
01/02/2020	Receive Payment		33, Karen Daly	518.91
01/02/2020	Receive Payment		35, Shannon Lafrance	483.91
01/02/2020	Receive Payment		36, Alain Veilleux	448.91
01/02/2020	Receive Payment		39, Marilyn & Michael Petsche	448.91
01/02/2020	Receive Payment		40, Ray Densmore	518.91
01/02/2020	Receive Payment		41, Amanda Hardy	483.91
01/02/2020	Receive Payment		42, Gary Tapp & Medina Pedere	448.91
01/02/2020	Receive Payment		43, Nima & Youssouf Hassan	518.91
01/02/2020	Receive Payment		44, Catherine Jean-Louis	483.91
01/02/2020	Receive Payment		45, Quetty & Sylvanie Dugue	448.91
01/02/2020	Receive Payment		47, Sharon Anderson	448.91
01/02/2020	Receive Payment		48, Donald Robert	448.91
01/02/2020	Receive Payment		50, Nicolas Desforges	448.91
01/02/2020	Receive Payment		51, Cecile Jean-Pierre	448.91
01/02/2020	Receive Payment		52, Anne-Lise Karam-Choueiri...	448.91
01/02/2020	Receive Payment		53, Elaine Wu	448.91
01/02/2020	Receive Payment		54, Jean Vernet Pericles	448.91
01/02/2020	Receive Payment		55, Abdull Tail Alfadhli	448.91
01/02/2020	Receive Payment		56, Badi Alloush	483.91
01/02/2020	Receive Payment		57, Jean-Marie Pitre	483.91
01/02/2020	Receive Payment		58, Jacqueline & Marc Billard	483.91
01/02/2020	Receive Payment		59, Christian & Daphni Marian...	483.91
01/02/2020	Receive Payment		60, Ruha Bahnam	483.91
01/02/2020	Receive Payment		61, Concordia Bautista	448.91
01/02/2020	Receive Payment		62, Bernard Bouchard/Catheri...	483.91
01/02/2020	Receive Payment		63, Francoise & Jean-Claude ...	448.91
01/02/2020	Receive Payment		64, Jean & Wayne Forbes	518.91
01/02/2020	Receive Payment		65, Darrel Hardacre	483.91
01/02/2020	Receive Payment		66 - Sierra Gardner-Williams ...	448.91
01/02/2020	Receive Payment		66 - Sierra Gardner-Williams ...	250.00
01/02/2020	Receive Payment		67 Cecil William Spence	483.91
01/02/2020	Receive Payment		68, Terry Dolan	448.91

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2020	Receive Payment		69, Edelia Flores	483.91
01/02/2020	Receive Payment		70, Donna Moyles	483.91
01/02/2020	Receive Payment		72, Claire & John Ducharme	448.91
01/02/2020	Receive Payment		73, Sandra Tompkins	483.91
01/02/2020	Receive Payment		74 Joao Soares& Lucia Vieira	448.91
01/03/2020	Receive Payment	207, 208	71, Carolina Quisto	448.91
01/03/2020	Receive Payment	482, 483, 487	11, Linda & Lloyd Mattinson	518.91
01/03/2020	Receive Payment	387	34, Donna & Mitchel Salcedo	405.00
01/03/2020	Receive Payment	295	82, Beatrice Boyo	405.00
01/03/2020	Receive Payment		85, Angela Payne	483.91
01/03/2020	Receive Payment	015	84, Marie-Andree Faubert	440.00
01/03/2020	Receive Payment	690, 675	49, Francine Carriere	448.91
01/03/2020	Receive Payment	817, 831	24, Ginette Carriere	448.91
01/03/2020	Receive Payment	098, 111	46, Jeffrey Porter	448.91
01/03/2020	Receive Payment	778, 764	18, Francine Petrin	448.91
01/03/2020	Receive Payment	463, 486	78, Helen Levasseur	448.91
01/03/2020	Receive Payment	232	82, Beatrice Boyo	43.91
01/03/2020	Receive Payment	113, 986	19, Ed O'Neill & Patricia Norri...	483.91
01/03/2020	Receive Payment	009	20, Marie-Andree & Gerard ga...	448.91
01/03/2020	Receive Payment	027	84, Marie-Andree Faubert	43.91
01/03/2020	Receive Payment	038	83, Maria Charinos	448.91
01/03/2020	Receive Payment	514, 519	37, Oil Wo Chan & So-Lan Chan	483.91

Total				40,801.26
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110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

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

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

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
29	\$42,581.50	4	✓ \$41,784.07

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
11/29/2019	BALANCE FORWARD			179,446.68
12/02/2019	SD SETTLEMENT SD# 35667 FCN 0093 FCD 191129		✓ 33,910.56	213,357.24
12/02/2019	BILL PAYMENT MANAGEMENT FEES CAPITAL INTEGRA	✓ 2,944.09		210,413.15
12/02/2019	TRANSFER TO 61176 00149 15	5.56		210,407.59
12/03/2019	NIGHT DEPOSIT CARLING & WOODROFFE 60236 405		✓ 7,260.83	217,668.42
12/03/2019	NIGHT DEPOSIT CARLING & WOODROFFE 60236 405		✓ 411.28	218,079.70
12/03/2019	RETURNED ITEM/CHARGEBACK 1 ITEM(S) / SD # 35667 EFT RETURN	✓ 448.91		217,630.79
12/03/2019	CCP SERVICE CHARGE	18.00		217,612.79
12/04/2019	MISC PAYMENT HYDRO OTTAWA	✓ 109.23		217,503.56
12/04/2019	SD SETTLEMENT SD# 35667 FCN 0094 FCD 191204	✓ 35.00		217,468.56
12/04/2019	SERVICE CHARGE SCOTIA DIRECT PAYMENT	99.79		217,368.77

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
7	\$3,660.58	3	\$41,582.67

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

Statement Of:
Business Account

Account Number:
50476 00908 16

From:
Nov 29 2019

To:
Dec 31 2019

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
12/05/2019	CHQ* 1134 7022033097	10,546.66		206,822.11
12/12/2019	CHQ* 1135 7022128650	✓ 10,546.66		196,275.45
12/13/2019	CHQ* 1129 2125669072	✓ 310.75		195,964.70
12/13/2019	CHQ* 1133 7022136049	✓ 887.56		195,077.14
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 1,494.19		193,582.95
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 477.40		193,105.55
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 1,110.66		191,994.89
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 1,151.80		190,843.09
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 542.86		190,300.23
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 431.70		189,868.53
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 1,144.06		188,724.47
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 676.46		188,048.01
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 44.36		188,003.65
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 999.91		187,003.74
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 1,319.86		185,683.88
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 977.06		184,706.82
12/16/2019	WATER BILL PAYMENT OTTAWA WATER	✓ 377.20		184,329.62
12/17/2019	CHQ 1132 7223753564	✓ 95.21		184,234.41
12/20/2019	CHQ 1141 5226796358	✓ 904.00		183,330.41
12/20/2019	CHQ* 1122 7122818502	✓ 113.00		183,217.41
12/20/2019	CHQ* 1142 7122818513	✓ 113.00		183,104.41
12/23/2019	INS. LOANS FIRST INSURANCE	✓ 4,656.56		178,447.85
12/31/2019	INTEREST CREDIT		✓ 201.40	178,649.25
No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits	
22	\$38,920.92	1	\$201.40	

Uncollected fees and/or ODI owing: \$0.00
Overdraft Interest Collected: Jan-Dec. 2019 \$0.00



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

Statement Of:

Business Account

Account Number:

50476 00908 16

From:

Nov 29 2019

To:

Dec 31 2019

Please examine this statement promptly.

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

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

GST Registration No. R105195598

® Registered trademark of The Bank of Nova Scotia

MONTHLY RESERVE FINANCIAL REPORT

CCC 22

December 2019

CCC No 22

MONTHLY RESERVE REPORT SUMMARY

December 2019

Revenue

As of the end of December, the balance in the cash reserve bank account was \$279,401.74.

Expenses

\$286,478.22 has been spent from the reserve on General, Roofing, Foundation Repairs, and Engineering Services.

Conclusion

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

CCC #22

RF BUDGET VS. ACTUAL

December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
6000 Reserve Expenses				
6003 Reserve - Bank charges	5.56		5.56	
6101 Reserve Fund General Expenses	450.90		450.90	
Total 6000 Reserve Expenses	456.46		456.46	
Total Expenses	\$456.46	\$0.00	\$456.46	0.00%
NET OPERATING INCOME	\$ -456.46	\$0.00	\$ -456.46	0.00%
Other Income				
6001 Contribution from operating	15,275.25		15,275.25	
6002 Interest income for reserve	296.42		296.42	
Total Other Income	\$15,571.67	\$0.00	\$15,571.67	0.00%
NET OTHER INCOME	\$15,571.67	\$0.00	\$15,571.67	0.00%
NET INCOME	\$15,115.21	\$0.00	\$15,115.21	0.00%

CCC #22

RF BUDGET VS. ACTUAL

February - December, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
6000 Reserve Expenses				
6003 Reserve - Bank charges	61.16		61.16	
6101 Reserve Fund General Expenses	252,747.90		252,747.90	
6105 Engineering Services	7,994.75		7,994.75	
6120 Reserve- Roof	3,321.31		3,321.31	
6140 Reserve- Foundation	22,353.10		22,353.10	
Total 6000 Reserve Expenses	286,478.22		286,478.22	
Total Expenses	\$286,478.22	\$0.00	\$286,478.22	0.00%
NET OPERATING INCOME	\$ -286,478.22	\$0.00	\$ -286,478.22	0.00%
Other Income				
6001 Contribution from operating	168,027.75		168,027.75	
6002 Interest income for reserve	5,136.00		5,136.00	
Total Other Income	\$173,163.75	\$0.00	\$173,163.75	0.00%
NET OTHER INCOME	\$173,163.75	\$0.00	\$173,163.75	0.00%
NET INCOME	\$ -113,314.47	\$0.00	\$ -113,314.47	0.00%

CCC #22

1020 Reserve Account, Period Ending 12/31/2019

RECONCILIATION REPORT

Reconciled on: 01/13/2020

Reconciled by: Ken Ruckstuhl

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

Summary

CAD

Statement beginning balance.....	283,348.38
Cheques and payments cleared (3).....	-838,833.58
Deposits and other credits cleared (3).....	834,886.94
Statement ending balance.....	<u>279,401.74</u>

Uncleared transactions as of 12/31/2019.....	-2,260.00
Register balance as of 12/31/2019.....	277,141.74
Cleared transactions after 12/31/2019.....	0.00
Uncleared transactions after 12/31/2019.....	-450.90
Register balance as of 01/13/2020.....	<u>276,690.84</u>

Details

Cheques and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/31/2019	Journal	151		-834,590.52
11/20/2019	Bill Payment	1023	C. Levett Renovation Inc.	-4,237.50
12/04/2019	Journal	173		-5.56

Total	-838,833.58
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Deposits and other credits cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/11/2018	Bill Payment	1002	Pro Asphalt Repair & Sealer	0.00
11/29/2019	Journal	166		834,590.52
12/04/2019	Journal	173		296.42

Total	834,886.94
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Additional Information

Uncleared cheques and payments as of 12/31/2019

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

Total	-2,260.00
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Uncleared cheques and payments after 12/31/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/10/2020	Bill Payment	1025	Kris Van Der Starren	-450.90

Total	-450.90
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110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

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

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

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
2	\$4,243.06	1	\$296.42

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
11/29/2019	BALANCE FORWARD			283,348.38
12/02/2019	TRANSFER TO 61176 00149 15	5.56		283,342.82
12/20/2019	CHQ 1023 5226796357	4,237.50		279,105.32
12/31/2019	INTEREST CREDIT		296.42	279,401.74

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
2	\$4,243.06	1	\$296.42

Uncollected fees and/or ODI owing:		\$0.00
Overdraft Interest Collected: Jan-Dec.	2019	\$0.00

Please examine this statement promptly.

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GST Registration No. R105195598
® Registered trademark of The Bank of Nova Scotia

28 January 2020

Lucas Lee
lululee@gmail.com

Purchaser	Lucas Lee
Vendor	Danilo Flores
Address	69-2063 Jasmine Crescent, Ottawa, ON K1J 7W2
Legal Desc	Unit 69, Level 1, Carleton Condominium Corporation 22
Closing Date	07 July 2020
Our File No.	22_69
Your File No.	N/A
Order No.	135557

Pursuant to your request of 23 January 2020 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

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

Regards,

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

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

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

CARLETON CONDOMINIUM CORPORATION No. 22
BEAVERHILL PLACE

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

GENERAL INFORMATION CONCERNING THE CORPORATION

1. Mailing address: See below
2. Address of service: See below
3. Property Manager: David Farrow - dfarrow@cimanagement.ca
Capital Integral Property Management
205-1600 Laperriere Avenue
Ottawa, ON K1Z 8P5
Tel: 613-722-1232
Fax: 1-613-651-0306
4. The Directors and Officers of the Corporation are:
Dominic Manzo, Director, President, 15 June 2017 - 2020
Jeffrey Porter, Director, Vice President, 30 May 2018 - 2021
Andree Beaupre, Director, Treasurer, 31 July 2019 - 2022
Wayne Forbes, Director, Secretary, 31 July 2019 - 2020
Kris Van der Starren, OOP, Director, 31 July 2019 - 2022
Jean Claude Célestin, Director, 30 May 2018 - 2021
Leslie Robinson, Director, 31 July 2019 - 2021

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 69, Level 1, known as 69-2063 Jasmine Crescent and exclusive use of parking space 69, Ottawa, Ontario of Carleton Condominium Corporation 22 registered in the Land Registry Office for the Land Titles (or Registry) Division of Ottawa **IS in default** in the payment of common expenses, in the amount \$528.91. The Corporation may be entitled to add additional late fees and interest to this outstanding amount.
6. The current monthly Condominium Fee for this unit is \$448.91, due and payable on the first day of each month.

Payment on account of common expenses for the unit in the amount of \$448.91 was received for the period of 01 January 2020 through 31 January 2020, pending confirmation from the bank. However, the Corporation is entitled to apply payments received to the oldest indebtedness.

An additional \$35.00 was received for 1 rented parking space, pending confirmation from the bank. Rented parking spaces are not transferred to new owners.

The Condominium Fee and Parking Rental Fee remain outstanding for a previous month.

Payment on account of common expenses for the unit in the amount of \$480.47 is due 01 February 2020 for the period of 01 February 2020 through 29 February 2020.

Commencing 01 February 2020 the Fee for renting an extra parking space will be increased to \$40.00. This includes the leases already in place.

These above amounts include the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10. An update of the account should be requested prior to the closing date.

7. The Corporation has the amount of \$0.00 in prepaid Common Expense/Condominium Fees for this unit.
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit, except: for any increase in common expenses the budget may require.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a deficit of \$12,553.
10. The budget commenced 01 February 2019. An increase to the monthly condominium fees was included in the budget. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been further increased, except:

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

The budget commencing 01 February 2020 includes an increase to the monthly condominium fees.

11. Since the date of the budget of the Corporation for the current fiscal year, the Board has not levied any assessments against the unit to increase the contribution to the reserve fund, or the Corporation's operating fund or for any other purpose.
12. The Corporation has no knowledge of any circumstance that may result in an increase of common expenses for the unit, except for any increase in the new fiscal year as per an approved budget and as the reserve fund plan may require, and as any changes in the new Condominium Act may require when enacted.

The *Protecting Condominium Owners Act, 2015*, is bringing important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as

mandatory licensing for condominium property managers. These changes are not fully enacted. Further increases to the condominium fees due to these matters are possible, but not expected.

RESERVE FUND

13. The Corporation's reserve fund amounts to \$830,906 (un-audited) as of 30 November 2019.
14. The most recent reserve fund study conducted by the Board was a Reserve Fund Study Update, dated May 2019 and prepared by Keller Engineering.
15. The balance of the reserve fund at the beginning of the current fiscal year was \$959,336 (audited). In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is \$183,303 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$174,272. The Board anticipates that the reserve fund will be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.
16. The Board has sent to all owners a notice containing a summary of the reserve fund study, a summary of the proposed plan (Form 15) for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.
17. There are no plans to increase the reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998* for the future funding of the reserve fund, except as indicated in the attached Notice of Future Funding of the Reserve Fund (Form 15).

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not party to any proceeding before a court of law, an arbitrator or an administrative tribunal.
20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the Declaration and description, where the court has not made the order.
21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

AGREEMENT WITH OWNERS RELATING TO CHANGES OF THE COMMON ELEMENTS

23. The unit is not subject to one or more agreement(s) under clause 98 (1)(b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by

the unit owner. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.

a) No modification agreements currently on file.

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

a) We are not aware of any.

Note: Section 98 of the Condominium Act applies only to modifications made on or after the date the Act came into force (May 5, 2001). This is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful. The Board is aware that some owners have finished their basements without approval, but exactly which units are unknown. All unit windows and doors are owner responsibility, see By-law No. 8 - Standard Units. See By-Law No. 9 - Common Element Modifications for more information.

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

a) We are not aware of any.

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

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

LEASING OF UNITS

24. The Corporation has NOT received notice under section 83 of the *Condominium Act, 1998* during the fiscal year preceding the date of this status certificate. The Corporation's understanding is 9 units in the condominium are owned by non-resident owners as of the most recent periodic

information certificate dated 20 December 2019, but notice under section 83 has not yet been received respecting all of those leased units.

SUBSTANTIAL CHANGES TO THE COMMON ELEMENTS, ASSETS OR SERVICES

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

INSURANCE

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

PHASED CONDOMINIUM CORPORATIONS

27. N/A

28. N/A

VACANT LAND CONDOMINIUM CORPORATIONS

29. N/A

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A

31. N/A

32. N/A

ATTACHMENTS

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

- a) a copy of the current Declaration for the Corporation;
- b) a copy of the By-Laws for the Corporation, including a copy of the By-law No. 8 - Standard Units, (which states all unit windows and doors are owner responsibility);
- c) a list of all current agreements between the Corporation and the owner of the unit: if applicable, see paragraph 23; a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit; or current agreements mentioned in

section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation where applicable;

- d) a copy of the Rules and Regulations;
- e) a copy of the last audited financial statements and auditor's report;
- f) a copy of the budget and revised budget for the current fiscal year;
- g) a certificate or memorandum of insurance for the Corporation; and
- h) a copy of the most recent Form 15.

RIGHTS OF PERSON REQUESTING CERTIFICATE

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

1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements as per subparagraph 33 (c) at a reasonable time and at a reasonable location.
2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Dated at Ottawa this day of 28 January 2020

Carleton Condominium Corporation No. 22



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

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

PROPERTY MANAGEMENT REPORT

**PREPARED AND
SUBMITTED BY:**

David Farrow
Capital Integral Property Management
February 6, 2020

MEETING DATE:

Tuesday, February 11, 2020

FOR THE PERIOD OF

January 8, 2020, to February 6, 2020

ITEMS FOR APPROVAL/BOARD DIRECTION

(Approval)

Condo Works:

The process for the software remains the same, two Directors to sign. The method changes to direct deposit into vendors accounts and eliminates paper, reducing the ppo costs.

The software provides access to the invoices for all members.

(Approval)

Insurance Renewal:

The Board has elected to renew with the underwriter recommended by the insurance broker. The policy has new coverage for volunteers for working on the property.

ITEMS COMPLETED

Reminder, this can be found in the [ongoing action list](#). please click the hyperlink

ADMINISTRATION

(Update)

COMMUNICATION:

1. 33 Canceled a parking space and appointed Steven MacQuarrie to act on their behalf.

BOARD INFORMATION – NEW INFORMATION

(New Information)

Auditor:

The Auditor has not set the date for the audit at this time, we expect them to set a day in March.

SECURITY

None at this time

CONTRACTS

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

CORPORATION INFORMATION

Next Reserve Fund Study 2022
 Reserve Study Update Completed April 2019
 Year End 31 January
 Insurance Atrens-Counsel (22 February 2020)
 Auditor Guindon Charron
 Last AGM July 31th 2019

Directors:

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

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