

Carleton Condominium Corporation 60

Management Report

Prepared for the Meeting of the Board of Directors

By webinar March 30th, 2021 at 6 p.m.

- Agenda
- Management Report
- Annual Schedule
- Contracts/Info
- Financial Statements
- Correspondence
- Status Certificate

Property Manager:

Réjean D'Aoust, Capital Integral Property Management

Phone: (613) 722-1232 ext 112 Fax: 1-613-651-0306

Email: rdaoust@cimanagement.ca

Board of Directors Meeting CCC 60 March 30th, 2021 at 6 PM Agenda

1. Welcome and Announcement of Quorum

2. Approval of Agenda

3. Approval of Minutes of the Board of Directors of January 26, 2021 & February 23, 2021

4. Items Arising from Minutes of the Last Meeting

5. Ratification of Decisions Made Between Meeting

- Approval of Nutri-Lawn proposal of \$1,340.81 for Lawn Treatment summer 2021

6. Manager's Report

7. Monthly Financial Report

See attachment

8. Items for discussion

- Transfer of \$ to reserved Fund account
- Entrance Mat
- Unit 306 Insurance settlement update
- Post mortem of March 18, 2021 AGM
- New BOARD members Disclosure and Training
- Pool door and Lorissa
- Garage cleaning
- Carpet cleaning
- Electrical component update
- MUA replacement update
- Henderson/Door Entry system
- Superintendent recruitment & 101
- Property management contract review

9. Board Projects Update

10. Status Certificate Review

11. Notice of Next Meeting and Adjournment

2020 ANNUAL SCHEDULE

JANUARY

FEBRUARY

MARCH

Prepare Landscaping Contract

APRIL

Inspect Winter Damage

Spring Inspection

MAY

Commence Spring Repairs

Smoke Detector Inspection

Carpet cleaning

JUNE/JULY

Road/Parking Sweeping

Asbestos Inspection Test

Building Fire Drill (must update fire plan prior)

Create Draft Budget

AUGUST

Budget Package Out (Due before 30 Sept)

SEPTEMBER

Secure Insurance Renewal

Prepare Snow Removal Contract

Year End

OCTOBER

Insurance (Due 21 Oct)

NOVEMBER

Winterize Property

Prepare AGM

DECEMBER

Christmas Tree Notice to be distributed

AGM

CONTRACT SUMMARY

CCC No. 60

Service	Firm	Contact
Fire Protection/Sprinklers	Pyron Fire	613-860-3473
Cleaning Products	Romco	613-277-1143
Alarm Monitoring	ADT	613-722-0044
Elevators	Regional Elevators	613-880-6791/613-913-5520c
HVAC	Baxtec	613-738-7450
Plumbing	Baxtec	613-738-7450
Electrical	Bolton	613-748-3921
Garage Door	Pynacker	613-224-8536
Snow Removal	Yanick Dufresne	613-223-8360
Landscaping	John Fenton	613-799-4815
Lawn Care	Nutrilawn	613-317-2295
Waste Removal	WSI	613-235-9692
Sewer	Veolia	613-739-1449
Pest Control	Orkin	613-749-7008
Weekend Cleaner	OMS	613-761-0049
Generator	Genrep	613-225-9244
Locks	Quality Locks	613-720-5056
Medeco Keys	Gunnebo	613-224-4335
Balcony Nets	Germex	819-243-9849
Pool	Poolworks	613-521-9444
Intercom	Capello	613-223-8360

CORPORATION INFORMATION

Next Reserve Fund Study	In 2023
Reserve Study Update	Completed 2020
Year End	September 30
Insurance	Gifford
Auditor	Kevin Vroom (BDO)
Last AGM	March 18, 2021

MANAGEMENT REPORT

March 25th, 2021.

ITEMS FOR BOARD INFORMATION

Pool Room Painting and ceiling condensation:

2 an were install and the cold weather will provide us with positive or negative result

Water damage in unit 306 :

Manager is waiting for the date for the remediation and also a follow up on Hugh new contractor involvement

Front door mat :

Manager placed the order

Utility risers pipes Assessment :

Assessment completed and BOD have the report in hand for review

Intercom and FOB system cut off :

You all received the Email chain in this situation. An update will be provided at the Meeting.

AGM :

All went well

ICU :

The ICU for the Board of directors changes need to be sent before April 18 2021.
Management will see to that

A/R payment :

There's no more outstanding payment and Accounting communicates with Owners that have credit on their account to confirm the proper way to refund the money to them.

Supra Key Box :

Manager is waiting for the door entry and FOB system to be completed. Then will be able to change the door lock barrel for a new master key. Once this is done He will contact the fire department to replace the Key in the Supra Box.

Board Projects Update

MAU:

The new ductwork arrived on site this morning, 2 days ahead of schedule.
Electrical and gas feeds are hooked up.

Work continues in the Penthouse stripping out now obsolete piping, wiring, speed drives, mixing valves, etc.

Project continues on schedule.

Henderson SS:

Pyron came on site today and started a multi-day trouble shooting of the alarm system. Basically sequencing the removal of individual ground wires until the fault is identified. Henderson 3-man team worked most of the day installing the external front door panic bar and reader system. At this writing (5:15 pm) Nugzar and Chad are still at it. It appears snagged up on its compatibility with the handicapped activation circuit, same problem as encountered previously on the inner door. No work on the KTES. They appear to be waiting for a Bell technician arranged by CIP. The lower basement reader was repaired by tightening a loose wire. The upper basement reader was repaired by adjusting the unlock timing. Lots of stripped wire on the electrical room floor. This is a sign of the trial and error method.

Sump Pumps:

Reviewed the system with both Baxtec and Broder. Decision made to replace just the splitter and switch, new conduit and wiring. Not a big job. The pumps, gate valves and back-flow check valves are recent, estimate 5 years old. Replacement typically would be at 15 years. The duplex switch system is functioning normally.

Garage vehicle doors:

Broder tech will remove and clean out old unused wiring, junction boxes and conduit. Will install two new individual door switches. Power coming from the emergency generator panel. Not a big job.

HVAC Heat Pump conversion:

After another day and a half of number crunching and fine tuning what were previously cost estimates, Baxtec will develop a firm quotation for a turnkey conversion. The target is to have this done by April 15th.

When time permits, the Board will be shown how the estimates become firm.

A couple of examples:

Two boilers are listed in the Pricing Matrix estimates at \$115,000.00. This item can be eliminated by configuring the existing two boilers to operate at a lower temperature suitable for heat pumps. Details of how this is done when we meet.

Demolition and Craning \$28,000.00. This item can be reduced to well under \$20,000.00.

CCC 60 Board Meeting

January 26, 2021

Attendees: Hugh Thorne, David Grant, Marc Bouchard, Bernie Scobie, Rejean D'Aoust, Nadia Freeman

Apologies:

Agenda:

1. Welcome and announcement of quorum
2. Approval of agenda
3. Approval of minutes of the Board of Directors
4. Items arising from minutes of last meeting
5. Ratification of decisions made between meeting
6. Manager's report
7. Monthly financial report
8. Items for discussion
 - Entrance Mat
 - Garage ramp mirror
 - Unit 306 Insurance settlement update
 - Laundry room Coinamatic agreement proposal
 - Garage door system replacement
 - Date for AGM
 - Snow removal contract versus front and back shoveling
 - Pool door and Lorissa
9. Items for Board information
10. Status Certificate Review
11. Notice of next meeting and adjournment

Minutes:

1. Welcome and announcement of quorum
 - DG opened the meeting and announced quorum at 18:09
2. Approval of agenda
 - DG asked for any items to be added to the agenda, there were none.
3. Approval of minutes of the Board of Directors
 - DG noted that the minutes from November as well as December had been added to the package for approval. BS moved that both sets of minutes approved, seconded by DG. Minutes were unanimously approved.
4. Items arising from minutes of last meeting

- DG noted that most items had been followed up and that some items were listed under items for discussion such as the pool doors, and the front door mat. DG also asked if the issue regarding the petty cash credit card accounts had been resolved as he had not seen anything regarding that matter. BS reported that he had received a statement and would be following up with the superintendent on some line items. RDA advised that another statement was on its way.
- 5. Ratification of decisions made between meetings
 - In respect to the ongoing insurance issue with unit 306 the board agreed to a cash settlement in principle following the remediation work in the unit, before any restoration work commenced. HT moved that the decision be ratified, seconded by BS, motion was carried unanimously.
 - The board agreed to sign a waiver for Keller Engineering in regards to the replacement doors installed in the pool area in return for a cash settlement. DG moved that the board ratify this decision, seconded by HT, motion was carried unanimously.

RDA advised that Keller had requested a signed hard copy of the Waiver be returned. DG agreed to sign the document if RDA dropped it off in the boardroom..
- 6. Manager's report
 - **Pool Room Condensation**

BS reported that there was only a trace of condensation along the upper east side of the pool area that was observed during the recent severe cold snap. He further advised that once BGC completed the additional external podium insulation in that area he expected most of the problem to be resolved.
 - **Water damage in unit 306 :**

DG reported to the meeting that the corporation's lawyer had received an email from the unit owner's representative agreeing to the board's proposal to offer a cash settlement in principle following the remediation work. The response had two minor addendums relating to the offer to let the owner use the party room kitchen to prepare meals during remediation. The owner was now seeking to have the board's contractor leave a functioning kitchen post remediation and prior to them starting any upgrade work. This would be no more than a functioning sink and a temporary food preparation surface or table. The cash settlement estimate that the board's contractor was to prepare would also be subject to independent arbitration if no agreement could be reached with the owner. DG asked for the board's approval to instruct the corporation's lawyer to move ahead on formalising these terms into a legally binding agreement HT noted

that the arbitration condition could potentially lead back to a prolonged negotiation with the owner. The board unanimously agreed to moving forward as DG had asked.

- **Front door mat :**

RDA advised the meeting that he had spoken to the superintendent following last month's discussions on extending the life of the current mat by power cleaning, but had been advised that this had already been done several times and that the mat was really coming to the end of it's useful life. The meeting discussed various options including a more extensive refurbishment of the entire front vestibule including the mat and it's recess. There was also the Bolar grille based system previously identified, or just a new mat to fit in the existing recess. The meeting was unable to reach a conclusion on the best way forward and DG asked BS and MB to review options after looking at the RFS update to see when and what was included for the front lobby as it might be possible to pull that forward.

Action : MB & BS

- **Satellite Dishes:**

As per previous discussions it has now been agreed that the corporation will undertake the removal of the satellite dishes from the mechanical penthouse ahead of the planned MAU work. BS will coordinate this work when the weather improves.

Action : BS.

- **Glencore Domestic Water Pipe inspection**

BS confirmed that the on site inspection work was scheduled for Jan 27th and Glencore would coordinate with Baxtec for the removal and restoration of insulation as needed.

- **Door Entry System Project**

DG advised the meeting that final installation work was in progress but that he would prefer to wait until he had confirmation from the contractor that everything was ready for the cutover. The work was scheduled to be completed Monday - Tuesday of this week nothing had been communicated. DG asked BS if he had noticed if the front door fob readers had been installed yet, BS advised that he had seen some activity on that task. DG agreed to follow up with the contractor before proposing a cutover date to the board. DG then asked the meeting about the proposed lockbox installation at the front door for the EMT services to use for access. DG proposed that the corporation purchase the police approved lockbox that he had identified in the email thread on the topic, and that the board install it themselves on the outside wall adjacent to and at the same eye level as the fire panel in the vestibule. The meeting agreed to move forward on this proposal. **Action : DG to follow up with Henderson for cutover readiness confirmation; DG to order lockbox online using petty cash card**

7. Monthly financial report

DG noted that the financial report had been included in the meeting package and asked the board members if they had reviewed it and had any issues or questions in regard to the report. HT advised the meeting that there was a \$12k operational surplus on the year to date budget, and that the utilities account was a bit light, however he saw no cause for concern. RDA updated the meeting on the SA, that unit 403 was received and that the issue with 504 had been cleared up with the \$5k in question being confirmed as due for the outstanding insurance claim. Recovery was in progress and the owner's insurance had agreed to pay.

DG noted that the operating account was running a large surplus and asked the meeting if anyone had anything they would like to see the board do with it. Several options were discussed ranging from using it to fund some of the unplanned work such as the garage ramp repair, topping up the Reserve Fund, or using it as a secondary fund for building project initiatives. BS reminded the meeting that any monies transferred to the Reserve Fund could not then be transferred back resulting in a loss of flexibility. HT noted that the actual surplus was around \$100k after all considerations were accounted for. The meeting did not reach any conclusion on the surplus but agreed that we should keep it in my mind when looking at funding for work to be done.

8. Items for discussion

- Entrance Mat

Item covered under the manager's report discussions, action to follow up BS & MB

- Garage Ramp Mirror

RDA reported that he mirror had been received and dropped off with the superintendent for installation.

- Unit 306 Insurance settlement update

Item covered under the manager's report discussions

- Coinamatic proposal for CCC Laundry Room

RDA asked the board for freedom to talk to Coinamatic and have the contract terms revised, he stated that the term around no washer dryers in the units could be removed and he would see to it. HT questioned the value of any such commercial contract given the amount of revenue generated in this building. BS noted that, based on anecdotal information from the person repairing the break in damage, the current washers and dryers are of excellent quality relative to the new machines that would be installed by coinamatic. BS also brought the

meetings attention to other clauses within the proposed contract such as Internet access, stating that such terms were unacceptable. After some more discussion around dropping the idea completely the meeting agreed that the item would be terminated. No further action required.

- **Garage Door System Replacement**
BS reported to the board on the condition of the current garage door opening system and the extent of the repair work that had recently been required. DG enquired as to the extent of the issue, was it the doors, the runners or the entire system. BS Advised that in his view the entry system needed to be replaced, and offered to follow up and obtain estimates on suitable replacements. DG reminded the meeting that the new door control system would need to be taken into account for the replacement system. **Action: BS to obtain quotes on suitable replacement system and installation.**
- **AGM Date**
DG asked if the corporation's audit had progressed sufficiently far enough to be able to set a date for the AGM yet. RDA responded that he had already answered some questions from BDO and that the audit was progressing well. HT expressed the opinion that the few remaining questions could probably be cleared up quickly via email and offered to assist through. RDA asked if the board wanted to use CIPM to host the virtual AGM or use Houle associates as they had done for the last one. DG proposed that the board use Houle again as the owners had responded well to her in that meeting. The other board members agreed. DG then asked if the beginning of March was realistic to set as a date, RDA responded that there was a lot to organise and a significant notice period (35 days) was required, and that the corporation would also have to ensure the availability of Houle to host the meeting. HT asked if CIPM knew how many other condo corporations had a year end that coincided with our own. NF replied that year they were scattered across the calendar but that the majority of condo corporations ran their fiscal year to coincide with the calendar year. CCC 60 was one of the exceptions. After some more discussion the board agreed to set a tentative date of Thursday, March 18th for the AGM.
Action: HT to reach out to BDO and determine the status of the audit; RDA to reach out to Nancy at Houle Associates and check to see if the proposed date would be open for her to host CCC 60's AGM.
- Snow shovelling from pathways

Acting on an issue highlighted by BS concerning the snow shovelling RDA advised the meeting that he had been in contact with the contractor about a refund, HT recommended that it be applied as a credit to the contract rather than a refund as this would probably be easier for the contractor to do. BS reiterated the concerns that he had raised on this issue especially around the prompt removal of snow after a storm. RDA advised the meeting that the 333 Chapel Street contract was a very small one commercially speaking and that we needed to recognise the fact that the contractor was going to service his larger clients first and that we would always be second. The ensuing discussion looked at options available including cancelling the contract with the current holder and engaging another with guarantees over service. NF recommended that the board reach out to Mario Peloso, the contractor whose team does the snow clearance at the building opposite 333 Chapel, stating that his company has a solid reputation and consistently scores highly on customer satisfaction surveys. BS also pointed out that residents in 333 Chapel had observed this team in action and commented on it in the past. DG suggested that given the proximity of our building to an existing one might help to offset the fact that the value of our contract is relatively small for Peloso. The board agreed that RDA should follow up on this and brief the board. **Action: RDA to contact Pelosa and discuss snow clearance contract for 333 Chapel.**

- Pool Door - Lorissa
BS advised the board that once the settlement from Keller was in he would reach out to Lorissa and instruct them to raise a warranty claim on the doors.
- Elevator posting of notices
DG advised the board that during a recent conversation with an owner a complaint had been made about the posting of operational maintenance notices in the elevators. The complaint being that visitors had no need to know about what was going. The board agreed that the dissemination of information about building work impacting residents overrode the concerns in this case and agreed that no action would be taken.
- Security Camera installation for the garage ramp (external)
BS asked that a security camera be added to the system to monitor the ramp, explaining that it would aid in the management monitoring of the new ramp heater operation as well as enhancing security. DG advised that he had already reached out to Henderson for a quote on this and that the

decision would be made once the board were able to assess the cost. **Action : DG**

- Boot brush reinstatement

BS asked RDA if the boot brush could be put back at the front door. He voiced concern over the amount of dirt and gravel being tracked into the building at this time of year and how the brush was needed to address this. RDA agreed to follow up with the superintendent. DG asked the brush be installed on the opposite side from the last, suggesting that placing it next to the deicer bin should help offset some of the issues that had caused the superintendent to remove it in the first place.

Action: RDA.

9. Status Certificate Review

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10. Notice of next meeting and adjournment

- It was agreed to schedule the next meeting for February 2nd, 2021 at 6pm. RDA was asked to issue the invitation. **Action: RDA**
- DG moved to adjourn the meeting, seconded by HT, the motion was carried unanimously and DG closed the meeting at 19:49.

CCC 60 Board Meeting

February 23, 2021

Attendees: Hugh Thorne, David Grant, Marc Bouchard, Bernie Scobie, Rejean D'Aoust
Apologies:

Agenda:

1. Welcome and announcement of quorum
2. Approval of agenda
3. Approval of minutes of the Board of Directors
4. Items arising from minutes of last meeting
5. Ratification of decisions made between meeting
6. Manager's report
7. Monthly financial report
8. Items for discussion
 - Entrance Mat
 - Unit 306 Insurance settlement update
 - Garage door system replacement
 - Date for AGM Board Report delivery
 - Pool door and Lorissa
9. Items for Board information
10. Status Certificate Review
11. Notice of next meeting and adjournment

Minutes:

- Welcome and announcement of quorum
 - DG opened the meeting and announced quorum at 18:01
- Approval of agenda
 - DG asked for any items to be added to the agenda, there were none. MB moved that the agenda be approved, seconded by BS; agenda approved unanimously.
- Approval of minutes of the Board of Directors
 - DG noted that no minutes had been included with the package. RDA apologised and advised the meeting that technical issues had prevented CIPM from merging documents to prepare the package, this had also impacted the delivery of the single merged financial report that would normally be included. This had been provided as a series of separate documents in an email attachment prior to the meeting. It was agreed that as the minutes are internally reviewed by the board prior to sharing with CIPM that they could be approved at the next board meeting to observe the formalities.

- Items arising from minutes of last meeting
 - DG noted that most items had been followed up and actioned, but that he had seen nothing related to the reinstatement of the boot brush at the front door. BS advised the meeting that he had spoken with the superintendent about this and it would be done.
- Ratification of decisions made between meetings
 - Approval of Broder quotes for \$163,423.00 for the new standby generator
 - Approval of the quote from Quality Lock to install an Admstrite system on the front entrance door for amount of \$5,537.00
 - New snow removal contract with Peloso for \$8,475 plus an additional cost \$700.00 for the front street sidewalk snow bank removal.
 - Approval of Quote from RamDoor to replace the garage door system for \$10,500.00

As all of these items had been reviewed and approved via email by the board, DG moved that they should all be ratified together, seconded by MB, motion carried unanimously.

- Manager's report
 - **Pool Room Condensation**
BS reported that discussions were underway to resolve the last remaining area where condensation was still an issue. Various solutions were being considered but no decisions had been made yet as to what would be best.
 - **Water damage in unit 306 settlement:**
DG asked HT to provide an update on his actions in regard to identifying an arbiter for the corporation to suggest in place of the one proposed by the owner's counsel, as well as the details on the cost estimates for the kitchen removal and reassembly as discussed with the contractor brought on site during February. RDA asked for information on the contractor so that he could start to coordinate the efforts with OMS for the mold remediation. DG also reminded everyone of the scope of work as laid out in the draft minutes of agreement from the owner's counsel, pointing out the request for the drywall to remain uninstalled, while the restoration estimate was finalised. HT expressed grave concerns over this specification, having missed it on his first read through of the draft. Other board members also expressed reservations around leaving the wall open after the remediation work. It was pointed out that this would allow cooking odours to move freely between the floors, and was also not a very hygienic environment for food preparation. BS also reminded everyone that the current owner was a heavy smoker, leading to health and safety issues with possible transmission of second hand

smoke into adjacent units. After discussing the issue the board agreed that the health and safety concerns overrode the terms laid out in the draft minutes and that they would need to be amended. DG agreed to contact Nancy Houle and advise her that this change must be made in order for the board to accept the agreement. **Action: DG**

HT reported to the meeting that he had received a draft plan from the contractor for the dismantling and restoration of the kitchen, including the fitting of a temporary sink unit as outlined in the minutes of agreement. He also advised that he was continuing to investigate a board nominee for the arbiter role, and that based on the advice received from one potential candidate we should be looking for a contractor who had the appropriate subject matter experience with kitchens, which the current proposed arbiter does not have. It was agreed that HT would advise DG of the details concerning any proposed arbiter and DG would circulate. **Action: HT.**

- **Front door mat :**

RDA advised the meeting that the new mat had been ordered. DG asked what was the final choice of solution, MB replied that he and BS had discussed the options and had gone with an aluminium mat with vinyl connector strips. Installation would be a simple drop into the existing floor space. DG asked if the installation included a system for easy cleaning but was advised that the current depth of the mat recess in the floor would not allow for anything more than a simple drop in replacement. A new easier cleaning system would be considered when the whole front vestibule came up for renewal.

- **Utility Risers and pipes assessment**

Covered under the projects updates in items for discussion.

- **Door Entry System Project**

Covered under the projects updates in items for discussion.

- **AGM- Board Report**

RDA advised that the preliminary notice had gone out on schedule on February 9th, and that the AGM package would need to be issued by March 2nd. The package would need the signed off accounts for the fiscal year and the board report. HT mentioned that BDO appeared to have most of the work done but was probably not aware of the deadline, he agreed to reach out to the BDO team and ask them to make sure that they completed the audit for the required date. **Action HT**

DG advised the meeting that he was already drafting the board report in line with the approach adopted for last year's AGM. The report would need some input from the other directors and DG advised that he would share the document as soon as it was ready, setting a target date for completion by the end of the current week. **Action: DG**

- **PIC**

RDA reported that the PIC was ready to be issued on the scheduled date of February 25th

- **Snow Removal Contract**

RDA reported that the new snow clearance contractor was in play and that noticeable improvements in the service could already be seen.

- Monthly financial report

RDA apologised for a technical issue with merging the various documents that make up the CCC60 financial report that had prevented him from including a single report with the meeting package. He had however provided a separate email with all of the individual documents attached for the board to review prior to the meeting. RDA mentioned a number of minor issues with this month's report, the payment arrears situation for 301 was now cleared and the 501 insurance payment had been made to clear down the long standing issue from last year. RDA advised the meeting that he was also looking into some discrepancies with 904 and 905. It was agreed that the financial statement would be reviewed after being posted to the portal and any issues raised. **Action : HT**

- Items for discussion

- **Entrance Mat**

- Item covered under the manager's report discussions*

- **Unit 306 Insurance settlement update**

- Item covered under the manager's report discussions*

- **Glencore Domestic Water Pipe inspection**

- BS reported that following receipt of the inspection report he had requested budgetary pricing for the periodic inspection schedule proposed by the engineer; he had also requested a quote from Baxtec for a scheduled replacement of the elbows highlighted in the report as being at risk. Both quotes would be fed into the Reserve Fund cash flow forecast..

- **Door Entry System Project**

- DG reported that the front door system was now fully activated and the disabled door opener system integrated with the fob access. He also noted that the entryphone system continued to display intermittent faults that were causing issues with residents. The faults had been reported to Henderson the contractor and they had been advised that if they could not be resolved by them then a replacement unit would be required. MB asked about the Bell telephone line, DG advised that he had already asked Rejean to log a service call for line testing.

- Action: RDA**

The meeting discussed the general performance of the contractor in relation to the pace and quality of work done to date. It was agreed that although the project had started well it had deteriorated rapidly when it came around to the installation of the new entryphone system and the cutover. DG expressed a desire that any future work to be done on the system, including any maintenance and support, should be given to another contractor. RDA was asked to investigate the options available within the city for Kantech systems support.

Action: RDA

- **Garage Door System Replacement**
BS reported to the board that the materials were being received by the contractor and that installation was tentatively scheduled for the first week in March.
- **AGM Date**
Item covered under the manager's report discussions
- **Pool Door - Lorissa**
BS asked if the Keller settlement had been received as he was unable to see it in the ledger accounts. RDA asked to follow up and confirm. **Action: RDA.**
- **BCG hold back for retaining wall and rear podium project**
BS advised the board that he had now received the letter from Jardine advising that the money could now be released, however he was unsure if we should proceed given that there was still work that BCG had agreed to do. DG recommended that the board pay the amount, stating that BCG was regarded as a trusted contractor who had already demonstrated that they could be trusted. RDA backed up the recommendation.
- **Electrical Risers and Splitters work by Broder**
BS informed the board that the current project was tailing off now, with only minor items such as labelling of the new panels and circuits being done.
- **MAU Project update**
BS reported to the board that testing of the new unit was due to begin w/c March 1st with a forecast shipping date of March 15th. It would take approximately a week to ship the unit from Calgary. The city has already approved a half day permit for the closure of Chapel street for the crane, the date to be determined once the parts are all here. Baxtec would commence the preparation work on the roof w/c March 1st. MB and BS have a meeting scheduled with Baxtec for March 9th to review progress and finalise dates.
- **Security Camera installation for the garage ramp (external)**

Work completed and camera active.

- **Standby Generator Project**

BS advised that an onsite meeting with Broder had been scheduled for next week and that Jardine engineering was preparing the drawings for the new pad. Orders for the generator and other equipment had been placed.

- **RF building caulking line item**

BS requested that the board consider using the Chelsea, QC based contractor who did the roof edge caulking last year for the upcoming RF building caulking renewal line item. It was agreed that the contractor be requested to do some preliminary scoping of this work.

- Status Certificate Review

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- Notice of next meeting and adjournment

- It was agreed to schedule the next meeting for March 30th, 2021 at 6pm. RDA was asked to issue the invitation. **Action: RDA**
- DG moved to adjourn the meeting, seconded by MB, the motion was carried unanimously and DG closed the meeting at 19:47.

MONTHLY FINANCIAL REPORT

CCC 60

February 2021

CCC 60 Monthly Financials

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Operating Reports

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

Reserve Reports

1. Profit and Loss Statement- Monthly
2. Profit and Loss Statement-Year to Date
3. Reserve Account Bank Reconciliation
4. Reserve Fund Bank Statement

MONTHLY FINANCIAL REPORT SUMMARY

CCC 60

February 2021

Revenue

100% of condo fees have been invoiced.

A/R- Note that all unit with credit and/or past due were sent notice that credit will be refund or to make arrangement for payment

Expenses

Year to date

5440 HVAC Contract - Unfavourable variance of \$4,514.93 - Inv W31250 Baxtec \$1,945.69 - invoices for repair in many A/C units done in June 2020 after annual inspection. Inv W33312 Baxtec \$3,373.45 Installed new Wind turbine on Garbage chute. Inv W33374 Baxtec \$1,784.88 Replacement of motor on 2 pumps in mechanical room. in Jan.

5455 Elevator Contract - Unfavourable variance of \$5,320.40 - Inv 460625 4192338 Canada Inc \$5,876 for 5 year requirement load test.

5524 Vent Duct Cleaning and Repairs - Balance of \$7,853.50 - Inv 106514 Clean Air \$7,853.50 for ventilation exhaust system cleaning.

5540 HVAC Maintenance - Balance of \$971.8 - Inv W31689 Baxtec \$971.80 for Inspection on exhaust fans performed in July 2020.

5555 Elevator - Balance of \$237.30 - TSSA elevator inspection for \$237.30

5832 Legal - Unfavourable variance of \$2,755.62 - Inv 21284 Davidson Houle \$1,917.61 for Legal fees for unit 306.

FEBRUARY 2021 NOTES

5470 Snow Removal Contract - Unfavourable variance of \$5,789.47 - Snow removal from site \$932.25, Additional snow for contract \$791, Snow removal back parking \$661.05, 1st of second invoice for new snow removal contract \$4,237.50, February snow removal contract \$1,167.67.

5511 General Cleaning - Unfavourable variance of \$611.67 - Cleaning contract \$1,695.

5516 Plumbing R&M - Unfavourable variance of \$730.33 - Inv W33544 Baxtec \$247.47 to snake bathroom sink unit 705. Inv W33562 Baxted \$1,732.86 to remove and reinstall insulation for piping inspection.

5520 Electrical R&M - Unfavourable variance of \$737.57 - Inv W23579 Broder \$455.28 to install new receptacle in parking lot. Inv 151448 Genrep \$204.53 for an emergency call for the generator. Inv W23605 Broder \$369.42 to install new light in storage room.

5832 Legal - Unfavourable variance of \$2,134.90 - Inv 22591 Davidson Houle \$2,968.23 for legal fees for 306 situations.

As of February 26, we were over expenses for \$17,194.10 and the balance in the Operation Account was \$797,568.00

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Budget vs. Actuals: 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	58,558.89	58,558.00	0.89	100.00 %
4031 Guest Suite Rental		166.66	-166.66	
4038 Laundry Revenue		180.55	-180.55	
4040 Interest Income		229.16	-229.16	
4050 Miscellaneous Income	2,735.00		2,735.00	
Total 4000 Income	61,293.89	59,134.37	2,159.52	103.65 %
Total Income	\$61,293.89	\$59,134.37	\$2,159.52	103.65 %
Cost of Goods Sold				
4200 Contribution to Reserve Fund	23,686.83	20,425.58	3,261.25	115.97 %
Total Cost of Goods Sold	\$23,686.83	\$20,425.58	\$3,261.25	115.97 %
GROSS PROFIT	\$37,607.06	\$38,708.79	\$ -1,101.73	97.15 %
Expenses				
5000 Utilities				
5010 Gas	5,142.63	4,750.36	392.27	108.26 %
5020 Hydro	8,028.62	4,493.70	3,534.92	178.66 %
5030 Water & Sewer	2,146.09	2,540.03	-393.94	84.49 %
5040 Telecom Expenses	435.57	666.66	-231.09	65.34 %
Total 5000 Utilities	15,752.91	12,450.75	3,302.16	126.52 %
5100 Employee Salaries & Benefits				
5110 Payroll Taxes (EI/CPP)	51.71		51.71	
5120 Wages	2,337.56	2,500.00	-162.44	93.50 %
5122 Employee Benefits	164.40	291.66	-127.26	56.37 %
5150 WSIB		41.66	-41.66	
Total 5100 Employee Salaries & Benefits	2,553.67	2,833.32	-279.65	90.13 %
5400 Contracts				
5415 Waste Management Contract	812.16	755.75	56.41	107.46 %
5416 Fire System Contract	124.30	358.33	-234.03	34.69 %
5435 Private Security Contract	201.97	250.00	-48.03	80.79 %
5440 HVAC Contract	825.85	3,004.16	-2,178.31	27.49 %
5455 Elevator Contract	854.98	1,000.00	-145.02	85.50 %
5460 Fitness Equipment Contract		83.33	-83.33	
5465 Landscaping Contract	1,340.81	0.00	1,340.81	
5470 Snow Removal Contract	7,789.47	2,000.00	5,789.47	389.47 %
5475 Pest Control Contract	69.50	75.00	-5.50	92.67 %
5480 Pool Contract		170.00	-170.00	
Total 5400 Contracts	12,019.04	7,696.57	4,322.47	156.16 %
5500 General Repairs & Maintenance				
5503 Repair and Maintenance	569.81	2,500.00	-1,930.19	22.79 %
5510 Building Cleaning Supplies	551.30	250.00	301.30	220.52 %
5511 General Cleaning	1,695.00	1,083.33	611.67	156.46 %
5516 Plumbing R&M	1,980.33	1,250.00	730.33	158.43 %
5520 Electrical R&M	1,029.23	291.66	737.57	352.89 %
Total 5500 General Repairs & Maintenance	5,825.67	5,374.99	450.68	108.38 %

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Budget vs. Actuals: 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5800 Administrative & Professional Expenses				
5801 Property Management Fees	2,833.33	2,833.33	0.00	100.00 %
5805 CAO Fees	45.00	41.66	3.34	108.02 %
5808 AGM Costs		166.66	-166.66	
5810 Office Expenses	14.46	128.75	-114.29	11.23 %
5812 Bank Charges	83.56	100.00	-16.44	83.56 %
5830 Insurance Expense	1,924.38	2,083.33	-158.95	92.37 %
5832 Legal	2,968.23	833.33	2,134.90	356.19 %
5833 Audit & Accounting Services	4,192.30	0.00	4,192.30	
Total 5800 Administrative & Professional Expenses	12,061.26	6,187.06	5,874.20	194.94 %
5900 Contingency/Initiatives				
5905 General Contingency		2,083.33	-2,083.33	
Total 5900 Contingency/Initiatives		2,083.33	-2,083.33	
Total Expenses	\$48,212.55	\$36,626.02	\$11,586.53	131.63 %
NET OPERATING INCOME	\$ -10,605.49	\$2,082.77	\$ -12,688.26	-509.20 %
NET INCOME	\$ -10,605.49	\$2,082.77	\$ -12,688.26	-509.20 %

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Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	292,794.45	292,790.00	4.45	100.00 %
4031 Guest Suite Rental		833.30	-833.30	
4032 NSF Fees Charged to Customers	45.00		45.00	
4038 Laundry Revenue	501.00	902.75	-401.75	55.50 %
4040 Interest Income		1,145.80	-1,145.80	
4050 Miscellaneous Income	3,572.25		3,572.25	
Total 4000 Income	296,912.70	295,671.85	1,240.85	100.42 %
Total Income	\$296,912.70	\$295,671.85	\$1,240.85	100.42 %
Cost of Goods Sold				
4200 Contribution to Reserve Fund	102,127.90	102,127.90	0.00	100.00 %
Total Cost of Goods Sold	\$102,127.90	\$102,127.90	\$0.00	100.00 %
GROSS PROFIT	\$194,784.80	\$193,543.95	\$1,240.85	100.64 %
Expenses				
5000 Utilities				
5010 Gas	19,227.40	18,141.98	1,085.42	105.98 %
5020 Hydro	34,044.18	34,686.64	-642.46	98.15 %
5030 Water & Sewer	11,925.94	13,375.53	-1,449.59	89.16 %
5040 Telecom Expenses	1,962.52	3,333.30	-1,370.78	58.88 %
Total 5000 Utilities	67,160.04	69,537.45	-2,377.41	96.58 %
5100 Employee Salaries & Benefits				
5110 Payroll Taxes (EI/CPP)	410.16		410.16	
5120 Wages	8,000.51	12,500.00	-4,499.49	64.00 %
5122 Employee Benefits	778.60	1,458.30	-679.70	53.39 %
5150 WSIB		208.30	-208.30	
Total 5100 Employee Salaries & Benefits	9,189.27	14,166.60	-4,977.33	64.87 %
5400 Contracts				
5415 Waste Management Contract	4,060.80	3,778.75	282.05	107.46 %
5416 Fire System Contract	1,511.86	1,791.65	-279.79	84.38 %
5435 Private Security Contract	1,802.33	1,250.00	552.33	144.19 %
5440 HVAC Contract	19,535.73	15,020.80	4,514.93	130.06 %
5455 Elevator Contract	10,320.40	5,000.00	5,320.40	206.41 %
5460 Fitness Equipment Contract		416.65	-416.65	
5465 Landscaping Contract	1,340.81	833.33	507.48	160.90 %
5470 Snow Removal Contract	11,292.47	8,000.00	3,292.47	141.16 %
5475 Pest Control Contract	347.50	375.00	-27.50	92.67 %
5480 Pool Contract	972.07	850.00	122.07	114.36 %
Total 5400 Contracts	51,183.97	37,316.18	13,867.79	137.16 %
5500 General Repairs & Maintenance				
5502 Building Supplies	218.56		218.56	
5503 Repair and Maintenance	7,347.84	12,500.00	-5,152.16	58.78 %
5504 Emergency Calls	50.85		50.85	
5510 Building Cleaning Supplies	2,180.68	1,250.00	930.68	174.45 %
5511 General Cleaning	8,475.00	5,416.65	3,058.35	156.46 %

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Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5516 Plumbing R&M	2,262.66	6,250.00	-3,987.34	36.20 %
5520 Electrical R&M	5,953.37	1,458.30	4,495.07	408.24 %
5524 Vent Duct Cleaning & Repairs	7,853.50		7,853.50	
5540 HVAC Maintenance	971.80		971.80	
5555 Elevator	237.30		237.30	
Total 5500 General Repairs & Maintenance	35,551.56	26,874.95	8,676.61	132.29 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	14,166.65	14,166.65	0.00	100.00 %
5805 CAO Fees	225.00	208.30	16.70	108.02 %
5808 AGM Costs		833.30	-833.30	
5810 Office Expenses	127.37	643.75	-516.38	19.79 %
5812 Bank Charges	474.92	500.00	-25.08	94.98 %
5828 Insurance Deductible	14,088.08		14,088.08	
5830 Insurance Expense	7,352.10	10,416.65	-3,064.55	70.58 %
5832 Legal	6,922.27	4,166.65	2,755.62	166.14 %
Total 5800 Administrative & Professional Expenses	43,356.39	30,935.30	12,421.09	140.15 %
5900 Contingency/Initiatives				
5905 General Contingency		10,416.65	-10,416.65	
Total 5900 Contingency/Initiatives		10,416.65	-10,416.65	
Total Expenses	\$206,441.23	\$189,247.13	\$17,194.10	109.09 %
NET OPERATING INCOME	\$ -11,656.43	\$4,296.82	\$ -15,953.25	-271.28 %
NET INCOME	\$ -11,656.43	\$4,296.82	\$ -15,953.25	-271.28 %

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Trial Balance As of February 28, 2021

	DEBIT	CREDIT
1010 Operating Bank Account	760,910.42	
1015 Petty Cash	1,000.00	
1020R Reserve Bank Account	177,557.79	
1021 Cash - Investment Account	24,870.00	
1100 Accounts Receivable		13,617.52
1116 Other Accounts Receivable	3,000.00	
1150 (Reserve) - Due from Operating	692,286.85	
1300 Prepaid Expenses - Other	1,865.99	
1310 Prepaid Expenses - Insurance	15,395.04	
1500 Reserve - Investments	1,030,910.00	
2000 Accounts Payable		14,319.42
2100R (Reserve) - Accounts Payable		6,053.83
2005 Accrued Liabilities		33,905.43
2200 Due to Reserve		692,286.85
2305 Due to/From related party A	28.25	
2401 (Reserve) - Prepaid Special Assessment	7,172.00	
2020 Payroll Liabilities:Source Deduction Payable		642.07
Payroll Liabilities:Federal Taxes	640.66	
Payroll Liabilities:Rent Deductible	2,790.90	
3010 Retained Earnings - Operating Fund		69,846.44
3100 (Reserve) - Retained Earnings - Reserve Fund		2,385,904.36
4001 Income:Condo Fees		292,794.45
4032 Income:NSF Fees Charged to Customers		45.00
4038 Income:Laundry Revenue		501.00
4050 Income:Miscellaneous Income		3,572.25
4601 Income:(Reserve) - Contribution from Operating		102,127.90
4200 Contribution to Reserve Fund	102,127.90	
5010 Utilities:Gas	19,227.40	
5020 Utilities:Hydro	34,044.18	
5030 Utilities:Water & Sewer	11,925.94	
5040 Utilities:Telecom Expenses	1,962.52	
5110 Employee Salaries & Benefits:Payroll Taxes (EI/ CPP)	410.16	
5120 Employee Salaries & Benefits:Wages	8,000.51	
5122 Employee Salaries & Benefits:Employee Benefits	778.60	
5415 Contracts:Waste Management Contract	4,060.80	
5416 Contracts:Fire System Contract	1,511.86	
5435 Contracts:Private Security Contract	1,802.33	
5440 Contracts:HVAC Contract	19,535.73	
5455 Contracts:Elevator Contract	10,320.40	
5465 Contracts:Landscaping Contract	1,340.81	
5470 Contracts:Snow Removal Contract	11,292.47	
5475 Contracts:Pest Control Contract	347.50	
5480 Contracts:Pool Contract	972.07	
5502 General Repairs & Maintenance:Building Supplies	218.56	
5503 General Repairs & Maintenance:Repair and Maintenance	7,347.84	
5504 General Repairs & Maintenance:Emergency Calls	50.85	
5510 General Repairs & Maintenance:Building Cleaning Supplies	2,180.68	
5511 General Repairs & Maintenance:General Cleaning	8,475.00	

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Trial Balance As of February 28, 2021

	DEBIT	CREDIT
5516 General Repairs & Maintenance:Plumbing R&M	2,262.66	
5520 General Repairs & Maintenance:Electrical R&M	5,953.37	
5524 General Repairs & Maintenance:Vent Duct Cleaning & Repairs	7,853.50	
5540 General Repairs & Maintenance:HVAC Maintenance	971.80	
5555 General Repairs & Maintenance:Elevator	237.30	
5801 Administrative & Professional Expenses:Property Management Fees	14,166.65	
5805 Administrative & Professional Expenses:CAO Fees	225.00	
5810 Administrative & Professional Expenses:Office Expenses	127.37	
5812 Administrative & Professional Expenses:Bank Charges	474.92	
5828 Administrative & Professional Expenses:Insurance Deductible	14,088.08	
5830 Administrative & Professional Expenses:Insurance Expense	7,352.10	
5832 Administrative & Professional Expenses:Legal	6,922.27	
6100R Reserve Expenses:Reserve - Professional Fees		723.95
6102R Reserve Expenses:Reserve - Building Interior R&M	6,816.45	
6103R Reserve Expenses:Reserve - Building Exterior R&M	40,551.39	
6106R Reserve Expenses:Reserve - Podium	262,453.81	
6107R Reserve Expenses:Retaining Wall Restoration	98,903.25	
6124R Reserve Expenses:Reserve - Balconies		34,951.39
6125R Reserve Expenses:Reserve - Doors	3,378.79	
6140R Reserve Expenses:Reserve - Foundation		70,364.05
6141R Reserve Expenses:Reserve - Security Camera, Keys, Intercom	23,630.19	
6142R Reserve Expenses:Reserve - Electrical	221,331.38	
6145R Reserve Expenses:Reserve - Garage Repairs & Cleaning	355.95	
6170R Reserve Expenses:Reserve - Engineering Services	34,226.29	
6175R Reserve Expenses:Reserve - Bank Charges	56.43	
6198R Reserve Expenses:Reserve - Property Management	2,954.95	
TOTAL	\$3,721,655.91	\$3,721,655.91

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Balance Sheet As of February 28, 2021

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Bank Account	760,910.42
1015 Petty Cash	1,000.00
1020R Reserve Bank Account	177,557.79
1021 Cash - Investment Account	24,870.00
Total Cash and Cash Equivalent	\$964,338.21
Accounts Receivable (A/R)	
1100 Accounts Receivable	-13,617.52
Total Accounts Receivable (A/R)	\$ -13,617.52
1116 Other Accounts Receivable	3,000.00
1150 (Reserve) - Due from Operating	692,286.85
1300 Prepaid Expenses - Other	1,865.99
1310 Prepaid Expenses - Insurance	15,395.04
Total Current Assets	\$1,663,268.57
Non-current Assets	
1500 Reserve - Investments	1,030,910.00
Total Non Current Assets	\$1,030,910.00
Total Assets	\$2,694,178.57
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	14,319.42
2100R (Reserve) - Accounts Payable	6,053.83
Total Accounts Payable (A/P)	\$20,373.25
2005 Accrued Liabilities	33,905.43
2200 Due to Reserve	692,286.85
2305 Due to/From related party A	-28.25
2401 (Reserve) - Prepaid Special Assessment	-7,172.00
Payroll Liabilities	
2020 Source Deduction Payable	642.07
Federal Taxes	-640.66
Rent Deductible	-2,790.90
Total Payroll Liabilities	-2,789.49
Total Current Liabilities	\$736,575.79
Total Liabilities	\$736,575.79
Equity	
3100 (Reserve) - Retained Earnings - Reserve Fund	2,385,904.36
Retained Earnings	69,846.44
Profit for the year	-498,148.02
Total Equity	\$1,957,602.78
Total Liabilities and Equity	\$2,694,178.57

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A/R Aging Summary As of February 28, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
1001 - Bernard & Jeannette Scobie					-360.00	\$ -360.00
1005 - Francine Titley				1,100.30	40.15	\$1,140.45
1103 - Raffie Stepanian		-888.91				\$ -888.91
1104 - Joelle Sanderson					-280.03	\$ -280.03
401 Sylvie, Bertha Khederlarian & Jacques Joubarne					473.75	\$473.75
404 Sergio Piccinin		588.00				\$588.00
405 MSJP Capital Inc.				-1,049.94	-5,918.83	\$ -6,968.77
406 - Annette Traynor Martin				-60.00		\$ -60.00
602 Andre Laporte					-175.05	\$ -175.05
604 Doris Michniewicz	1.00	1.00	1.00		-555.00	\$ -552.00
701 Hugh Thorne	1,070.44	1,070.44	1,070.44	1,070.44	921.12	\$5,202.88
705 Christiane Courtemanche-Gagnon & David Gagnon	0.30	0.30	0.30	0.30	0.30	\$1.50
706 - Robert Valiquette		847.92				\$847.92
903 - Geoffrey Greatrex				-189.96		\$ -189.96
904 - Douglas Stoltz		-1,191.07	-1,191.07	-1,191.07	-1,376.09	\$ -4,949.30
905 Thomas G Smith					-7,448.00	\$ -7,448.00
TOTAL	\$1,071.74	\$427.68	\$ -119.33	\$ -319.93	\$ -14,677.68	\$ -13,617.52

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A/P Aging Summary As of February 28, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc					638.85	\$638.85
160539 Canada Inc		1,340.81				\$1,340.81
Bell		288.68				\$288.68
Broder Electric		773.25				\$773.25
Capital Integral Property Management	28.25					\$28.25
City of Ottawa Water & Sewer		2,258.23				\$2,258.23
Gifford Carr Insurance Group					-1,973.16	\$ -1,973.16
Hydro Ottawa		7,669.03				\$7,669.03
Other Payables					5,650.00	\$5,650.00
Rogers		56.49				\$56.49
Roy Murcklen Industries Ltd.					-165.73	\$ -165.73
Waste Connections of Canada Inc.	812.16					\$812.16
Yanic Dufresne Excavation Inc.		2,996.39				\$2,996.39
TOTAL	\$840.41	\$15,382.88	\$0.00	\$0.00	\$4,149.96	\$20,373.25

General Ledger
February 2021

Accrual Basis Tuesday, March 16, 2021 03:43 PM GMT-04:00

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General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
	(Cheque)							
02/22/2021	Bill Payment	5262	No	Tyco Integrated Fire & Security	Issued 2021-02-22 20:01:08.842	2000 Accounts Payable	\$ -39.04	772,891.75
02/22/2021	Bill Payment (Cheque)	5263	No	Jaadco Hospitality	Issued 2021-02-22 20:01:09.383	2000 Accounts Payable	\$ -293.80	772,597.95
02/22/2021	Bill Payment (Cheque)	5256	No	Baxtec Mechanical	Issued 2021-02-22 20:01:05.440	2000 Accounts Payable	\$ -247.47	772,350.48
02/22/2021	Bill Payment (Cheque)	5259	No	Baxtec Mechanical	Issued 2021-02-22 20:01:07.246	2000 Accounts Payable	\$ -1,732.86	770,617.62
02/22/2021	Bill Payment (Cheque)	5261	No	Orkin Canada	Issued 2021-02-22 20:01:08.293	2000 Accounts Payable	\$ -69.50	770,548.12
02/22/2021	Bill Payment (Cheque)	5254	No	4192338 Canada Inc	Issued 2021-02-22 20:01:04.314	2000 Accounts Payable	\$ -854.98	769,693.14
02/22/2021	Bill Payment (Cheque)	5264	No	Broder Electric	Issued 2021-02-22 20:01:09.922	2000 Accounts Payable	\$ -455.28	769,237.86
02/24/2021	Bill Payment (Cheque)	5270	No	Genrep	Issued 2021-02-24 20:01:05.821	2000 Accounts Payable	\$ -204.53	769,033.33
02/24/2021	Bill Payment (Cheque)	5269	No	Peloso Landscaping	Issued 2021-02-24 20:01:05.222	2000 Accounts Payable	\$ -932.25	768,101.08
02/24/2021	Bill Payment (Cheque)	5268	No	Pyron Fire Protection Inc	Issued 2021-02-24 20:01:04.653	2000 Accounts Payable	\$ -124.30	767,976.78
02/24/2021	Bill Payment (Cheque)	5267	No	Capital Integral Property Management	Issued 2021-02-24 20:01:04.084	2000 Accounts Payable	\$ -94.00	767,882.78
02/24/2021	Bill Payment (Cheque)	5266	No	Peloso Landscaping	Issued 2021-02-24 20:01:03.534	2000 Accounts Payable	\$ -791.00	767,091.78
02/25/2021	Bill Payment (Cheque)	CWP19710	No	Enbridge	PAP	2000 Accounts Payable	\$ -4,601.84	762,489.94
02/25/2021	Paycheque		No	Maurice Richard.	Pay Period: 02/06/2021-02/19/2021	-Split-	\$ -1,109.65	761,380.29
02/25/2021	Bill Payment (Cheque)	CWP21401	No	Rogers	PAP	2000 Accounts Payable	\$ -90.40	761,289.89
02/28/2021	Cheque Expense	SVCCHRG	No		Service Charge	5812 Administrative & Professional Expenses:Bank Charges	\$ -83.56	761,206.33
02/28/2021	Journal Entry	407	No		Credit Card Payment Feb 2021	-Split-	\$ -295.91	760,910.42
Total for 1010 Operating Bank Account							\$27,650.25	
1015 Petty Cash								
Beginning Balance								1,000.00
Total for 1015 Petty Cash								
1020R Reserve Bank Account								
Beginning Balance								297,973.81
02/03/2021	Bill Payment (Cheque)	5083	No	Baxtec Mechanical	Issued 2021-02-03 20:01:03.690	2100R (Reserve) - Accounts Payable	\$ -412.45	297,561.36
02/10/2021	Journal Entry	398	No		Transfer to reserve	-Split-	\$17,164.33	314,725.69
02/16/2021	Journal Entry	403	No		Transfer from Res to Ops	-Split-	\$ -20,425.58	294,300.11
02/22/2021	Bill Payment (Cheque)	5084	No	Broder Electric	Issued 2021-02-22 20:01:11.029	2100R (Reserve) - Accounts Payable	\$ -99,660.35	194,639.76
02/24/2021	Bill Payment (Cheque)	5087	No	Broder Electric	Issued 2021-02-24 20:01:07.668	2100R (Reserve) - Accounts Payable	\$ -912.27	193,727.49
02/24/2021	Bill Payment (Cheque)	5086	No	Broder Electric	Issued 2021-02-24 20:01:07.152	2100R (Reserve) - Accounts Payable	\$ -10,597.14	183,130.35
02/24/2021	Bill Payment (Cheque)	5085	No	Quality Lock Services Inc.	Issued 2021-02-24 20:01:06.523	2100R (Reserve) - Accounts Payable	\$ -5,537.00	177,593.35
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$ -25.00	177,568.35
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$ -5.00	177,563.35
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$ -5.56	177,557.79
Total for 1020R Reserve Bank Account							\$ -120,416.02	
1021 Cash - Investment Account								
Beginning Balance								24,870.00
Total for 1021 Cash - Investment Account								
1100 Accounts Receivable								
Beginning Balance								-3,555.75
02/01/2021	Journal Entry	400	No		REclass misapplied payment	-Split-	\$ -474.00	-4,029.75
02/01/2021	Journal Entry	400	No		REclass misapplied payment	-Split-	\$474.00	-3,555.75
02/01/2021	Payment	PAP	No	704 Marcia Clement		1010 Operating Bank Account	\$ -1,171.16	-4,726.91
02/01/2021	Payment	PAP	No	302 Eric Christie		1010 Operating Bank Account	\$ -822.74	-5,549.65
02/01/2021	Payment	PAP	No	806 - Elisabeth Krug		1010 Operating Bank Account	\$ -858.46	-6,408.11
02/01/2021	Payment	PAP	No	805 - Gisele Pard		1010 Operating Bank Account	\$ -1,079.81	-7,487.92
02/01/2021	Payment	PAP	No	606 Hélène Boivin		1010 Operating Bank Account	\$ -837.96	-8,325.88
02/01/2021	Payment	PAP	No	502 Josephine Cassie		1010 Operating Bank Account	\$ -832.69	-9,158.57
02/01/2021	Payment	PAP	No	306 Dorothy Charbonneau		1010 Operating Bank Account	\$ -822.74	-9,981.31
02/01/2021	Payment	PAP	No	206 Lawrence VanWyngaarden & Lindsey Foster		1010 Operating Bank Account	\$ -817.47	-10,798.78
02/01/2021	Payment	PAP	No	205 Marc Bouchard & Veronika Huta		1010 Operating Bank Account	\$ -1,039.99	-11,838.77
02/01/2021	Payment	PAP	No	204 Bernard Scobie		1010 Operating Bank Account	\$ -1,140.71	-12,979.48
02/01/2021	Payment	PAP	No	203 Theo Espagnol		1010 Operating Bank Account	\$ -817.47	-13,796.95
02/01/2021	Payment	PAP	No	(202) Jo-Anne Charlebois		1010 Operating Bank Account	\$ -817.47	-14,614.42
02/01/2021	Payment	PAP	No	201 Gustave & Yuriko Maass		1010 Operating Bank Account	\$ -1,039.99	-15,654.41
02/01/2021	Payment	PAP	No	1105 - David Grant		1010 Operating Bank Account	\$ -1,111.43	-16,765.84
02/01/2021	Payment	PAP	No	1102 - Ashley Rouse		1010 Operating Bank Account	\$ -888.32	-17,654.16
02/01/2021	Payment	PAP	No	1101 - Jared Keil		1010 Operating Bank Account	\$ -1,111.43	-18,765.59
02/01/2021	Payment	PAP	No	1005 - Francine Titley		1010 Operating Bank Account	\$ -1,100.30	-19,865.89
02/01/2021	Payment	022	No	1106 - Malcolm Sanderson		1010 Operating Bank Account	\$ -888.32	-20,754.21
02/01/2021	Payment	130	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne		1010 Operating Bank Account	\$ -1,049.94	-21,804.15
02/01/2021	Payment	051	No	304 Michael Graham & Lynda Pilkington		1010 Operating Bank Account	\$ -1,145.98	-22,950.13
02/01/2021	Payment	PAP	No	1003 - Jared Keil		1010 Operating Bank Account	\$ -878.96	-23,829.09
02/01/2021	Payment	386	No	403 Aniss and Fatima Amdiss		1010 Operating Bank Account	\$ -828.01	-24,657.10
02/01/2021	Payment	491	No	904 - Douglas Stoltz		1010 Operating Bank Account	\$ -1,191.07	-25,848.17
02/01/2021	Payment	022	No	1104 - Joelle Sanderson		1010 Operating Bank Account	\$ -1,212.15	-27,060.32
02/01/2021	Payment	218	No	902 - Rhoda Attwood		1010 Operating Bank Account	\$ -868.41	-27,928.73
02/01/2021	Payment	PAP	No	906 - Carlo Giuseppe		1010 Operating Bank Account	\$ -868.41	-28,797.14
02/01/2021	Payment	PAP	No	1006 - Kelly Masterson		1010 Operating Bank Account	\$ -878.37	-29,675.51
02/01/2021	Payment	PAP	No	505 Nicole Lanthier		1010 Operating Bank Account	\$ -1,055.21	-30,730.72
02/01/2021	Payment	PAP	No	504 Nelson Belzile		1010 Operating Bank Account	\$ -1,155.93	-31,886.65
02/01/2021	Payment	PAP	No	503 Sophia Eleni Papaliadis		1010 Operating Bank Account	\$ -832.69	-32,719.34
02/01/2021	Payment	PAP	No	406 - Annette Traynor Martin		1010 Operating Bank Account	\$ -828.01	-33,547.35
02/01/2021	Payment	PAP	No	405 MSJP Capital Inc.		1010 Operating Bank Account	\$ -1,049.94	-34,597.29
02/01/2021	Payment	PAP	No	404 Sergio Piccinin		1010 Operating Bank Account	\$ -1,150.66	-35,747.95
02/01/2021	Payment	PAP	No	402 Catherine Carr		1010 Operating Bank Account	\$ -828.01	-36,575.96
02/01/2021	Payment	PAP	No	305 Franca & Luigi Rossi		1010 Operating Bank Account	\$ -1,044.67	-37,620.63
02/01/2021	Payment	PAP	No	(303) Louise Klein		1010 Operating Bank Account	\$ -822.74	-38,443.37
02/01/2021	Payment	PAP	No	905 Thomas G Smith		1010 Operating Bank Account	\$ -1,090.35	-39,533.72
02/01/2021	Payment	PAP	No	904 - Douglas Stoltz		1010 Operating Bank Account	\$ -1,191.07	-40,724.79

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/01/2021	Payment	PAP	No	903 - Geoffrey Greatrex		1010 Operating Bank Account	\$ -868.41	-41,593.20
02/01/2021	Payment	PAP	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy		1010 Operating Bank Account	\$ -1,090.35	-42,683.55
02/01/2021	Payment	PAP	No	804 - Pablo Urbanyi		1010 Operating Bank Account	\$ -1,181.11	-43,864.66
02/01/2021	Payment	PAP	No	803 - Guillermina & David Redekop		1010 Operating Bank Account	\$ -858.46	-44,723.12
02/01/2021	Payment	PAP	No	802 - James Wyndels		1010 Operating Bank Account	\$ -858.46	-45,581.58
02/01/2021	Payment	PAP	No	801 Emily Bayrachny		1010 Operating Bank Account	\$ -1,079.81	-46,661.39
02/01/2021	Payment	PAP	No	705 Christiane Courtemanche-Gagnon & David Gagnon		1010 Operating Bank Account	\$ -1,070.14	-47,731.53
02/01/2021	Payment	PAP	No	703 Valerie Graviere		1010 Operating Bank Account	\$ -847.92	-48,579.45
02/01/2021	Payment	PAP	No	702 Poonam Varshni		1010 Operating Bank Account	\$ -847.92	-49,427.37
02/01/2021	Payment	PAP	No	605 Raymond Lapointe		1010 Operating Bank Account	\$ -1,059.90	-50,487.27
02/01/2021	Payment	PAP	No	604 Doris Michniewicz		1010 Operating Bank Account	\$ -1,161.20	-51,648.47
02/01/2021	Payment	PAP	No	603 Alaina Johnston		1010 Operating Bank Account	\$ -837.96	-52,486.43
02/01/2021	Payment	PAP	No	602 Andre Laporte		1010 Operating Bank Account	\$ -837.96	-53,324.39
02/01/2021	Payment	PAP	No	601 Armando Coelho & Maria Adelaide Cardoso		1010 Operating Bank Account	\$ -1,059.90	-54,384.29
02/01/2021	Payment	PAP	No	506 Rio Henri & David Binder		1010 Operating Bank Account	\$ -832.69	-55,216.98
02/01/2021	Payment	PAP	No	1001 - Bernard & Jeannette Scobie		1010 Operating Bank Account	\$ -1,100.30	-56,317.28
02/01/2021	Payment	PAP	No	1004 - Julie and Vince Tam		1010 Operating Bank Account	\$ -1,201.61	-57,518.89
02/01/2021	Payment	PAP	No	1002 - Jossé Marie Cecillia Piquard		1010 Operating Bank Account	\$ -878.37	-58,397.26
02/01/2021	Payment	211	No	501 Malcolm & Claire Sanderson		1010 Operating Bank Account	\$ -1,055.21	-59,452.47
02/01/2021	Invoice	2225	No	402 Catherine Carr		4001 Income:Condo Fees	\$828.01	-58,624.46
02/01/2021	Invoice	2224	No	306 Dorothy Charbonneau		4001 Income:Condo Fees	\$822.74	-57,801.72
02/01/2021	Invoice	2223	No	303 - Heather Farrow		4001 Income:Condo Fees	\$822.74	-56,978.98
02/01/2021	Invoice	2267	No	1104 - Joelle Sanderson		4001 Income:Condo Fees	\$1,212.15	-55,766.83
02/01/2021	Invoice	2266	No	1004 - Julie and Vince Tam		4001 Income:Condo Fees	\$1,201.61	-54,565.22
02/01/2021	Invoice	2265	No	904 - Douglas Stoltz		4001 Income:Condo Fees	\$1,191.07	-53,374.15
02/01/2021	Invoice	2264	No	804 - Pablo Urbanyi		4001 Income:Condo Fees	\$1,181.11	-52,193.04
02/01/2021	Invoice	2263	No	604 Doris Michniewicz		4001 Income:Condo Fees	\$1,162.20	-51,030.84
02/01/2021	Invoice	2262	No	504 Nelson Belzile		4001 Income:Condo Fees	\$1,155.93	-49,874.91
02/01/2021	Invoice	2261	No	304 Michael Graham & Lynda Pilkington		4001 Income:Condo Fees	\$1,145.98	-48,728.93
02/01/2021	Invoice	2260	No	204 Bernard Scobie		4001 Income:Condo Fees	\$1,140.71	-47,588.22
02/01/2021	Invoice	2259	No	1105 - David Grant		4001 Income:Condo Fees	\$1,111.43	-46,476.79
02/01/2021	Invoice	2258	No	1005 - Francine Titley		4001 Income:Condo Fees	\$1,100.30	-45,376.49
02/01/2021	Invoice	2257	No	1101 - Jared Keil		4001 Income:Condo Fees	\$1,111.43	-44,265.06
02/01/2021	Invoice	2256	No	905 Thomas G Smith		4001 Income:Condo Fees	\$1,090.35	-43,174.71
02/01/2021	Invoice	2255	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy		4001 Income:Condo Fees	\$1,090.35	-42,084.36
02/01/2021	Invoice	2254	No	705 Christiane Courtemanche-Gagnon & David Gagnon		4001 Income:Condo Fees	\$1,070.44	-41,013.92
02/01/2021	Invoice	2253	No	701 Hugh Thorne		4001 Income:Condo Fees	\$1,070.44	-39,943.48
02/01/2021	Invoice	2252	No	805 - Gisele Pard		4001 Income:Condo Fees	\$1,079.81	-38,863.67
02/01/2021	Invoice	2251	No	801 Emily Bayrachny		4001 Income:Condo Fees	\$1,079.81	-37,783.86
02/01/2021	Invoice	2250	No	605 Raymond Lapointe		4001 Income:Condo Fees	\$1,059.90	-36,723.96
02/01/2021	Invoice	2249	No	601 Armando Coelho & Maria Adelaide Cardoso		4001 Income:Condo Fees	\$1,059.90	-35,664.06
02/01/2021	Invoice	2248	No	505 Nicole Lanthier		4001 Income:Condo Fees	\$1,055.21	-34,608.85
02/01/2021	Invoice	2247	No	501 Malcolm & Claire Sanderson		4001 Income:Condo Fees	\$1,055.21	-33,553.64
02/01/2021	Invoice	2246	No	405 MSJP Capital Inc.		4001 Income:Condo Fees	\$1,049.94	-32,503.70
02/01/2021	Invoice	2245	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne		4001 Income:Condo Fees	\$1,049.94	-31,453.76
02/01/2021	Invoice	2244	No	301 - Rebecca Dolgoy		4001 Income:Condo Fees	\$1,044.67	-30,409.09
02/01/2021	Invoice	2243	No	205 Marc Bouchard & Veronika Huta		4001 Income:Condo Fees	\$1,039.99	-29,369.10
02/01/2021	Invoice	2242	No	1103 - Raffie Stepanian		4001 Income:Condo Fees	\$888.91	-28,480.19
02/01/2021	Invoice	2241	No	1102 - Ashley Rouse		4001 Income:Condo Fees	\$888.32	-27,591.87
02/01/2021	Invoice	2240	No	1003 - Jared Keil		4001 Income:Condo Fees	\$878.96	-26,712.91
02/01/2021	Invoice	2239	No	1006 - Kelly Masterson		4001 Income:Condo Fees	\$878.37	-25,834.54
02/01/2021	Invoice	2238	No	906 - Carlo Giuseppe		4001 Income:Condo Fees	\$868.41	-24,966.13
02/01/2021	Invoice	2237	No	903 - Geoffrey Greatrex		4001 Income:Condo Fees	\$868.41	-24,097.72
02/01/2021	Invoice	2236	No	902 - Rhoda Attwood		4001 Income:Condo Fees	\$868.41	-23,229.31
02/01/2021	Invoice	2235	No	806 - Elisabeth Krug		4001 Income:Condo Fees	\$858.46	-22,370.85
02/01/2021	Invoice	2234	No	802 - James Wyndels		4001 Income:Condo Fees	\$858.46	-21,512.39
02/01/2021	Invoice	2233	No	706 - Robert Valiquette		4001 Income:Condo Fees	\$847.92	-20,664.47
02/01/2021	Invoice	2232	No	703 Valerie Graviere		4001 Income:Condo Fees	\$847.92	-19,816.55
02/01/2021	Invoice	2231	No	702 Poonam Varshni		4001 Income:Condo Fees	\$847.92	-18,968.63
02/01/2021	Invoice	2230	No	606 Hélène Boivin		4001 Income:Condo Fees	\$837.96	-18,130.67
02/01/2021	Invoice	2229	No	603 Alaina Johnston		4001 Income:Condo Fees	\$837.96	-17,292.71
02/01/2021	Invoice	2228	No	506 Rio Henri & David Binder		4001 Income:Condo Fees	\$832.69	-16,460.02
02/01/2021	Invoice	2227	No	503 Sophia Eleni Papaliadis		4001 Income:Condo Fees	\$832.69	-15,627.33
02/01/2021	Invoice	2226	No	403 Aniss and Fatima Amdiss		4001 Income:Condo Fees	\$828.01	-14,799.32
02/01/2021	Invoice	2282	No	203 Theo Espagnol		4001 Income:Condo Fees	\$817.47	-13,981.85
02/01/2021	Invoice	2281	No	206 Lawrence VanWyngaarden & Lindsey Foster		4001 Income:Condo Fees	\$817.47	-13,164.38
02/01/2021	Invoice	2280	No	302 Eric Christie		4001 Income:Condo Fees	\$822.74	-12,341.64
02/01/2021	Invoice	2279	No	305 Franca & Luigi Rossi		4001 Income:Condo Fees	\$1,044.67	-11,296.97
02/01/2021	Invoice	2278	No	201 Gustave & Yuriko Maass		4001 Income:Condo Fees	\$1,039.99	-10,256.98
02/01/2021	Invoice	2277	No	202 - Tracey Naomi Wertheim		4001 Income:Condo Fees	\$817.47	-9,439.51
02/01/2021	Invoice	2276	No	704 Marcia Clement		4001 Income:Condo Fees	\$1,171.16	-8,268.35
02/01/2021	Invoice	2275	No	404 Sergio Piccinin		4001 Income:Condo Fees	\$1,150.66	-7,117.69
02/01/2021	Invoice	2274	No	1001 - Bernard & Jeannette Scobie		4001 Income:Condo Fees	\$1,100.30	-6,017.39
02/01/2021	Invoice	2273	No	1106 - Malcolm Sanderson		4001 Income:Condo Fees	\$888.32	-5,129.07
02/01/2021	Invoice	2272	No	1002 - Jossé Marie Cecillia Piquard		4001 Income:Condo Fees	\$878.37	-4,250.70
02/01/2021	Invoice	2271	No	803 - Guillermina & David Redekop		4001 Income:Condo Fees	\$858.46	-3,392.24
02/01/2021	Invoice	2270	No	602 Andre Laporte		4001 Income:Condo Fees	\$837.96	-2,554.28
02/01/2021	Invoice	2269	No	502 Josephine Cassie		4001 Income:Condo Fees	\$832.69	-1,721.59
02/01/2021	Invoice	2268	No	406 - Annette Traynor Martin		4001 Income:Condo Fees	\$828.01	-893.58
02/03/2021	Journal Entry	387	No		303 PAP Refund 2021-02-03	-Split-	\$822.74	-70.84
02/03/2021	Journal Entry	386	No		202 PAP Refund 2021-02-03	-Split-	\$817.47	746.63
02/03/2021	Payment	PAP	No	706 - Robert Valiquette		1010 Operating Bank Account	\$ -847.92	-101.29
02/03/2021	Payment	PAP	No	202 - Tracey Naomi Wertheim		1010 Operating Bank Account	\$ -1,634.94	-1,736.23
02/03/2021	Payment	PAP	No	303 - Heather Farrow		1010 Operating Bank Account	\$ -822.74	-2,558.97
02/11/2021	Payment	Cheque #151	No	1103 - Raffie Stepanian		1010 Operating Bank Account	\$ -2,666.73	-5,225.70
02/15/2021	Payment	PAP	No	301 - Rebecca Dolgoy		1010 Operating Bank Account	\$ -3,301.82	-8,527.52
02/22/2021	Payment		No	502 Josephine Cassie		-Split-		-8,527.52
02/22/2021	Payment	002117202	No	502 Josephine Cassie		1010 Operating Bank Account	\$ -5,000.00	-13,527.52
02/22/2021	Journal Entry	401	No		Reversal of Write Off Small Balance - Unit 1005	-Split-	\$ -90.00	-13,617.52
02/24/2021	Payment		No	1005 - Francine Titley		-Split-		-13,617.52
Total for 1100 Accounts Receivable							\$ -10,061.77	
1116 Other Accounts Receivable								3,000.00
Beginning Balance								
Total for 1116 Other Accounts Receivable								
1150 (Reserve) - Due from Operating								665,338.77
Beginning								

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance								
02/16/2021	Journal Entry	403	No		Transfer from Res to Ops	-Split-	\$20,425.58	685,764.35
02/28/2021	Journal Entry	415	No		Due to Reserve Jan 2021	-Split-	\$3,261.25	689,025.60
02/28/2021	Journal Entry	415	No		Due to Reserve Feb 2021	-Split-	\$3,261.25	692,286.85
Total for 1150 (Reserve) - Due from Operating							\$26,948.08	
1300 Prepaid Expenses - Other								
Beginning Balance								2,899.77
02/01/2021	Journal Entry	412	No		Burglar Alarm Expense Feb 2021	-Split-	\$ -56.89	2,842.88
02/01/2021	Journal Entry	411	No		Fire Panel Monitoring Expense Feb 2021	-Split-	\$ -106.04	2,736.84
02/01/2021	Journal Entry	411	No		CAO Fees Expense Feb 2021	-Split-	\$ -45.00	2,691.84
02/01/2021	Journal Entry	411	No		Quarterly Preventative Maintenance HVAC Feb 2021	-Split-	\$ -825.85	1,865.99
Total for 1300 Prepaid Expenses - Other							\$ -1,033.78	
1310 Prepaid Expenses - Insurance								
Beginning Balance								17,319.42
02/01/2021	Journal Entry	410	No		To expense insurance	-Split-	\$ -1,924.38	15,395.04
Total for 1310 Prepaid Expenses - Insurance							\$ -1,924.38	
1500 Reserve - Investments								
Beginning Balance								1,030,910.00
Total for 1500 Reserve - Investments								
2000 Accounts Payable								
Beginning Balance								15,679.89
02/01/2021	Bill	460801	No	4192338 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19560	5455 Contracts:Elevator Contract	\$854.98	16,534.87
02/01/2021	Bill	4482	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19217	5801 Administrative & Professional Expenses:Property Management Fees	\$2,833.33	19,368.20
02/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		1010 Operating Bank Account	\$ -2,833.33	16,534.87
02/01/2021	Bill	3569	No	10424161 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19187	5511 General Repairs & Maintenance:General Cleaning	\$1,695.00	18,229.87
02/02/2021	Bill Payment (Cheque)	CWP17994	No	Enbridge		1010 Operating Bank Account	\$ -4,665.85	13,564.02
02/03/2021	Bill	C-2432795	No	Orkin Canada	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20081	5475 Contracts:Pest Control Contract	\$69.50	13,633.52
02/03/2021	Bill	822122	No	Roy Murcklen Industries Ltd.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19515	5510 General Repairs & Maintenance:Building Cleaning Supplies	\$257.50	13,891.02
02/03/2021	Bill	66662	No	Quality Lock Services Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20072	5503 General Repairs & Maintenance:Repair and Maintenance	\$194.36	14,085.38
02/03/2021	Bill Payment (Cheque)	5251	No	Baxtec Mechanical		1010 Operating Bank Account	\$ -1,784.88	12,300.50
02/03/2021	Bill Payment (Cheque)	CWP18604	No	Bell		1010 Operating Bank Account	\$ -288.80	12,011.70
02/03/2021	Bill Payment (Cheque)	5252	No	10424161 Canada Inc		1010 Operating Bank Account	\$ -1,695.00	10,316.70
02/04/2021	Bill	2279076901	No	Rogers	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21401	5040 Utilities:Telecom Expenses	\$90.40	10,407.10
02/04/2021	Bill	14090	No	Yanic Dufresne Excavation Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/17368	5470 Contracts:Snow Removal Contract	\$1,167.67	11,574.77
02/04/2021	Bill	55780	No	Peloso Landscaping	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19629	5470 Contracts:Snow Removal Contract	\$4,237.50	15,812.27
02/04/2021	Bill	210204 016553683313	No	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19710	5010 Utilities:Gas	\$4,601.84	20,414.11
02/05/2021	Bill	14184	No	Yanic Dufresne Excavation Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19590	5470 Contracts:Snow Removal Contract	\$661.05	21,075.16
02/05/2021	Bill Payment (Cheque)	CWP18240	No	Hydro Ottawa		1010 Operating Bank Account	\$ -6,567.28	14,507.88
02/08/2021	Bill Payment (Cheque)	5253	No	Baxtec Mechanical		1010 Operating Bank Account	\$ -907.49	13,600.39
02/08/2021	Bill	W33544	No	Baxtec Mechanical	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19826	5516 General Repairs & Maintenance:Plumbing R&M	\$247.47	13,847.86
02/10/2021	Bill	CINV0925212	No	BDO	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19958	5833 Administrative & Professional Expenses:Audit & Accounting Services	\$4,192.30	18,040.16
02/10/2021	Bill	W33562	No	Baxtec Mechanical	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19975	5516 General Repairs & Maintenance:Plumbing R&M	\$1,732.86	19,773.02
02/12/2021	Bill	2021-02-12 2888853000	No	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20234	5020 Utilities:Hydro	\$7,669.03	27,442.05
02/12/2021	Bill	80915439	No	Tyco Integrated Fire & Security	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20105	5435 Contracts:Private Security Contract	\$39.04	27,481.09
02/13/2021	Bill	210213 6132320540177	No	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20780	5040 Utilities:Telecom Expenses	\$288.68	27,769.77
02/15/2021	Bill	4225	No	Jaadco Hospitality	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20283	5510 General Repairs & Maintenance:Building Cleaning Supplies	\$146.90	27,916.67
02/16/2021	Bill	55793	No	Peloso Landscaping	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20436	5470 Contracts:Snow Removal Contract	\$791.00	28,707.67
02/16/2021	Bill	W23579	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20294	5520 General Repairs & Maintenance:Electrical R&M	\$455.28	29,162.95
02/16/2021	Bill	4087	No	Jaadco Hospitality	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20282	5510 General Repairs & Maintenance:Building Cleaning Supplies	\$146.90	29,309.85
02/17/2021	Bill Payment (Cheque)	CWP19076	No	City of Ottawa Water & Sewer		1010 Operating Bank Account	\$ -2,153.47	27,156.38
02/17/2021	Bill	93066	No	Pyron Fire Protection Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20915	5416 Contracts:Fire System Contract	\$124.30	27,280.68
02/18/2021	Bill	22591	No	Davidson Houle Allen LLP	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20407	5832 Administrative & Professional Expenses:Legal	\$2,968.23	30,248.91
02/19/2021	Bill	4491	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20605	5810 Administrative & Professional Expenses:Office Expenses	\$14.46	30,263.37
02/19/2021	Bill	4490	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20604	5503 General Repairs & Maintenance:Repair and Maintenance	\$79.54	30,342.91
02/19/2021	Bill	210121 735276	No	160539 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19348	5465 Contracts:Landscaping Contract	\$1,340.81	31,683.72
02/21/2021	Bill Payment (Cheque)	CWP19420	No	Waste Connections of Canada Inc.		1010 Operating Bank Account	\$ -812.16	30,871.56
02/22/2021	Bill Payment (Cheque)	5265	No	Davidson Houle Allen LLP		1010 Operating Bank Account	\$ -2,968.23	27,903.33
02/22/2021	Bill	55801	No	Peloso Landscaping	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20880	5470 Contracts:Snow Removal Contract	\$932.25	28,835.58
02/22/2021	Bill Payment (Cheque)	5257	No	Peloso Landscaping		1010 Operating Bank Account	\$ -4,237.50	24,598.08
02/22/2021	Bill Payment (Cheque)	5258	No	BDO		1010 Operating Bank Account	\$ -4,192.30	20,405.78
02/22/2021	Bill Payment (Cheque)	5255	No	Roy Murcklen Industries Ltd.		1010 Operating Bank Account	\$ -257.50	20,148.28
02/22/2021	Bill Payment (Cheque)	5262	No	Tyco Integrated Fire & Security		1010 Operating Bank Account	\$ -39.04	20,109.24
02/22/2021	Bill Payment (Cheque)	5263	No	Jaadco Hospitality		1010 Operating Bank Account	\$ -293.80	19,815.44

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/22/2021	Bill Payment (Cheque)	5260	No	Quality Lock Services Inc.		1010 Operating Bank Account	\$ -194.36	19,621.08
02/22/2021	Bill Payment (Cheque)	5256	No	Baxtec Mechanical		1010 Operating Bank Account	\$ -247.47	19,373.61
02/22/2021	Bill Payment (Cheque)	5259	No	Baxtec Mechanical		1010 Operating Bank Account	\$ -1,732.86	17,640.75
02/22/2021	Bill Payment (Cheque)	5261	No	Orkin Canada		1010 Operating Bank Account	\$ -69.50	17,571.25
02/22/2021	Bill Payment (Cheque)	5254	No	4192338 Canada Inc		1010 Operating Bank Account	\$ -854.98	16,716.27
02/22/2021	Bill Payment (Cheque)	5264	No	Broder Electric		1010 Operating Bank Account	\$ -455.28	16,260.99
02/23/2021	Bill	151448	No	Genrep	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20858	5520 General Repairs & Maintenance:Electrical R&M	\$204.53	16,465.52
02/23/2021	Bill	14089	No	Yanic Dufresne Excavation Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19692	5470 Contracts:Snow Removal Contract	\$1,167.67	17,633.19
02/24/2021	Bill Payment (Cheque)	5267	No	Capital Integral Property Management		1010 Operating Bank Account	\$ -94.00	17,539.19
02/24/2021	Bill Payment (Cheque)	5268	No	Pyrn Fire Protection Inc		1010 Operating Bank Account	\$ -124.30	17,414.89
02/24/2021	Bill Payment (Cheque)	5266	No	Peloso Landscaping		1010 Operating Bank Account	\$ -791.00	16,623.89
02/24/2021	Bill Payment (Cheque)	5269	No	Peloso Landscaping		1010 Operating Bank Account	\$ -932.25	15,691.64
02/24/2021	Bill	W23605	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21123	5520 General Repairs & Maintenance:Electrical R&M	\$369.42	16,061.06
02/24/2021	Bill Payment (Cheque)	5270	No	Genrep		1010 Operating Bank Account	\$ -204.53	15,856.53
02/25/2021	Bill	210225 240781269903	No	Rogers	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21405	5040 Utilities:Telecom Expenses	\$56.49	15,913.02
02/25/2021	Bill Payment (Cheque)	CWP21401	No	Rogers		1010 Operating Bank Account	\$ -90.40	15,822.62
02/25/2021	Bill Payment (Cheque)	CWP19710	No	Enbridge		1010 Operating Bank Account	\$ -4,601.84	11,220.78
02/25/2021	Bill	30334275	No	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21354	5030 Utilities:Water & Sewer	\$2,258.23	13,479.01
02/28/2021	Bill	4291	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/14070	2305 Due to/From related party A	\$28.25	13,507.26
02/28/2021	Bill	7140-0000895107	No	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21811	5415 Contracts:Waste Management Contract	\$812.16	14,319.42
Total for 2000 Accounts Payable							\$ -1,360.47	
2100R (Reserve) - Accounts Payable								
Beginning Balance								6,062.45
02/03/2021	Bill Payment (Cheque)	5083	No	Baxtec Mechanical		1020R Reserve Bank Account	\$ -412.45	5,650.00
02/05/2021	Bill	W23540	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/19534	6142R Reserve Expenses:Reserve - Electrical	\$99,660.35	105,310.35
02/10/2021	Bill	66710	No	Quality Lock Services Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20412	6125R Reserve Expenses:Reserve - Doors	\$5,537.00	110,847.35
02/19/2021	Bill	W23256	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20570	6142R Reserve Expenses:Reserve - Electrical	\$10,597.14	121,444.49
02/19/2021	Bill	W23596	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/20760	6141R Reserve Expenses:Reserve - Security Camera, Keys, Intercom	\$912.27	122,356.76
02/22/2021	Bill Payment (Cheque)	5084	No	Broder Electric		1020R Reserve Bank Account	\$ -99,660.35	22,696.41
02/24/2021	Bill Payment (Cheque)	5087	No	Broder Electric		1020R Reserve Bank Account	\$ -912.27	21,784.14
02/24/2021	Bill Payment (Cheque)	5085	No	Quality Lock Services Inc.		1020R Reserve Bank Account	\$ -5,537.00	16,247.14
02/24/2021	Bill Payment (Cheque)	5086	No	Broder Electric		1020R Reserve Bank Account	\$ -10,597.14	5,650.00
02/24/2021	Bill	W23606	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/21063	6142R Reserve Expenses:Reserve - Electrical	\$403.83	6,053.83
Total for 2100R (Reserve) - Accounts Payable							\$ -8.62	
2005 Accrued Liabilities								
Beginning Balance								34,284.86
02/01/2021	Journal Entry	393R	No		Gas Accrual Jan 2021	-Split-	\$ -3,568.00	30,716.86
02/01/2021	Journal Entry	393R	No		Hydro Accrual Jan 2021	-Split-	\$ -6,567.28	24,149.58
02/01/2021	Journal Entry	393R	No		Water Accrual Jan 2021	-Split-	\$ -789.61	23,359.97
02/01/2021	Journal Entry	393R	No		Snow Accrual Jan 2021	-Split-	\$ -1,167.67	22,192.30
02/28/2021	Journal Entry	409	No		Hydro Accrual Feb 2021	-Split-	\$6,926.87	29,119.17
02/28/2021	Journal Entry	409	No		Gas Accrual Feb 2021	-Split-	\$4,108.79	33,227.96
02/28/2021	Journal Entry	409	No		Water Accrual Feb 2021	-Split-	\$677.47	33,905.43
Total for 2005 Accrued Liabilities							\$ -379.43	
2200 Due to Reserve								
Beginning Balance								665,338.77
02/16/2021	Journal Entry	403	No		Transfer from Res to Ops	-Split-	\$20,425.58	685,764.35
02/28/2021	Journal Entry	415	No		Due to Reserve Feb 2021	-Split-	\$3,261.25	689,025.60
02/28/2021	Journal Entry	415	No		Due to Reserve Jan 2021	-Split-	\$3,261.25	692,286.85
Total for 2200 Due to Reserve							\$26,948.08	
2305 Due to/From related party A								
02/28/2021	Bill	4291	No	Capital Integral Property Management	NSF Charges charged to owner	2000 Accounts Payable	\$ -28.25	-28.25
Total for 2305 Due to/From related party A							\$ -28.25	
2401 (Reserve) - Prepaid Special Assessment								
Beginning Balance								-7,172.00
Total for 2401 (Reserve) - Prepaid Special Assessment								
Payroll Liabilities								
2020 Source Deduction Payable								
Beginning Balance								642.07
Total for 2020 Source Deduction Payable								
Federal Taxes								
Beginning Balance								-696.54
02/11/2021	Paycheque		No	Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$150.51	-546.03
02/15/2021	Tax Payment	1376	No	Receiver General	Federal Taxes	1010 Operating Bank Account	\$ -301.02	-847.05
02/25/2021	Paycheque		No	Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$206.39	-640.66
Total for Federal Taxes							\$55.88	
Rent Deductible								
Beginning Balance								-2,790.90
Total for Rent Deductible								
Total for Payroll Liabilities							\$55.88	

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Accrual Basis Tuesday, March 16, 2021 03:43 PM GMT-04:00

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/28/2021	Journal Entry	415	No		Due to Reserve Jan 2021	-Split-	\$3,261.25	102,127.90
Total for 4200 Contribution to Reserve Fund							\$23,686.83	
5000 Utilities								
5010 Gas								
Beginning Balance								14,084.77
02/01/2021	Journal Entry	393R	No		Gas Accrual Jan 2021	-Split-	\$ -3,568.00	10,516.77
02/04/2021	Bill	210204 016553683313	No	Enbridge	2021-01-06 2021-02-03 016553683313	2000 Accounts Payable	\$4,601.84	15,118.61
02/28/2021	Journal Entry	409	No		Gas Accrual Feb 2021	-Split-	\$4,108.79	19,227.40
Total for 5010 Gas							\$5,142.63	
5020 Hydro								
Beginning Balance								26,015.56
02/01/2021	Journal Entry	393R	No		Hydro Accrual Jan 2021	-Split-	\$ -6,567.28	19,448.28
02/12/2021	Bill	2021-02-12 2888853000	No	Hydro Ottawa	2020-12-31 2021-01-31 2888853000	2000 Accounts Payable	\$7,669.03	27,117.31
02/28/2021	Journal Entry	409	No		Hydro Accrual Feb 2021	-Split-	\$6,926.87	34,044.18
Total for 5020 Hydro							\$8,028.62	
5030 Water & Sewer								
Beginning Balance								9,779.85
02/01/2021	Journal Entry	393R	No		Water Accrual Jan 2021	-Split-	\$ -789.61	8,990.24
02/25/2021	Bill	30334275	No	City of Ottawa Water & Sewer	2021-01-20 2021-02-19 007409400330582	2000 Accounts Payable	\$2,258.23	11,248.47
02/28/2021	Journal Entry	409	No		Water Accrual Feb 2021	-Split-	\$677.47	11,925.94
Total for 5030 Water & Sewer							\$2,146.09	
5040 Telecom Expenses								
Beginning Balance								1,526.95
02/04/2021	Bill	2279076901	No	Rogers	2021-02 779481415	2000 Accounts Payable	\$90.40	1,617.35
02/13/2021	Bill	210213 6132320540177	No	Bell	2021-02 6132320540177	2000 Accounts Payable	\$288.68	1,906.03
02/25/2021	Bill	210225 240781269903	No	Rogers	2021-02 240781269903	2000 Accounts Payable	\$56.49	1,962.52
Total for 5040 Telecom Expenses							\$435.57	
Total for 5000 Utilities							\$15,752.91	
5100 Employee Salaries & Benefits								
5110 Payroll Taxes (EI/CPP)								
Beginning Balance								358.45
02/11/2021	Paycheque		No	Maurice Richard.	Employer Taxes	1010 Operating Bank Account	\$23.23	381.68
02/25/2021	Paycheque		No	Maurice Richard.	Employer Taxes	1010 Operating Bank Account	\$28.48	410.16
Total for 5110 Payroll Taxes (EI/CPP)							\$51.71	
5120 Wages								
Beginning Balance								5,662.95
02/11/2021	Paycheque		No	Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,050.00	6,712.95
02/25/2021	Paycheque		No	Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,287.56	8,000.51
Total for 5120 Wages							\$2,337.56	
5122 Employee Benefits								
Beginning Balance								614.20
02/01/2021	Journal Entry	384	No		Maurice's monthly insurance	-Split-	\$164.40	778.60
Total for 5122 Employee Benefits							\$164.40	
Total for 5100 Employee Salaries & Benefits							\$2,553.67	
5400 Contracts								
5415 Waste Management Contract								
Beginning Balance								3,248.64
02/28/2021	Bill	7140-0000895107	No	Waste Connections of Canada Inc.	2021-02 71400507920000	2000 Accounts Payable	\$812.16	4,060.80
Total for 5415 Waste Management Contract							\$812.16	
5416 Fire System Contract								
Beginning Balance								1,387.56
02/17/2021	Bill	93066	No	Pyron Fire Protection Inc	February monthly alarm inspection	2000 Accounts Payable	\$124.30	1,511.86
Total for 5416 Fire System Contract							\$124.30	
5435 Private Security Contract								
Beginning Balance								1,600.36
02/01/2021	Journal Entry	411	No		Fire Panel Monitoring Expense Feb 2021	-Split-	\$106.04	1,706.40
02/01/2021	Journal Entry	412	No		Burglar Alarm Expense Feb 2021	-Split-	\$56.89	1,763.29
02/12/2021	Bill	80915439	No	Tyco Integrated Fire & Security	coverage for Jan 1, 2021 to October 31, 2021	2000 Accounts Payable	\$39.04	1,802.33
Total for 5435 Private Security Contract							\$201.97	
5440 HVAC Contract								
Beginning Balance								18,709.88
02/01/2021	Journal Entry	411	No		Quarterly Preventative Maintenance HVAC Feb 2021	-Split-	\$825.85	19,535.73
Total for 5440 HVAC Contract							\$825.85	
5455 Elevator Contract								
Beginning Balance								9,465.42
02/01/2021	Bill	460801	No	4192338 Canada Inc	February 2021 monthly maintenance contract	2000 Accounts Payable	\$854.98	10,320.40
Total for 5455 Elevator Contract							\$854.98	
5465 Landscaping Contract								
02/19/2021	Bill	210121 735276	No	160539 Canada Inc	Lawn treatments for summer 2021	2000 Accounts Payable	\$1,340.81	1,340.81
Total for 5465 Landscaping Contract							\$1,340.81	
5470 Snow Removal Contract								
Beginning Balance								3,503.00
02/01/2021	Journal Entry	393R	No		Snow Accrual Jan 2021	-Split-	\$ -1,167.67	2,335.33
02/04/2021	Bill	14090	No	Yanic Dufresne Excavation Inc.	February snow contract invoice	2000 Accounts Payable	\$1,167.67	3,503.00
02/04/2021	Bill	55780	No	Peloso Landscaping	1st invoice of 2 for new snow removal contract	2000 Accounts Payable	\$4,237.50	7,740.50
02/05/2021	Bill	14184	No	Yanic Dufresne Excavation Inc.	Snow removal from Back parking	2000 Accounts Payable	\$661.05	8,401.55
02/16/2021	Bill	55793	No	Peloso Landscaping	Additional work for snow contract	2000 Accounts Payable	\$791.00	9,192.55
02/22/2021	Bill	55801	No	Peloso Landscaping	Snow removal from site	2000 Accounts Payable	\$932.25	10,124.80
02/23/2021	Bill	14089	No	Yanic Dufresne Excavation Inc.	January snow removal contract	2000 Accounts Payable	\$1,167.67	11,292.47
Total for 5470 Snow Removal Contract							\$7,789.47	
5475 Pest Control Contract								
Beginning Balance								278.00
02/03/2021	Bill	C-2432795	No	Orkin Canada	February 2021 pest control	2000 Accounts Payable	\$69.50	347.50
Total for 5475 Pest Control Contract							\$69.50	
5480 Pool Contract								

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance								972.07
Total for 5480 Pool Contract								
Total for 5400 Contracts							\$12,019.04	
5500 General Repairs & Maintenance								
5502 Building Supplies								
Beginning Balance								218.56
Total for 5502 Building Supplies								
5503 Repair and Maintenance								
Beginning Balance								6,778.03
02/03/2021	Bill	66662	No	Quality Lock Services Inc.	new padlock for the Garbage room	2000 Accounts Payable	\$194.36	6,972.39
02/19/2021	Bill	4490	No	Capital Integral Property Management	Convex mirror for parking garage	2000 Accounts Payable	\$79.54	7,051.93
02/28/2021	Journal Entry	407	No		Credit Card Payment Feb 2021	-Split-	\$295.91	7,347.84
Total for 5503 Repair and Maintenance							\$569.81	
5504 Emergency Calls								
Beginning Balance								50.85
Total for 5504 Emergency Calls								
5510 Building Cleaning Supplies								
Beginning Balance								1,629.38
02/03/2021	Bill	822122	No	Roy Murcklen Industries Ltd.	Building cleaning supplies	2000 Accounts Payable	\$257.50	1,886.88
02/15/2021	Bill	4225	No	Jaadco Hospitality	Cleaning supply	2000 Accounts Payable	\$146.90	2,033.78
02/16/2021	Bill	4087	No	Jaadco Hospitality	Cleaning Supply	2000 Accounts Payable	\$146.90	2,180.68
Total for 5510 Building Cleaning Supplies							\$551.30	
5511 General Cleaning								
Beginning Balance								6,780.00
02/01/2021	Bill	3569	No	10424161 Canada Inc	February cleaning contract	2000 Accounts Payable	\$1,695.00	8,475.00
Total for 5511 General Cleaning							\$1,695.00	
5516 Plumbing R&M								
Beginning Balance								282.33
02/08/2021	Bill	W33544	No	Baxtec Mechanical	Snake bathroom stack in unit 705	2000 Accounts Payable	\$247.47	529.80
02/10/2021	Bill	W33562	No	Baxtec Mechanical	to removed and reinstalled insulation for piping inspection	2000 Accounts Payable	\$1,732.86	2,262.66
Total for 5516 Plumbing R&M							\$1,980.33	
5520 Electrical R&M								
Beginning Balance								4,924.14
02/16/2021	Bill	W23579	No	Broder Electric	Installed new receptacle in parking garage	2000 Accounts Payable	\$455.28	5,379.42
02/23/2021	Bill	151448	No	Genrep	emergency call for generator	2000 Accounts Payable	\$204.53	5,583.95
02/24/2021	Bill	W23605	No	Broder Electric	Install new light in storage room	2000 Accounts Payable	\$369.42	5,953.37
Total for 5520 Electrical R&M							\$1,029.23	
5524 Vent Duct Cleaning & Repairs								
Beginning Balance								7,853.50
Total for 5524 Vent Duct Cleaning & Repairs								
5540 HVAC Maintenance								
Beginning Balance								971.80
Total for 5540 HVAC Maintenance								
5555 Elevator								
Beginning Balance								237.30
Total for 5555 Elevator								
Total for 5500 General Repairs & Maintenance							\$5,825.67	
5800 Administrative & Professional Expenses								
5801 Property Management Fees								
Beginning Balance								11,333.32
02/01/2021	Bill	4482	No	Capital Integral Property Management	February 2021 management fees.	2000 Accounts Payable	\$2,833.33	14,166.65
Total for 5801 Property Management Fees							\$2,833.33	
5805 CAO Fees								
Beginning Balance								180.00
02/01/2021	Journal Entry	411	No		CAO Fees Expense Feb 2021	-Split-	\$45.00	225.00
Total for 5805 CAO Fees							\$45.00	
5810 Office Expenses								
Beginning Balance								112.91
02/19/2021	Bill	4491	No	Capital Integral Property Management	January copies and mail	2000 Accounts Payable	\$14.46	127.37
Total for 5810 Office Expenses							\$14.46	
5812 Bank Charges								
Beginning Balance								391.36
02/28/2021	Cheque Expense	SVCCHRG	No			1010 Operating Bank Account	\$83.56	474.92
Total for 5812 Bank Charges							\$83.56	
5828 Insurance Deductible								
Beginning Balance								14,088.08
Total for 5828 Insurance Deductible								
5830 Insurance Expense								
Beginning Balance								5,427.72
02/01/2021	Journal Entry	410	No		To expense insurance	-Split-	\$1,924.38	7,352.10
Total for 5830 Insurance Expense							\$1,924.38	
5832 Legal								
Beginning Balance								3,954.04
02/18/2021	Bill	22591	No	Davidson Houle Allen LLP	Legal fees for unit 306 situation	2000 Accounts Payable	\$2,968.23	6,922.27
Total for 5832 Legal							\$2,968.23	
5833 Audit & Accounting Services								
Beginning Balance								-4,192.30
02/10/2021	Bill	CINV0925212	No	BDO	First Audit invoice for Sept 2020 financial Audit	2000 Accounts Payable	\$4,192.30	0.00
Total for 5833 Audit & Accounting Services							\$4,192.30	
Total for 5800 Administrative & Professional Expenses							\$12,061.26	
6000R Reserve Expenses								
6100R Reserve - Professional Fees								
Beginning Balance								-723.95

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 6100R Reserve - Professional Fees								
6102R Reserve - Building Interior R&M								
Beginning Balance								6,816.45
Total for 6102R Reserve - Building Interior R&M								
6103R Reserve - Building Exterior R&M								
Beginning Balance								40,551.39
Total for 6103R Reserve - Building Exterior R&M								
6106R Reserve - Podium								
Beginning Balance								262,453.81
Total for 6106R Reserve - Podium								
6107R Retaining Wall Restoration								
Beginning Balance								98,903.25
Total for 6107R Retaining Wall Restoration								
6124R Reserve - Balconies								
Beginning Balance								-34,951.39
Total for 6124R Reserve - Balconies								
6125R Reserve - Doors								
Beginning Balance								-2,158.21
02/10/2021	Bill	66710	No	Quality Lock Services Inc.	Replacement of door lock and security system	2100R (Reserve) - Accounts Payable	\$5,537.00	3,378.79
Total for 6125R Reserve - Doors							\$5,537.00	
6140R Reserve - Foundation								
Beginning Balance								-70,364.05
Total for 6140R Reserve - Foundation								
6141R Reserve - Security Camera, Keys, Intercom								
Beginning Balance								22,717.92
02/19/2021	Bill	W23596	No	Broder Electric	Receptacle for emergency Camera	2100R (Reserve) - Accounts Payable	\$912.27	23,630.19
Total for 6141R Reserve - Security Camera, Keys, Intercom							\$912.27	
6142R Reserve - Electrical								
Beginning Balance								110,670.06
02/05/2021	Bill	W23540	No	Broder Electric	Payment #4 for electrical components replacement	2100R (Reserve) - Accounts Payable	\$99,660.35	210,330.41
02/19/2021	Bill	W23256	No	Broder Electric	Riser and Public work completed in October	2100R (Reserve) - Accounts Payable	\$10,597.14	220,927.55
02/24/2021	Bill	W23606	No	Broder Electric	Electrical connection for new door system	2100R (Reserve) - Accounts Payable	\$403.83	221,331.38
Total for 6142R Reserve - Electrical							\$110,661.32	
6145R Reserve - Garage Repairs & Cleaning								
Beginning Balance								355.95
Total for 6145R Reserve - Garage Repairs & Cleaning								
6170R Reserve - Engineering Services								
Beginning Balance								34,226.29
Total for 6170R Reserve - Engineering Services								
6175R Reserve - Bank Charges								
Beginning Balance								20.87
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$25.00	45.87
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$5.00	50.87
02/28/2021	Journal Entry	408	No		Bank Fees Feb 2021	-Split-	\$5.56	56.43
Total for 6175R Reserve - Bank Charges							\$35.56	
Total for 6000R Reserve Expenses							\$117,146.15	
Not Specified								
02/01/2021	Journal Entry	412	No			-Split-		
02/22/2021	Payment		No	502 Josephine Cassie		1100 Accounts Receivable		
02/24/2021	Payment		No	1005 - Francine Titley		1100 Accounts Receivable		
Total for Not Specified								
6000R Reserve Expenses								
6198R Reserve - Property Management								
Beginning Balance								2,954.95
Total for 6198R Reserve - Property Management								
Total for 6000R Reserve Expenses								

1010 Operating Bank Account, Period Ending 02/28/2021

RECONCILIATION REPORT

Reconciled on: 03/09/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance	765,588.68
Service charge	-83.56
Cheques and payments cleared (34)	-66,645.99
Deposits and other credits cleared (67)	94,794.79
Statement ending balance	793,653.92

Uncleared transactions as of 02/28/2021	-32,743.50
Register balance as of 02/28/2021	760,910.42
Cleared transactions after 02/28/2021	0.00
Uncleared transactions after 02/28/2021	35,716.65
Register balance as of 03/09/2021	796,627.07

Details

Cheques and payments cleared (34)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/25/2021	Bill Payment	PAP	Scotiabank Visa	-218.56
01/25/2021	Bill Payment	5239	Baxtec Mechanical	-2,477.53
01/25/2021	Bill Payment	5240	Orkin Canada	-69.50
01/28/2021	Bill Payment	5244	Baxtec Mechanical	-2,917.49
01/28/2021	Bill Payment	5243	Pyron Fire Protection Inc	-124.30
01/28/2021	Bill Payment	5245	Capital Integral Property Man...	-2.80
01/28/2021	Bill Payment	5242	Davidson Houle Allen LLP	-391.55
01/28/2021	Bill Payment	5241	Rogers	-56.49
01/28/2021	Bill Payment	5246	Condominium Authority of Ont...	-540.00
01/29/2021	Bill Payment	5247	Baxtec Mechanical	-3,676.29
01/29/2021	Bill Payment	5248	Ram Overhead Door Systems...	-1,046.43
01/29/2021	Bill Payment	5250	Rogers	-56.49
01/29/2021	Bill Payment	5249	4192338 Canada Inc	-5,876.00
01/31/2021	Journal	388		-1,154.78
02/01/2021	Bill Payment	PAP	Capital Integral Property Man...	-2,833.33
02/01/2021	Journal	384		-164.40
02/02/2021	Bill Payment	CWP17994	Enbridge	-4,665.85
02/03/2021	Bill Payment	CWP18604	Bell	-288.80
02/03/2021	Journal	386		-817.47
02/03/2021	Journal	387		-822.74
02/03/2021	Bill Payment	5251	Baxtec Mechanical	-1,784.88
02/03/2021	Bill Payment	5252	10424161 Canada Inc	-1,695.00
02/05/2021	Bill Payment	CWP18240	Hydro Ottawa	-6,567.28
02/08/2021	Bill Payment	5253	Baxtec Mechanical	-907.49
02/10/2021	Journal	398		-17,164.33
02/11/2021	Payroll Cheque		Maurice Richard.	-922.72
02/15/2021	Tax Payment	1376	Receiver General	-301.02
02/17/2021	Bill Payment	CWP19076	City of Ottawa Water & Sewer	-2,153.47
02/21/2021	Bill Payment	CWP19420	Waste Connections of Canad...	-812.16
02/22/2021	Bill Payment	5262	Tyco Integrated Fire & Security	-39.04
02/25/2021	Bill Payment	CWP19710	Enbridge	-4,601.84
02/25/2021	Bill Payment	CWP21401	Rogers	-90.40
02/25/2021	Payroll Cheque		Maurice Richard.	-1,109.65
02/28/2021	Journal	407		-295.91

Total -66,645.99

Deposits and other credits cleared (67)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
09/01/2020	Journal	315R		1,154.78
01/31/2021	Journal	390R		218.56
02/01/2021	Receive Payment	PAP	804 - Pablo Urbanyi	1,181.11
02/01/2021	Receive Payment	PAP	805 - Gisele Pard	1,079.81
02/01/2021	Receive Payment	PAP	806 - Elisabeth Krug	858.46
02/01/2021	Receive Payment	PAP	901 - Gregory Hugh van Bave...	1,090.35
02/01/2021	Receive Payment	PAP	903 - Geoffrey Greatrex	868.41
02/01/2021	Receive Payment	PAP	904 - Douglas Stoltz	1,191.07
02/01/2021	Receive Payment	PAP	905 Thomas G Smith	1,090.35
02/01/2021	Receive Payment	PAP	906 - Carlo Giuseppe	868.41
02/01/2021	Receive Payment	218	902 - Rhoda Attwood	868.41
02/01/2021	Receive Payment	051	304 Michael Graham & Lynda ...	1,145.98
02/01/2021	Receive Payment	130	401 Sylvie, Bertha Khederlari...	1,049.94
02/01/2021	Receive Payment	022	1104 - Joelle Sanderson	1,212.15
02/01/2021	Receive Payment	022	1106 - Malcolm Sanderson	888.32
02/01/2021	Receive Payment	211	501 Malcolm & Claire Sander...	1,055.21
02/01/2021	Receive Payment	491	904 - Douglas Stoltz	1,191.07
02/01/2021	Receive Payment	386	403 Aniss and Fatima Amdiss	828.01
02/01/2021	Receive Payment	PAP	1001 - Bernard & Jeannette S...	1,100.30
02/01/2021	Receive Payment	PAP	1002 - Jossé Marie Cecillia Pi...	878.37
02/01/2021	Receive Payment	PAP	1003 - Jared Keil	878.96
02/01/2021	Receive Payment	PAP	1004 - Julie and Vince Tam	1,201.61
02/01/2021	Receive Payment	PAP	1005 - Francine Titley	1,100.30
02/01/2021	Receive Payment	PAP	1006 - Kelly Masterson	878.37
02/01/2021	Receive Payment	PAP	1101 - Jared Keil	1,111.43
02/01/2021	Receive Payment	PAP	1102 - Ashley Rouse	888.32
02/01/2021	Receive Payment	PAP	1105 - David Grant	1,111.43
02/01/2021	Receive Payment	PAP	201 Gustave & Yuriko Maass	1,039.99
02/01/2021	Receive Payment	PAP	(202) Jo-Anne Charlebois	817.47
02/01/2021	Receive Payment	PAP	203 Theo Espagnol	817.47
02/01/2021	Receive Payment	PAP	204 Bernard Scobie	1,140.71
02/01/2021	Receive Payment	PAP	205 Marc Bouchard & Veronik...	1,039.99
02/01/2021	Receive Payment	PAP	206 Lawrence VanWyngaarde...	817.47
02/01/2021	Receive Payment	PAP	302 Eric Christie	822.74
02/01/2021	Receive Payment	PAP	(303) Louise Klein	822.74
02/01/2021	Receive Payment	PAP	305 Franca & Luigi Rossi	1,044.67
02/01/2021	Receive Payment	PAP	306 Dorothy Charbonneau	822.74
02/01/2021	Receive Payment	PAP	402 Catherine Carr	828.01
02/01/2021	Receive Payment	PAP	404 Sergio Piccinin	1,150.66
02/01/2021	Receive Payment	PAP	405 MSJP Capital Inc.	1,049.94
02/01/2021	Receive Payment	PAP	406 - Annette Traynor Martin	828.01
02/01/2021	Receive Payment	PAP	502 Josephine Cassie	832.69
02/01/2021	Receive Payment	PAP	503 Sophia Eleni Papailiadis	832.69
02/01/2021	Receive Payment	PAP	504 Nelson Belzile	1,155.93
02/01/2021	Receive Payment	PAP	505 Nicole Lanthier	1,055.21
02/01/2021	Receive Payment	PAP	506 Rio Henri & David Binder	832.69
02/01/2021	Receive Payment	PAP	601 Armando Coelho & Maria ...	1,059.90
02/01/2021	Receive Payment	PAP	602 Andre Laporte	837.96
02/01/2021	Receive Payment	PAP	603 Alaina Johnston	837.96
02/01/2021	Receive Payment	PAP	604 Doris Michniewicz	1,161.20
02/01/2021	Receive Payment	PAP	605 Raymond Lapointe	1,059.90
02/01/2021	Receive Payment	PAP	606 Hélène Boivin	837.96
02/01/2021	Receive Payment	PAP	702 Poonam Varshni	847.92
02/01/2021	Receive Payment	PAP	703 Valerie Graviere	847.92
02/01/2021	Receive Payment	PAP	704 Marcia Clement	1,171.16
02/01/2021	Receive Payment	PAP	705 Christiane Courtemanche...	1,070.14
02/01/2021	Receive Payment	PAP	801 Emily Bayrachny	1,079.81
02/01/2021	Receive Payment	PAP	802 - James Wyndels	858.46
02/01/2021	Receive Payment	PAP	803 - Guillermina & David Re...	858.46
02/03/2021	Receive Payment	PAP	202 - Tracey Naomi Wertheim	1,634.94
02/03/2021	Receive Payment	PAP	303 - Heather Farrow	822.74
02/03/2021	Receive Payment	PAP	706 - Robert Valiquette	847.92
02/11/2021	Receive Payment	Cheque #151	1103 - Raffie Stepanian	2,666.73

3/9/2021

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/11/2021	Journal	399		2,825.00
02/15/2021	Receive Payment	PAP	301- Rebecca Dolgoy	3,301.82
02/16/2021	Journal	403		20,425.58
02/22/2021	Receive Payment	002117202	502 Josephine Cassie	5,000.00
Total				94,794.79



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

CARLETON CONDOMINIUM CORPORATI
INTEGRAL PROPERTY MANAGEMENT
1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Business Account	60756 01507 11	Jan 29 2021	Feb 26 2021

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
35	\$65,356.21	10	\$93,421.45

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
01/29/2021	BALANCE FORWARD			765,588.68
02/01/2021	SD SETTLEMENT SD# 39763 FCN 0273 FCD 210128		47,657.63	813,246.31
02/01/2021	MISC PAYMENT MANULIFE 147042	164.40		813,081.91
02/01/2021	BILL PAYMENT CAPITAL INTEGRA	2,833.33		810,248.58
02/01/2021	UTILITY BILL PRE-AUTHORIZED ENBRIDGE	4,665.85		805,582.73
02/01/2021	CHQ 5241 7223857425	56.49		805,526.24
02/01/2021	TRANSFER TO 61176 00149 15	5.56		805,520.68
02/02/2021	DEPOSIT CARLING & WOODROFFE 60236 001		11,064.09	816,584.77
02/02/2021	CHQ 5244 2222687809	2,917.49		813,667.28
02/02/2021	CHQ 5239 2222687810	2,477.53		811,189.75
02/02/2021	CHQ 5242 7223950560	391.55		810,798.20
02/02/2021	CHQ 5243 7224015134	124.30		810,673.90
02/03/2021	FUEL BILL WASTE CONNECTIONS CANADA	812.16		809,861.74

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
10	\$14,448.66	2	\$58,721.72

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

Statement Of:

Business Account

Account Number:

60756 01507 11

From:

Jan 29 2021

To:

Feb 26 2021

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
02/03/2021	SD SETTLEMENT SD# 39763 FCN 0275 FCD 210203	817.47		809,044.27
02/03/2021	SD SETTLEMENT SD# 39763 FCN 0276 FCD 210203	822.74		808,221.53
02/03/2021	CHQ 5250 7224088355	56.49		808,165.04
02/03/2021	SD SETTLEMENT SD# 39763 FCN 0274 FCD 210203		1,634.94	809,799.98
02/03/2021	SD SETTLEMENT SD# 39763 FCN 0277 FCD 210203		822.74	810,622.72
02/03/2021	SD SETTLEMENT SD# 39763 FCN 0278 FCD 210203		847.92	811,470.64
02/03/2021	SERVICE CHARGE SCOTIA DIRECT PAYMENT	78.00		811,392.64
02/04/2021	CHQ 5240 7224138716	69.50		811,323.14
02/05/2021	CHQ 5247 2222779593	3,676.29		807,646.85
02/05/2021	CHQ* 5245 7126539225	2.80		807,644.05
02/05/2021	CHQ* 5248 7126544843	1,046.43		806,597.62
02/08/2021	MISC PAYMENT HYDRO OTTAWA	6,567.28		800,030.34
02/08/2021	TELEPHONE BILL 0000000000000000 BELL CANADA TORVM5 EFT 5511	288.80		799,741.54
02/11/2021	DEPOSIT CARLING & WOODROFFE 60236 001		2,666.73	802,408.27
02/11/2021	CHQ 5251 2222904582	1,784.88		800,623.39
02/11/2021	CHQ* 5249 7126574033	5,876.00		794,747.39
02/11/2021	SD SETTLEMENT SD# 39763 FCN 0280 FCD 210211		3,301.82	798,049.21
02/11/2021	SD SETTLEMENT SD# 39763 FCN 0279 FCD 210209	922.72		797,126.49

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
13	\$22,009.40	5	\$9,274.15

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

Statement Of:
Business Account

Account Number:
60756 01507 11

From:
Jan 29 2021

To:
Feb 26 2021

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
02/16/2021	TRANSFER FROM 60756 01508 19		20,425.58	817,552.07
02/16/2021	WATER BILL PAYMENT OTTAWA WATER	2,153.47		815,398.60
02/16/2021	CHQ 5252 9223487032	1,695.00		813,703.60
02/16/2021	TRANSFER TO 60756 01508 19	17,164.33		796,539.27
02/18/2021	TELEPHONE BILL ROGERS WIRELESS PRE- AUTH DR	90.40		796,448.87
02/18/2021	CHQ 1376 8228367954	301.02		796,147.85
02/19/2021	CHQ 5253 2223085294	907.49		795,240.36
02/22/2021	DEPOSIT CARLING & WOODROFFE 60236 001		5,000.00	800,240.36
02/22/2021	CRED. CARD/LOC PAYMENT	295.91		799,944.45
02/24/2021	UTILITY BILL PRE-AUTHORIZED ENBRIDGE	4,601.84		795,342.61
02/24/2021	CHQ* 5246 7026509317	540.00		794,802.61
02/25/2021	SD SETTLEMENT SD# 39763 FCN 0281 FCD 210222	922.72		793,879.89
02/26/2021	CHQ 5262 3227749703	39.04		793,840.85
02/26/2021	SD SETTLEMENT SD# 39763 FCN 0283 FCD 210223	186.93		793,653.92
02/26/2021	INTEREST CREDIT		0.00	793,653.92

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
12	\$28,898.15	3	\$25,425.58

Uncollected fees and/or ODI owing: \$0.00

Please examine this statement promptly.

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

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

GST Registration No. R105195598

® Registered trademark of The Bank of Nova Scotia



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

CARLETON CONDOMINIUM CORPORATI
INTEGRAL PROPERTY MANAGEMENT
1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Service Charge	60756 01507 11	Jan 29 2021	Feb 26 2021

Item	Volume	Rate	Charge (\$)
SBAP Monthly Fee - Full			.00
Transactions Over Plan			
Deposit	3	1.25	3.75
Cheques	17	1.25	21.25
Other Credits	5	1.25	6.25
Other Debits	14	1.25	17.50
Sub Total			48.75
Account Maintenance			10.95
Deposit Contents			
Items Deposited	10	.22	2.20
Sub Total Service Charge			61.90
Less % Discount Allowed		99.999%	61.90

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

CARLETON CONDOMINIUM CORPORATI
INTEGRAL PROPERTY MANAGEMENT
1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Deposit Interest	60756 01507 11	Jan 30 2021	Feb 26 2021

Account Information

Currency: CAD

Average Credit Balance This Period	\$797,568.00
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Scotiabank Prime This Period	2.450%
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Interest Rate Rule:		
Scotiabank Prime	- 2.750%	0.000%

Interest Calculation

Average Credit Balance		\$797,568.00
Total Balance Deductions		\$0.00
Net Surplus Balance		\$797,568.00
Interest At	0.000%	\$0.00

Total Interest		\$0.00
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Your account 60756 01507 11 has been credited.

Please examine this statement promptly.

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GST Registration No. R105195598

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MONTHLY FINANCIAL RESERVE REPORT

CCC 60

February 2021

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

CCC 60

January 2021

Revenue

100% of the budgeted contributions have been contributed.

The monthly transfer from operation was done for a total of \$ 17,164.30. This amount should have been Adjusted to \$18,897.92 as per the new Reserve Fund study and form 15 that was sent in June 2020

Expenses

There was \$42,309.49 of Reserve Fund Expenses in January. This includes \$20,623.00 for electrical and \$21,173.38 of Engineering fees and a total of \$550,544.70 year to date.

The balance in this account was at \$354,320.07

Note: I suggest that BOD transfer some of the operation account surplus in the RF account.

CCC 60

Budget vs. Actuals: 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Expenses				
6000R Reserve Expenses				
6125R Reserve - Doors	5,537.00		5,537.00	
6141R Reserve - Security Camera, Keys, Intercom	912.27		912.27	
6142R Reserve - Electrical	110,661.32		110,661.32	
6175R Reserve - Bank Charges	35.56		35.56	
Total 6000R Reserve Expenses	117,146.15		117,146.15	
Total Other Expenses	\$117,146.15	\$0.00	\$117,146.15	0.00%
NET OTHER INCOME	\$ -117,146.15	\$0.00	\$ -117,146.15	0.00%
NET INCOME	\$ -117,146.15	\$0.00	\$ -117,146.15	0.00%

CCC 60

Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4601 (Reserve) - Contribution from Operating	102,127.90		102,127.90	
Total 4000 Income	102,127.90		102,127.90	
Total Income	\$102,127.90	\$0.00	\$102,127.90	0.00%
GROSS PROFIT	\$102,127.90	\$0.00	\$102,127.90	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$102,127.90	\$0.00	\$102,127.90	0.00%
Other Expenses				
6000R Reserve Expenses				
6100R Reserve - Professional Fees	-723.95		-723.95	
6102R Reserve - Building Interior R&M	6,816.45		6,816.45	
6103R Reserve - Building Exterior R&M	40,551.39		40,551.39	
6106R Reserve - Podium	262,453.81		262,453.81	
6107R Retaining Wall Restoration	98,903.25		98,903.25	
6124R Reserve - Balconies	-34,951.39		-34,951.39	
6125R Reserve - Doors	3,378.79		3,378.79	
6140R Reserve - Foundation	-70,364.05		-70,364.05	
6141R Reserve - Security Camera, Keys, Intercom	23,630.19		23,630.19	
6142R Reserve - Electrical	221,331.38		221,331.38	
6145R Reserve - Garage Repairs & Cleaning	355.95		355.95	
6170R Reserve - Engineering Services	34,226.29		34,226.29	
6175R Reserve - Bank Charges	56.43		56.43	
6198R Reserve - Property Management	2,954.95		2,954.95	
Total 6000R Reserve Expenses	588,619.49		588,619.49	
Total Other Expenses	\$588,619.49	\$0.00	\$588,619.49	0.00%
NET OTHER INCOME	\$ -588,619.49	\$0.00	\$ -588,619.49	0.00%
NET INCOME	\$ -486,491.59	\$0.00	\$ -486,491.59	0.00%

1020R Reserve Bank Account, Period Ending 02/28/2021

RECONCILIATION REPORT

Reconciled on: 03/09/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance.....	354,320.07
Cheques and payments cleared (7).....	-77,219.85
Deposits and other credits cleared (1).....	17,164.33
Statement ending balance.....	<u>294,264.55</u>

Uncleared transactions as of 02/28/2021.....	-116,706.76
Register balance as of 02/28/2021.....	177,557.79
Cleared transactions after 02/28/2021.....	0.00
Uncleared transactions after 02/28/2021.....	-38,383.13
Register balance as of 03/09/2021.....	139,174.66

Details

Cheques and payments cleared (7)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/23/2020	Bill Payment	0011	BGC Construction & Restoration	-36,135.71
01/28/2021	Bill Payment	5082	Broder Electric	-20,210.55
02/03/2021	Bill Payment	5083	Baxtec Mechanical	-412.45
02/16/2021	Journal	403		-20,425.58
02/28/2021	Journal	408		-5.00
02/28/2021	Journal	408		-5.56
02/28/2021	Journal	408		-25.00

Total -77,219.85

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/10/2021	Journal	398		17,164.33

Total 17,164.33



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

CARLETON CONDOMINIUM CORPORATI
INTEGRAL PROPERTY MANAGEMENT
1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Business Account	60756 01508 19	Jan 29 2021	Feb 26 2021

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
7	\$77,219.85	1	\$17,164.33

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
01/29/2021	BALANCE FORWARD			354,320.07
02/01/2021	TRANSFER TO 61176 00149 15	5.56		354,314.51
02/03/2021	SERVICE CHARGE SEP 2020 BANK CONFIRMATION FEE	25.00		354,289.51
02/09/2021	CHQ* 5082 7126560530	20,210.55		334,078.96
02/11/2021	CHQ 5083 2222904581	412.45		333,666.51
02/16/2021	TRANSFER FROM 60756 01507 11		17,164.33	350,830.84
02/16/2021	TRANSFER TO 60756 01507 11	20,425.58		330,405.26
02/24/2021	CHQ 10 7225388673	36,135.71		294,269.55
02/26/2021	SERVICE CHARGE	5.00		294,264.55

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
7	\$77,219.85	1	\$17,164.33

Uncollected fees and/or ODI owing: \$0.00

Please examine this statement promptly.

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

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

GST Registration No. R105195598

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

CARLETON CONDOMINIUM CORPORATI
INTEGRAL PROPERTY MANAGEMENT
1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:
Service Charge

Account Number:
60756 01508 19

From:
Jan 29 2021

To:
Feb 26 2021

Item	Volume	Rate	Charge (\$)
SBAP Monthly Fee - Full			.00
Transactions Over Plan			
Cheques	3	1.25	3.75
Free Item Allowance	-3		-3.75
Sub Total			.00
Statement Preparation	1	5.00	5.00
Total Service Charges			\$5.00

Please examine this statement promptly.

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