

Carleton Condominium Corporation 60

Management Report

Prepared for the Meeting of the Board of Directors

By webinar August 31th, 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 August 31th, 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 July 27th, 2021

4. Items Arising from Minutes of the Last Meeting

- Review actions for completion

5. Ratification of Decisions Made Between Meeting

- Budget for Year end 2022-10-30 with no condo fees increase.
- Lease agreement for unit 101

6. Manager's Report

7. Monthly Financial Report

See attachment

8. Items for discussion

- Unit 306 Insurance settlement update
- Henderson/Door Entry system/ Ainger/update
- Unit 503 Parking reassignment request
- Generator replacement update
- Bell Telephone Lines Review
- Tyco Monitoring Contract Cancellation
- RBC Loan Documentation signing for HVAC Project
- Martin Zak Dress code / uniform /tasks
- Extra FOB and remotes request
- Portal

9. Board Projects Update

10. Status Certificate Review

11. Notice of Next Meeting and Adjournment

2021 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	Broder	613-224-1176
Garage Door	Ram Door	613-749-2138
Snow Removal	Peloso Landscaping	613-260-9566
Lawn Care	Nutrilawn	613-317-2295
Waste Removal	WSI	613-235-9692
Sewer	CWW	613-745-2444
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

August 30th, 2021.

ITEMS FOR BOARD INFORMATION

Water damage in unit 306: No update

**Supra Key Box:
Board Projects Update**

Henderson SS:

Final list agreed for Henderson to action; pool door solution agreed- Work will be reviewed by Ainger security.

HVAC Heat Pump conversion:

Bylaw past Now waiting for registered paper from Nancy Houle office.

Standby Generator

Generator delivery delay until August will not impact readiness preparation; discussions underway for preparation of pad and services.

Unit 503 Parking:

New owner of unit 503 doesn't like the parking space that was assigned to her and She's asking for a reassignment. The only place that the manager can see would be parking space 8 that is assigned to unit 904. The Owner doesn't have a car. New email from Lawyers

TYCO contract cancellation:

Manager sent an Email and left a Voice message to TYCO and Johnson. Waiting for the proper person to call back. I Hope to have an update at the meeting. UPDATE AT meeting

Superintendent Uniform:

Manager had a conversation with Martin about a more suitable dress code and will get prices for uniforms.

Portal:

Michelle and I will look into what information is missing and will put it up to date.

CCC 60 Board Meeting

July 27, 2021

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

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
 - a. Quote from OMS to repair fire damage on 4th floor \$2,525.79 HST Included
 - b. Quote from Broder to replace light fixture \$3,830.00 + HST
 - c. Quote from Baxtec for AMU extension \$4,500 +HST
 - d. Quote from Ainger for new 8TB Hard drive \$645.00 +HST
6. Manager's report
7. Monthly financial report
8. Items for discussion
 - Unit 306 Insurance settlement update
 - Henderson/Door Entry system/ Ainger/update
 - Unit 503 Parking reassignment request
 - Generator replacement update
 - Bell Telephone Lines Review
 - Tyco Monitoring Contract Cancellation
 - RBC Loan Documentation signing for HVAC Project
 - Martin Zak Dress code / uniform
 - Extra FOB and remotes request
 - Portal
 - Budget 2021-22 - Draft will be sent separately before the meeting
 - Quote from AWO for garage corridors repair \$8,595 + HST
 - Re-opening the Guest Suites
 - 4th floor fire damage remediation costs
 - Landscape master plan for 333 Chapel
9. Board Projects Updates
10. Status Certificate Review
11. Notice of next meeting and adjournment

Minutes:

1. Welcome and announcement of quorum
 - o DG opened the meeting and announced quorum at 18:06

2. Approval of agenda
 - DG asked for any items to be added to the agenda:
 - BS asked that an item be added to discuss reopening the Guest Suites, and one for the remediation costs for the fire on the 4th floor, and one for the quote received to repair the basement ceilings
 - MB asked that an item be added to discuss a quote for developing a master landscape plan for the grounds.
3. Approval of minutes of the Board of Directors
 - BS moved that the minutes from the previous board meeting be accepted, seconded by MB; all present approved.
4. Items arising from minutes of last meeting
 - DG noted that most items had been followed up and actioned or at least an update provided. BS noted that the contractor list update had not yet been actioned and he was concerned that the new superintendent might call one of the old contractors in case of an issue rather than the current ones.
Action: RDA to follow up and ensure that the contractor list is updated; DG advised that he would check in with him by eow.
5. Ratification of decisions made between meetings
 - Quote from OMS to repair fire damage on 4th floor \$2,525.79 HST Included
 - Quote from Broder to replace light fixture \$3,830.00 + HST
 - Quote from Baxtec for AMU extension \$4,500 +HST
 - Quote from Ainger for new 8TB Hard drive \$645.00 +HST

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 HT, motion carried unanimously.
6. Manager's report
 - subsumed into item 8. items for discussion.
7. Monthly financial report
 - DG asked if the board had reviewed the financial report for the previous month, advising that he had only skimmed it and was concerned at the over budget items but relieved by things still being on track for the full year. HT advised that the YTD page was the one to focus on, and that apart from some minor items the budget was tracking well and should end in a small surplus. HT also expressed annoyance that the full G/L accounts for the entire year were still being provided with the financial report. HT also noted a concern over the higher than expected charges to the snow clearance account, and noted that it was easier to show such things when the reports were available on the Portal. RDA advised that he had spoken to MD this week and impressed upon her the need to keep the Portal content up to date, he agreed to follow up again. **Action: RDA**
 - In regard to the snow clearance costs being higher, it was noted that the scope of work had been increased for the new contractor, and that

the decision to replace the former one was not based on cost but quality of service. HT thought that there may have been an issue with the billing and asked if he could be provided with a copy of the contract (not on the Portal). RDA agreed to provide a copy and an update to the board members. **Action: RDA**

8. Items for discussion

- Unit 306 Insurance settlement update

HT asked if everyone had seen the email he sent with FRed Broder's assessment of the likely electrical work that would be needed in 306 when reinstating the walls after mold remediation. He informed the board that the discussions he had had with Broder revolve around the need to satisfy an ESA inspector who would issue any certificate required on completion of the work. The scope of the actual work would be dependent upon their assessment. HT proposed that the next step would be to engage an ESA inspector, accompanied by him and the superintendent, to look at the work needed in 306 and advise on what would pass his requirements for issuing a certificate. HT estimated this would cost around \$300. DG moved that the board accept HT's recommendation, seconded by MB. The motion was carried unanimously. **Action: HT** to organize ESA site inspection.

- Henderson/Door Entry system/ Ainger/update

BS advised the board that Ainger were currently onsite and had already installed the new HDD in the camera system and set up everything correctly; and that they had provided the superintendent with training in the systems. BS noted that the new superintendent was familiar with these types of systems and comfortable with taking on responsibility for them. The safety issues raised by Ainger in regard to the garage doors leading into the basement are being addressed by the original contractor, Henderson. BS reported that Henderson had arranged for a City of Ottawa safety inspector to come on site to review the set up.

- Unit 503 Parking reassignment request

DG noted the last email update from RS following the second letter from the owner's solicitor. It was agreed that there was still no evidence behind the assertion that the allocation of the parking space identified in the sales agreement had ever been officially approved and that the records still indicated that space as being allocated to another unit. The meeting discussed the request from the owner to have the reported unoccupied carport space allocated to #904 reallocated to 503 and agreed that an approach could be made, but that it would not be appropriate to force the change on the owners of that unit. DG suggested that since the current temporary arrangement seemed to be working well, and that since the owner was not happy with using the allocated carport space #1 the board might want to consider swapping over the visito ebay that the bike rack was installed in with #1 and allocating that space to 503. It was agreed that an informal approach should be made to the owners of #904, and that the request from the solicitor for a response be drafted for review. DG agreed to draft and share a response with the board.

Action: DG

- Generator replacement update

BS reported that the project was tracking well and that work for the

new concrete pad for the Enbridge installation should commence next week weather permitting. The delivery date for the generator had slipped again but was still due in August and everything would be ready when it arrived.

- Bell Telephone Lines Review

DG noted that this issue still needed some focus to get to the bottom of the general sentiment that Bell is charging the corporation too much for services that are no longer required with the new intercom system now in place. BS advised that he had no time available to dig into the issue himself and asked if another board member could take it on. MB volunteered to look into the existing contracts as he was particularly concerned that Bell was still charging for the previous intercom system. HT offered to support MB if needed. **Action MB/HT**

- Tyco Monitoring Contract Cancellation

DG advised the board that he had been reviewing the contract with RDA and that the high cancellation costs were based around the length of time still left to run on the contract. The board members asked if they could see a copy of the contract, DG agreed to forward the email thread to them all **Action : DG**

- RBC Loan Documentation signing for HVAC Project

DG asked HT if these were the documents that he had signed already. HT confirmed that they were but also advised the meeting that the bank required a photocopy of the front page of the corporation's original declaration before they would release any funds, and asked RDA if CIPM could provide as his copy did not clearly show the official stamp that the bank was looking for. RDA advised that the copy that he had was not very clear either but he would check. It was agreed that the issue was not urgent, but was critical to the funding of the HVAC project overall. It was agreed that all parties would look to see if a more legible copy of the declaration could be found with the front page and official stamp showing clearly. **Action: All**

- Superintendent Dress code / uniform

RDA advised the meeting that he had spoken with the superintendent about ensuring that he wore proper work shoes when on duty and was mindful of health and safety while at work. The meeting discussed the option of purchasing suitable work wear for the superintendent in addition to the work shoes that are already provided. RDA told the board that he had a contractor coming into his Bathgate property to give him a quote on work uniforms for his team there and that he would see if they could do the same for 333 Chapel street.

- Extra FOB and remotes request

DG noted that with Ainger on site and addressing the issues from the Henderson installation the board should look at issuing a notice regarding additional fobs requests and about the front door being secured at night; an updated version of the original notice should suffice. The board reaffirmed the process outlined in the original notice whereby requests for fobs would be made through the Property Manager but actioned by the superintendent once payments had been received.

- Portal

As noted in discussion on the Financial Report, RDA advised the board that he had spoken with his assistant about the need to keep the

Portal content updated, and that he and NF had also provided a documented list of actions for her to complete in order to bring the Portal up to date.

- Budget 2021-22 - Draft will be sent separately before the meeting

DG asked if everyone had been able to review the draft budget proposal sent out by RDA. BS advised that he had not had time to thoroughly review it yet. DG suggested that he call a special meeting to discuss the proposed budget next week so that the board could focus on it as a stand alone item. **Action: DG** to schedule 21/22 budget call.

- Quote from AWO for garage corridors repair \$8,595 + HST

BS informed the meeting that he had met several times with the contractor and was comfortable that they would do the work to the desired quality and quoted price. The contractor had been recommended by Fred Broder, the electrical contractor. The quote for repairing the ceilings and repainting the basement corridors and steps after repairs were completed was \$6,800. A further quote for \$2595 for the ceiling repairs on the 11th floor had also been provided. The meeting discussed the funding of the work and agreed that it would come from the reserved fund as it was included in an item scheduled in the near future. BS asked the meeting for approval to inform the contractor that the quotes were accepted and to schedule the work. DG moved that the board proceed with the work, seconded by MB. The motion was carried unanimously.

- Re-opening the Guest Suites

BS asked the board to consider reopening the guest suites now that the Covid restrictions had been lifted by the provincial government. He had spoken with the superintendent and he was comfortable with going ahead, and with the additional cleaning protocols that would need to be followed for Covid. BS proposed that residents be advised to make their reservations through the superintendent. DG asked about payment of the fees and was advised that the process in place prior to the pandemic had been for the superintendent to collect cheques for the rentals. The board agreed to keep this process in place, and to raise the rental fee to \$60 per night to cover the additional cleaning costs. BS also proposed that the notice about the reopening include a set of protocols including a one day gap in between rentals to allow for the extra cleaning. DG moved that the board proceed with the reopening as discussed, seconded by BS. The motion was passed unanimously. **Action: BS** to draft the notice to inform residents of the reopening

- 4th floor fire damage remediation costs

BS informed the meeting that the final costs for the work after the fire on the 4th floor were \$6,750. HT confirmed that the corresponding insurance deductible would be \$5,000 and would likely result in a much higher premium next year. The board agreed that the costs would come from the operating budget and that no insurance claim would be made.

- Landscape master plan for 333 Chapel

MB informed the meeting that he had been in talks with Lashley & Associates about commissioning a landscape master plan for 333 Chapel Street. The reserve fund has a number of external projects included in the near future that all have elements of landscaping

included and which would benefit from having a master plan to follow to ensure consistency in the final look and feel of the building's external areas once all works are complete. Lashley has quoted around \$8k for the landscaping master plan, with an additional \$2k for a site survey to provide input for the plan. MB moved that the board proceed with Lashley and commission the work, BS seconded the motion. The motion was passed unanimously.

9. Status Certificate Review

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10. Notice of next meeting and adjournment

- It was agreed to schedule the next meeting for August 31, 2021 at 6pm. RDA was asked to issue the invitation. **Action: RDA**
- DG moved to adjourn the meeting, the motion was carried unanimously and DG closed the meeting at 19:53.

CCC 60 Board Meeting - FY21/22 Budget Review

Aug 05, 2021

Attendees: Hugh Thorne, David Grant, Marc Bouchard, Bernie Scobie, Raffie Stepanian
Apologies: Marc Bouchard

Agenda:

1. Walk through the draft budget for FY21/22 provided by the property manager

Minutes:

1. DG advised the meeting that he had received no comments or budget update suggestions from MB (on vacation) the board would assume that he had nothing specific beyond his contribution to the email thread around the snow clearance contract. DG proposed that the board walk through the draft budget line by line and review any items that might need to be changed.

The board agreed on the following changes to the proposed draft budget:

- Line 15 Interest Income to be reduced by \$2k to **\$750**
- Line 16 Superintendent rental revenue to be increased by \$12k to **\$12,000**
 - ◆ The board discussed the short term rental of the unit and estimated income; it was agreed that there would be no change in the intended use of the unit and that the board would confirm with the new superintendent that he would not be moving into the unit following the end of his probation period before proceeding with a short term rental. . BS offered to take the lead on this action and to take on the responsibility for finding a suitable tenant should that be the case. DG moved that the board should proceed as proposed by BS, RF seconded the motion. All present agreed, the motion was passed unanimously. **Action : BS**
- Line 33 Gas to be reduced by \$7.5k to **\$30,000**
- Line 34 Water to be reduced by \$3k to **\$31,000**
- Line 37 General Maintenance to be reduced by \$5k to **\$25,000**
- Line 38 Building Cleaning to be reduced by \$3k to **\$10,000**
- Line 41 Plumbing repairs to be reduced by \$5k to **\$10,000**
- Line 48 Contingencies to be reduced by \$5k to **\$20,000**
- Line 54 Reserve fund, change amount to align with Form 15 amount of **\$249,679**

After reviewing the changes the HT advised the board that the net result should allow the board to maintain the current fees for next year. DG

proposed that the changes be provided to the property manager and the draft updated to see the resulting % increase. If the increase/decrease was marginal then the board agreed that the current fees would be carried over into the next fiscal.

MONTHLY FINANCIAL REPORT

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July, 2021

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Monthly Financials

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

Reserve Reports

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

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Monthly Financials

Operating Report

MONTHLY FINANCIAL REPORT SUMMARY

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July 2021

Revenue

100% of condo fees have been invoiced.

Expenses

Year to date

5455 Elevator - Unfavourable variance of \$4,930.40 - Inv 460625 4192338 Canada Inc \$5,876 for 5 year requirement load test.

5470 Snow Removal - Unfavourable variance of \$3,529.97 - YTD snow removal was higher than budgeted.

5480 Pool Contract - Unfavourable variance of \$789.25 - Inv 37003 Ottawa Poolworks \$744.09 for pool maintenance chemicals. Inv 37583 Poolworks \$1,223.80 for new pool filter pump and installation. inv 37139 Poolworks \$126.02 for pool chemical. Inv 37197 Poolworks \$118.65 to inspect motor pump not pumping. Inv 37265 Poolworks \$118.65 removed pump for services.

5511 Cleaning - Unfavourable variance of \$4,917.03 - Monthly contract cleaning is over budget MoM.

5520 Electrical - Unfavourable variance of \$6,993.97 - Inv 8908 SBL Electric \$2,383 for multiple electric work. Inv 151099 Genrep \$2,147 for yearly emergency generator inspection. Inv W23818 Broder \$1,152.35 for relocated garage door circuit. Inv W23973 Broder \$1,244.05 to Repair lights and garage door. Inv W23972 Broder \$1,269.14 to Replace Outside electrical outlet. Inv 24080 Broder \$642.18 to replace Lighting circuit on 4th floor.

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

5833 Audit - Balance of \$1,616.27 - Auditing invoice for prior year came higher than its accrual.

JULY 2021 NOTES

5010 Gas - Favourable variance of \$1,313.77 - Gas accrual reversal was higher than the actual invoice.

5120 Wages - Unfavourable variance of \$6,746.12 - Payout for Maurice leaving plus overlap with Martin for training.

5480 Pool Contract - Unfavourable variance of \$1,417.12 - Inv 37583 Poolworks \$1,223.80 for new pool filter pump and installation. inv 37139 Poolworks \$126.02 for pool chemical. Inv 37197 Poolworks \$118.65 to inspect motor pump not pumping. Inv 37265 Poolworks \$118.65 removed pump for services.

5511 Cleaning - Unfavourable variance of \$199.22 - Monthly cleaning over budget MoM.

5520 Electrical - Unfavourable variance of \$350.52 - Inv 24080 Broder \$642.18 to replace Lighting circuit on 4th floor.

5808 AGM Costs - Unfavourable variance of \$341.84 - Inv 4946 CIPM \$508.50 for the Information Meeting on the Borrowing Bylaw.

The Corporation finance are on a good position, Expenses are \$-15,764.20 under Budget

The balance in the Operation account as of June 30 was \$266,682.00

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Budget vs. Actuals: 2021 - FY21 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	58,557.89	58,558.00	-0.11	100.00 %
4031 Guest Suite Rental		166.66	-166.66	
4038 Laundry Revenue		180.55	-180.55	
4040 Interest Income		229.16	-229.16	
Total 4000 Income	58,557.89	59,134.37	-576.48	99.03 %
Total Income	\$58,557.89	\$59,134.37	\$ -576.48	99.03 %
Cost of Goods Sold				
4200 Contribution to Reserve Fund	20,425.58	20,425.59	-0.01	100.00 %
Total Cost of Goods Sold	\$20,425.58	\$20,425.59	\$ -0.01	100.00 %
GROSS PROFIT	\$38,132.31	\$38,708.78	\$ -576.47	98.51 %
Expenses				
5000 Utilities				
5010 Gas	-582.24	731.53	-1,313.77	-79.59 %
5020 Hydro	10,169.38	7,299.75	2,869.63	139.31 %
5030 Water & Sewer	2,506.96	4,015.64	-1,508.68	62.43 %
5040 Telecom Expenses	441.19	666.66	-225.47	66.18 %
Total 5000 Utilities	12,535.29	12,713.58	-178.29	98.60 %
5100 Employee Salaries & Benefits				
5110 Payroll Taxes (EI/CPP)	1,078.45		1,078.45	
5120 Wages	9,246.12	2,500.00	6,746.12	369.84 %
5122 Employee Benefits	174.10	291.66	-117.56	59.69 %
5150 WSIB	91.24	41.66	49.58	219.01 %
Total 5100 Employee Salaries & Benefits	10,589.91	2,833.32	7,756.59	373.76 %
5400 Contracts				
5415 Waste Management Contract	816.68	755.75	60.93	108.06 %
5416 Fire System Contract	372.90	358.33	14.57	104.07 %
5435 Private Security Contract	227.98	250.00	-22.02	91.19 %
5440 HVAC Contract	1,659.32	3,004.16	-1,344.84	55.23 %
5455 Elevator Contract	879.43	1,000.00	-120.57	87.94 %
5460 Fitness Equipment Contract		83.33	-83.33	
5465 Landscaping Contract	600.33	833.33	-233.00	72.04 %
5475 Pest Control Contract	74.58	75.00	-0.42	99.44 %
5480 Pool Contract	1,587.12	170.00	1,417.12	933.60 %
Total 5400 Contracts	6,218.34	6,529.90	-311.56	95.23 %
5500 General Repairs & Maintenance				
5503 Repair and Maintenance		2,500.00	-2,500.00	
5510 Building Cleaning Supplies		250.00	-250.00	
5511 General Cleaning	1,282.55	1,083.33	199.22	118.39 %
5516 Plumbing R&M	823.37	1,250.00	-426.63	65.87 %
5520 Electrical R&M	642.18	291.66	350.52	220.18 %
Total 5500 General Repairs & Maintenance	2,748.10	5,374.99	-2,626.89	51.13 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	2,833.33	2,833.33	0.00	100.00 %

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Budget vs. Actuals: 2021 - FY21 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5805 CAO Fees	45.00	41.66	3.34	108.02 %
5808 AGM Costs	508.50	166.66	341.84	305.11 %
5810 Office Expenses		128.75	-128.75	
5812 Bank Charges	136.56	100.00	36.56	136.56 %
5830 Insurance Expense	1,924.38	2,083.33	-158.95	92.37 %
5832 Legal		833.33	-833.33	
Total 5800 Administrative & Professional Expenses	5,447.77	6,187.06	-739.29	88.05 %
5900 Contingency/Initiatives				
5905 General Contingency		2,083.33	-2,083.33	
Total 5900 Contingency/Initiatives		2,083.33	-2,083.33	
Total Expenses	\$37,539.41	\$35,722.18	\$1,817.23	105.09 %
NET OPERATING INCOME	\$592.90	\$2,986.60	\$ -2,393.70	19.85 %
NET INCOME	\$592.90	\$2,986.60	\$ -2,393.70	19.85 %

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Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	585,585.90	585,580.00	5.90	100.00 %
4031 Guest Suite Rental		1,666.60	-1,666.60	
4038 Laundry Revenue	1,092.50	1,805.50	-713.00	60.51 %
4040 Interest Income		2,291.60	-2,291.60	
4050 Miscellaneous Income	3,303.20		3,303.20	
Total 4000 Income	589,981.60	591,343.70	-1,362.10	99.77 %
Total Income	\$589,981.60	\$591,343.70	\$ -1,362.10	99.77 %
Cost of Goods Sold				
4200 Contribution to Reserve Fund	204,255.80	204,255.82	-0.02	100.00 %
Total Cost of Goods Sold	\$204,255.80	\$204,255.82	\$ -0.02	100.00 %
GROSS PROFIT	\$385,725.80	\$387,087.88	\$ -1,362.08	99.65 %
Expenses				
5000 Utilities				
5010 Gas	28,232.11	36,187.29	-7,955.18	78.02 %
5020 Hydro	71,402.87	65,578.30	5,824.57	108.88 %
5030 Water & Sewer	25,071.75	28,538.99	-3,467.24	87.85 %
5040 Telecom Expenses	4,430.02	6,666.60	-2,236.58	66.45 %
Total 5000 Utilities	129,136.75	136,971.18	-7,834.43	94.28 %
5100 Employee Salaries & Benefits				
5110 Payroll Taxes (EI/CPP)	2,291.08		2,291.08	
5120 Wages	30,664.61	25,000.00	5,664.61	122.66 %
5122 Employee Benefits	1,620.00	2,916.60	-1,296.60	55.54 %
5150 WSIB	435.91	416.60	19.31	104.64 %
Total 5100 Employee Salaries & Benefits	35,011.60	28,333.20	6,678.40	123.57 %
5400 Contracts				
5415 Waste Management Contract	8,130.64	7,557.50	573.14	107.58 %
5416 Fire System Contract	2,370.66	3,583.30	-1,212.64	66.16 %
5435 Private Security Contract	2,517.41	2,500.00	17.41	100.70 %
5440 HVAC Contract	28,621.78	30,041.60	-1,419.82	95.27 %
5455 Elevator Contract	14,930.40	10,000.00	4,930.40	149.30 %
5460 Fitness Equipment Contract		833.30	-833.30	
5465 Landscaping Contract	2,161.32	3,333.32	-1,172.00	64.84 %
5470 Snow Removal Contract	15,529.97	12,000.00	3,529.97	129.42 %
5475 Pest Control Contract	645.82	750.00	-104.18	86.11 %
5480 Pool Contract	3,906.37	1,700.00	2,206.37	229.79 %
Total 5400 Contracts	78,814.37	72,299.02	6,515.35	109.01 %
5500 General Repairs & Maintenance				
5503 Repair and Maintenance	16,928.91	25,000.00	-8,071.09	67.72 %
5510 Building Cleaning Supplies	2,551.15	2,500.00	51.15	102.05 %
5511 General Cleaning	15,949.55	10,833.30	5,116.25	147.23 %
5516 Plumbing R&M	6,354.54	12,500.00	-6,145.46	50.84 %
5520 Electrical R&M	10,261.09	2,916.60	7,344.49	351.82 %
5524 Vent Duct Cleaning & Repairs	7,853.50		7,853.50	

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Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 5500 General Repairs & Maintenance	59,898.74	53,749.90	6,148.84	111.44 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	28,333.30	28,333.30	0.00	100.00 %
5805 CAO Fees	450.00	416.60	33.40	108.02 %
5808 AGM Costs	858.50	1,666.60	-808.10	51.51 %
5810 Office Expenses	1,482.02	1,287.50	194.52	115.11 %
5812 Bank Charges	1,095.53	1,000.00	95.53	109.55 %
5830 Insurance Expense	16,974.00	20,833.30	-3,859.30	81.48 %
5832 Legal	4,621.92	8,333.30	-3,711.38	55.46 %
5833 Audit & Accounting Services	1,616.27	0.00	1,616.27	
Total 5800 Administrative & Professional Expenses	55,431.54	61,870.60	-6,439.06	89.59 %
5900 Contingency/Initiatives				
5905 General Contingency		20,833.30	-20,833.30	
Total 5900 Contingency/Initiatives		20,833.30	-20,833.30	
Total Expenses	\$358,293.00	\$374,057.20	\$ -15,764.20	95.79 %
NET OPERATING INCOME	\$27,432.80	\$13,030.68	\$14,402.12	210.52 %
NET INCOME	\$27,432.80	\$13,030.68	\$14,402.12	210.52 %

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Trial Balance As of July 31, 2021

	DEBIT	CREDIT
1010 Operating Bank Account	248,493.43	
1015 Petty Cash	1,000.00	
1020R Reserve Bank Account	331,891.75	
1021 Cash - Investment Account	24,870.00	
1100 Accounts Receivable		4,735.10
1116 Other Accounts Receivable	3,000.00	
1150 (Reserve) - Due from Operating	279,444.26	
1300 Prepaid Expenses - Other	701.78	
1310 Prepaid Expenses - Insurance	5,773.14	
1500 Reserve - Investments	1,030,910.00	
2000 Accounts Payable		8,774.32
2100R (Reserve) - Accounts Payable		5,650.00
2005 Accrued Liabilities		24,054.00
2200 Due to Reserve		279,444.26
2305 Due to/From related party A	28.25	
2401 (Reserve) - Prepaid Special Assessment	7,172.00	
Payroll Liabilities:Federal Taxes		1,582.65
Payroll Liabilities:Vacation Pay		210.98
3010 Retained Earnings - Operating Fund		69,846.44
3100 (Reserve) - Retained Earnings - Reserve Fund		2,385,904.36
4001 Income:Condo Fees		585,585.90
4038 Income:Laundry Revenue		1,092.50
4050 Income:Miscellaneous Income		3,303.20
4601 Income:(Reserve) - Contribution from Operating Sales		204,255.80
4200 Contribution to Reserve Fund	204,255.80	
5010 Utilities:Gas	28,232.11	
5020 Utilities:Hydro	71,402.87	
5030 Utilities:Water & Sewer	25,071.75	
5040 Utilities:Telecom Expenses	4,430.02	
5110 Employee Salaries & Benefits:Payroll Taxes (EI/ CPP)	2,291.08	
5120 Employee Salaries & Benefits:Wages	30,664.61	
5122 Employee Salaries & Benefits:Employee Benefits	1,620.00	
5150 Employee Salaries & Benefits:WSIB	435.91	
5415 Contracts:Waste Management Contract	8,130.64	
5416 Contracts:Fire System Contract	2,370.66	
5435 Contracts:Private Security Contract	2,517.41	
5440 Contracts:HVAC Contract	28,621.78	
5455 Contracts:Elevator Contract	14,930.40	
5465 Contracts:Landscaping Contract	2,161.32	
5470 Contracts:Snow Removal Contract	15,529.97	
5475 Contracts:Pest Control Contract	645.82	
5480 Contracts:Pool Contract	3,906.37	
5503 General Repairs & Maintenance:Repair and Maintenance	16,928.91	
5510 General Repairs & Maintenance:Building Cleaning Supplies	2,551.15	
5511 General Repairs & Maintenance:General Cleaning	15,949.55	
5516 General Repairs & Maintenance:Plumbing R&M	6,354.54	
5520 General Repairs & Maintenance:Electrical R&M	10,261.09	

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Trial Balance As of July 31, 2021

	DEBIT	CREDIT
5524 General Repairs & Maintenance:Vent Duct Cleaning & Repairs	7,853.50	
5801 Administrative & Professional Expenses:Property Management Fees	28,333.30	
5805 Administrative & Professional Expenses:CAO Fees	450.00	
5808 Administrative & Professional Expenses:AGM Costs	858.50	
5810 Administrative & Professional Expenses:Office Expenses	1,482.02	
5812 Administrative & Professional Expenses:Bank Charges	1,095.53	
5830 Administrative & Professional Expenses:Insurance Expense	16,974.00	
5832 Administrative & Professional Expenses:Legal	4,621.92	
5833 Administrative & Professional Expenses:Audit & Accounting Services	1,616.27	
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		40,601.39
6125R Reserve Expenses:Reserve - Doors	15,243.79	
6135R Reserve Expenses:Reserve - Heating & Air Conditioning	224,097.08	
6136R Reserve Expenses:Reserve - Generator R&M	120,970.49	
6140R Reserve Expenses:Reserve - Foundation		70,364.05
6141R Reserve Expenses:Reserve - Security Camera, Keys, Intercom	55,162.09	
6142R Reserve Expenses:Reserve - Electrical	263,152.68	
6145R Reserve Expenses:Reserve - Garage Repairs & Cleaning	65,749.05	
6170R Reserve Expenses:Reserve - Engineering Services	34,226.29	
6175R Reserve Expenses:Reserve - Bank Charges	114.17	
6198R Reserve Expenses:Reserve - Property Management	2,954.95	
TOTAL	\$3,686,228.90	\$3,686,228.90

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Balance Sheet As of July 31, 2021

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Bank Account	248,493.43
1015 Petty Cash	1,000.00
1020R Reserve Bank Account	331,891.75
1021 Cash - Investment Account	24,870.00
Total Cash and Cash Equivalent	\$606,255.18
Accounts Receivable (A/R)	
1100 Accounts Receivable	-4,735.10
Total Accounts Receivable (A/R)	\$ -4,735.10
1116 Other Accounts Receivable	3,000.00
1150 (Reserve) - Due from Operating	279,444.26
1300 Prepaid Expenses - Other	701.78
1310 Prepaid Expenses - Insurance	5,773.14
Total Current Assets	\$890,439.26
Non-current Assets	
1500 Reserve - Investments	1,030,910.00
Total Non Current Assets	\$1,030,910.00
Total Assets	\$1,921,349.26
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	8,774.32
2100R (Reserve) - Accounts Payable	5,650.00
Total Accounts Payable (A/P)	\$14,424.32
2005 Accrued Liabilities	24,054.00
2200 Due to Reserve	279,444.26
2305 Due to/From related party A	-28.25
2401 (Reserve) - Prepaid Special Assessment	-7,172.00
Payroll Liabilities	
Federal Taxes	1,582.65
Vacation Pay	210.98
Total Payroll Liabilities	1,793.63
Total Current Liabilities	\$312,515.96
Total Liabilities	\$312,515.96
Equity	
3100 (Reserve) - Retained Earnings - Reserve Fund	2,385,904.36
Retained Earnings	69,846.44
Profit for the year	-846,917.50
Total Equity	\$1,608,833.30
Total Liabilities and Equity	\$1,921,349.26

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A/R Aging Summary

As of July 31, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
1103 - Raffie Stepanian	888.91					\$888.91
1104 - Joelle Sanderson					-280.03	\$ -280.03
401 Sylvie, Bertha Khederlarian & Jacques Joubarne					473.75	\$473.75
405 MSJP Capital Inc.					-2,769.01	\$ -2,769.01
406 - Annette Traynor Martin					-60.00	\$ -60.00
701 Hugh Thorne					-2,140.80	\$ -2,140.80
706 - Robert Valiquette					-847.92	\$ -847.92
TOTAL	\$888.91	\$0.00	\$0.00	\$0.00	\$ -5,624.01	\$ -4,735.10

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A/P Aging Summary

As of July 31, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Baxtec Mechanical		823.37				\$823.37
Bell		294.30				\$294.30
City of Ottawa Water & Sewer		2,623.73				\$2,623.73
Hydro Ottawa		8,463.50				\$8,463.50
Joelle Sanderson		371.37				\$371.37
Orkin Canada		74.58				\$74.58
Ottawa Poolworks	1,223.80					\$1,223.80
Rogers		56.49			90.40	\$146.89
Roy Murcklen Industries Ltd.					-165.73	\$ -165.73
Scotiabank Visa		-477.13				\$ -477.13
Veronika Huta		228.96				\$228.96
Waste Connections of Canada Inc.	816.68					\$816.68
TOTAL	\$2,040.48	\$12,459.17	\$0.00	\$0.00	\$ -75.33	\$14,424.32

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General Ledger
July 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Bank Account								
Beginning Balance								239,692.46
07/01/2021	Journal Entry	463	No		Maurice's monthly insurance 2021-07	-Split-	\$ -174.10	239,518.36
07/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		2000 Accounts Payable	\$ -	236,685.03
							2,833.33	
07/01/2021	Paycheque		No	*Maurice Richard.	Pay Period: 06/12/2021-06/25/2021	-Split-	\$ -922.72	235,762.31
07/01/2021	Payment	PAP	No	703 Valerie Graviere		1100 Accounts Receivable	\$847.92	236,610.23
07/01/2021	Payment	PAP	No	601 Armando Coelho & Maria Adelaide Cardoso		1100 Accounts Receivable	\$1,059.90	237,670.13
07/01/2021	Payment	PAP	No	305 Franca & Luigi Rossi		1100 Accounts Receivable	\$1,044.67	238,714.80
07/01/2021	Payment	PAP	No	504 Nelson Belzile		1100 Accounts Receivable	\$1,155.93	239,870.73
07/01/2021	Payment	PAP	No	406 - Annette Traynor Martin		1100 Accounts Receivable	\$828.01	240,698.74
07/01/2021	Payment	PAP	No	603 Alaina Johnston		1100 Accounts Receivable	\$837.96	241,536.70
07/01/2021	Payment	PAP	No	606 Hélène Boivin		1100 Accounts Receivable	\$837.96	242,374.66
07/01/2021	Payment	027	No	1104 - Joelle Sanderson		1100 Accounts Receivable	\$1,212.15	243,586.81
07/01/2021	Payment	PAP	No	806 - Elisabeth Krug		1100 Accounts Receivable	\$858.46	244,445.27
07/01/2021	Payment	PAP	No	906 - Carlo Giuseppe		1100 Accounts Receivable	\$868.41	245,313.68
07/01/2021	Payment	PAP	No	702 Poonam Varshni		1100 Accounts Receivable	\$847.92	246,161.60
07/01/2021	Payment	PAP	No	306 Dorothy Charbonneau		1100 Accounts Receivable	\$822.74	246,984.34
07/01/2021	Payment	135	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne		1100 Accounts Receivable	\$1,049.94	248,034.28
07/01/2021	Payment	PAP	No	302 Eric Christie		1100 Accounts Receivable	\$822.74	248,857.02
07/01/2021	Payment	PAP	No	801 Emily Bayrachny		1100 Accounts Receivable	\$1,079.81	249,936.83
07/01/2021	Payment	PAP	No	1003 - Jared Keil		1100 Accounts Receivable	\$878.96	250,815.79
07/01/2021	Payment	PAP	No	404 Sergio Piccinin		1100 Accounts Receivable	\$1,150.66	251,966.45
07/01/2021	Payment	PAP	No	205 Marc Bouchard & Veronika Huta		1100 Accounts Receivable	\$1,039.99	253,006.44
07/01/2021	Payment	PAP	No	202 - Tracey Naomi Wertheim		1100 Accounts Receivable	\$817.47	253,823.91
07/01/2021	Payment		No	501 Malcolm & Claire Sanderson		1100 Accounts Receivable	\$1,055.21	254,879.12
07/01/2021	Payment	223	No	902 - Rhoda Attwood		1100 Accounts Receivable	\$868.41	255,747.53
07/01/2021	Payment	PAP	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy		1100 Accounts Receivable	\$1,090.35	256,837.88
07/01/2021	Payment	PAP	No	803 - Guillermina & David Redekop		1100 Accounts Receivable	\$858.46	257,696.34
07/01/2021	Payment	PAP	No	802 - James Wyndels		1100 Accounts Receivable	\$858.46	258,554.80
07/01/2021	Payment	PAP	No	303 - Heather Farrow		1100 Accounts Receivable	\$822.74	259,377.54
07/01/2021	Payment	PAP	No	706 - Robert Valiquette		1100 Accounts Receivable	\$847.92	260,225.46
07/01/2021	Payment	PAP	No	503 Pennie Carter		1100 Accounts Receivable	\$1,665.38	261,890.84
07/01/2021	Payment	PAP	No	1105 - David Grant		1100 Accounts Receivable	\$1,111.43	263,002.27
07/01/2021	Payment	PAP	No	1005 - Francine Titley		1100 Accounts Receivable	\$1,100.30	264,102.57
07/01/2021	Payment	PAP	No	1002 - Jossé Marie Cecillia Piquard		1100 Accounts Receivable	\$878.37	264,980.94
07/01/2021	Payment	393	No	403 Aniss and Fatima Amdiss		1100 Accounts Receivable	\$828.01	265,808.95
07/01/2021	Payment	PAP	No	605 Raymond Lapointe		1100 Accounts Receivable	\$1,059.90	266,868.85
07/01/2021	Payment	PAP	No	604 Doris Michniewicz		1100 Accounts Receivable	\$1,161.20	268,030.05
07/01/2021	Payment	PAP	No	602 Andre Laporte		1100 Accounts Receivable	\$837.96	268,868.01
07/01/2021	Payment	PAP	No	204 Bernard Scobie		1100 Accounts Receivable	\$1,140.71	270,008.72
07/01/2021	Payment	PAP	No	505 Nicole Lanthier		1100 Accounts Receivable	\$1,055.21	271,063.93
07/01/2021	Payment	PAP	No	903 - Geoffrey Greatrex		1100 Accounts Receivable	\$868.41	271,932.34
07/01/2021	Payment	PAP	No	1006 - Kelly Masterson		1100 Accounts Receivable	\$878.37	272,810.71
07/01/2021	Payment	056	No	304 Michael Graham & Lynda Pilkington		1100 Accounts Receivable	\$1,145.98	273,956.69
07/01/2021	Payment	PAP	No	704 Marcia Clement		1100 Accounts Receivable	\$1,171.16	275,127.85
07/01/2021	Payment	PAP	No	804 - Pablo Urbanyi		1100 Accounts Receivable	\$1,181.11	276,308.96
07/01/2021	Payment	PAP	No	502 Josephine Cassie		1100 Accounts Receivable	\$832.69	277,141.65
07/01/2021	Payment	PAP	No	402 Catherine Carr		1100 Accounts Receivable	\$828.01	277,969.66
07/01/2021	Payment	PAP	No	905 Thomas G Smith		1100 Accounts Receivable	\$1,090.35	279,060.01
07/01/2021	Payment	PAP	No	1101 - Jared Keil		1100 Accounts Receivable	\$1,111.43	280,171.44
07/01/2021	Payment	PAP	No	805 - Gisele Pard		1100 Accounts Receivable	\$1,079.81	281,251.25
07/01/2021	Payment	PAP	No	904 - Douglas Stoltz		1100 Accounts Receivable	\$1,191.07	282,442.32
07/01/2021	Payment	PAP	No	301- Rebecca Dolgoy		1100 Accounts Receivable	\$1,044.67	283,486.99
07/01/2021	Payment	PAP	No	1004 - Julie and Vince Tam		1100 Accounts Receivable	\$1,201.61	284,688.60
07/01/2021	Payment	PAP	No	201 Gustave & Yuriko Maass		1100 Accounts Receivable	\$1,039.99	285,728.59
07/01/2021	Payment	PAP	No	206 Lawrence VanWyngaarden & Lindsey Foster		1100 Accounts Receivable	\$817.47	286,546.06
07/01/2021	Payment	PAP	No	506 Rio Henri & David Binder		1100 Accounts Receivable	\$832.69	287,378.75
07/01/2021	Payment	PAP	No	203 Theo Espagnol		1100 Accounts Receivable	\$817.47	288,196.22
07/01/2021	Payment	PAP	No	1102 - Ashley Rouse		1100 Accounts Receivable	\$888.32	289,084.54
07/01/2021	Payment	PAP	No	705 Christiane Courtemanche-Gagnon & David Gagnon		1100 Accounts Receivable	\$1,070.44	290,154.98
07/01/2021	Payment	PAP	No	1001 - Bernard & Jeannette Scobie		1100 Accounts Receivable	\$1,100.30	291,255.28
07/01/2021	Payment	027	No	1106 - Malcolm Sanderson		1100 Accounts Receivable	\$888.32	292,143.60
07/01/2021	Journal Entry	464R	No		Maurice Payroll due July 1 - paid June 30 due to bank holiday	-Split-	\$922.72	293,066.32
07/04/2021	Bill Payment (Cheque)	CWP30467	No	Bell	PAP	2000 Accounts Payable	\$ -310.59	292,755.73
07/05/2021	Tax Payment	1591	No	Receiver General	Tax Payment for Period: 06/01/2021-06/30/2021	Payroll Liabilities:Federal Taxes	\$ -661.49	292,094.24
07/05/2021	Bill Payment (Cheque)	CWP30080	No	Hydro Ottawa	PAP	2000 Accounts Payable	\$ -	284,819.84
							7,274.40	
07/05/2021	Journal Entry	474	No		Payroll Tax Arrears - Cheque 1372	-Split-	\$ -676.07	284,143.77
07/05/2021	Bill Payment (Cheque)	5335	No	Scotiabank Visa		2000 Accounts Payable	\$ -299.20	283,844.57
07/07/2021	Bill Payment (Cheque)	5338	No	Rogers	Issued 2021-07-07 20:01:03.495	2000 Accounts Payable	\$ -56.49	283,788.08
07/07/2021	Bill Payment (Cheque)	1588	No	WSIB		2000 Accounts Payable	\$ -91.24	283,696.84
07/07/2021	Bill Payment (Cheque)	1585	No	WSIB	Voided	2000 Accounts Payable	\$0.00	283,696.84
07/07/2021	Bill Payment (Cheque)	5339	No	Ottawa Poolworks	Issued 2021-07-07 20:01:04.236	2000 Accounts Payable	\$ -744.09	282,952.75
07/10/2021	Journal Entry	472	No		Transfer to reserve 2021-07	-Split-	\$ -	262,527.17
							20,425.58	
07/13/2021	Bill Payment (Cheque)	5342	No	Broder Electric	Issued 2021-07-13 20:01:05.976	2000 Accounts Payable	\$ -642.18	261,884.99
07/13/2021	Bill Payment (Cheque)	5341	No	4192338 Canada Inc	Issued 2021-07-13 20:01:05.266	2000 Accounts Payable	\$ -879.43	261,005.56
07/13/2021	Bill Payment (Cheque)	5340	No	Baxtec Mechanical	Issued 2021-07-13 20:01:04.484	2000 Accounts Payable	\$ -608.62	260,396.94
07/14/2021	Bill Payment (Cheque)	CWP30925	No	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable	\$ -	257,367.11
							3,029.83	
07/15/2021	Paycheque		No	*Maurice Richard.	Pay Period: 06/26/2021-07/09/2021	-Split-	\$ -922.72	256,444.39
07/15/2021	Paycheque		No	*Maurice Richard.	Pay Period: 06/26/2021-07/09/2021 2 weeks vacation, 0.5 week service	-Split-	\$ -	255,173.35
							1,271.04	
07/15/2021	Paycheque		No	*Maurice Richard.	Pay Period: 06/26/2021-07/09/2021	-Split-	\$ -	253,902.31
							1,271.04	
07/15/2021	Paycheque		No	Martin Zak	Pay Period: 07/01/2021-07/15/2021	-Split-	\$ -	252,320.62
							1,581.69	
07/21/2021	Bill Payment (Cheque)	PAP	No	Scotiabank Visa		2000 Accounts Payable	\$ -177.93	252,142.69
07/21/2021	Bill Payment (Cheque)	5345	No	Ottawa Poolworks	Issued 2021-07-21 20:01:06.105	2000 Accounts Payable	\$ -363.32	251,779.37

General Ledger
July 2021

Accrual Basis Wednesday, August 11, 2021 01:17 PM GMT-04:00

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General Ledger
July 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
							1,201.61	
07/01/2021	Payment	PAP	No	201 Gustave & Yuriko Maass		1010 Operating Bank Account	\$ -	-52,769.56
							1,039.99	
07/01/2021	Payment	PAP	No	206 Lawrence VanWyngaarden & Lindsey Foster		1010 Operating Bank Account	\$ -817.47	-53,587.03
07/01/2021	Payment	PAP	No	506 Rio Henri & David Binder		1010 Operating Bank Account	\$ -832.69	-54,419.72
07/01/2021	Payment	PAP	No	203 Theo Espagnol		1010 Operating Bank Account	\$ -817.47	-55,237.19
07/01/2021	Payment	PAP	No	1102 - Ashley Rouse		1010 Operating Bank Account	\$ -888.32	-56,125.51
07/01/2021	Payment	PAP	No	705 Christiane Courtemanche-Gagnon & David Gagnon		1010 Operating Bank Account	\$ -	-57,195.95
							1,070.44	
07/01/2021	Payment	PAP	No	1001 - Bernard & Jeannette Scobie		1010 Operating Bank Account	\$ -	-58,296.25
							1,100.30	
07/01/2021	Payment	027	No	1106 - Malcolm Sanderson		1010 Operating Bank Account	\$ -888.32	-59,184.57
07/01/2021	Invoice	2585	No	303 - Heather Farrow		4001 Income:Condo Fees	\$822.74	-58,361.83
07/01/2021	Invoice	2583	No	203 Theo Espagnol		4001 Income:Condo Fees	\$817.47	-57,544.36
07/01/2021	Invoice	2582	No	201 Gustave & Yuriko Maass		4001 Income:Condo Fees	\$1,039.99	-56,504.37
07/01/2021	Invoice	2577	No	1106 - Malcolm Sanderson		4001 Income:Condo Fees	\$888.32	-55,616.05
07/01/2021	Invoice	2584	No	305 Franca & Luigi Rossi		4001 Income:Condo Fees	\$1,044.67	-54,571.38
07/01/2021	Invoice	2580	No	704 Marcia Clement		4001 Income:Condo Fees	\$1,171.16	-53,400.22
07/01/2021	Invoice	2579	No	404 Sergio Piccinin		4001 Income:Condo Fees	\$1,150.66	-52,249.56
07/01/2021	Invoice	2575	No	602 Andre Laporte		4001 Income:Condo Fees	\$837.96	-51,411.60
07/01/2021	Invoice	2574	No	502 Josephine Cassie		4001 Income:Condo Fees	\$832.69	-50,578.91
07/01/2021	Invoice	2559	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy		4001 Income:Condo Fees	\$1,090.35	-49,488.56
07/01/2021	Invoice	2576	No	803 - Guillermina & David Redekop		4001 Income:Condo Fees	\$858.46	-48,630.10
07/01/2021	Invoice	2564	No	1105 - David Grant		4001 Income:Condo Fees	\$1,111.43	-47,518.67
07/01/2021	Invoice	2563	No	1005 - Francine Titley		4001 Income:Condo Fees	\$1,100.30	-46,418.37
07/01/2021	Invoice	2562	No	1101 - Jared Keil		4001 Income:Condo Fees	\$1,111.43	-45,306.94
07/01/2021	Invoice	2555	No	705 Christiane Courtemanche-Gagnon & David Gagnon		4001 Income:Condo Fees	\$1,070.44	-44,236.50
07/01/2021	Invoice	2554	No	605 Raymond Lapointe		4001 Income:Condo Fees	\$1,059.90	-43,176.60
07/01/2021	Invoice	2553	No	601 Armando Coelho & Maria Adelaide Cardoso		4001 Income:Condo Fees	\$1,059.90	-42,116.70
07/01/2021	Invoice	2550	No	405 MSJP Capital Inc.		4001 Income:Condo Fees	\$1,049.94	-41,066.76
07/01/2021	Invoice	2549	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne		4001 Income:Condo Fees	\$1,049.94	-40,016.82
07/01/2021	Invoice	2548	No	301- Rebecca Dolgoy		4001 Income:Condo Fees	\$1,044.67	-38,972.15
07/01/2021	Invoice	2543	No	1006 - Kelly Masterson		4001 Income:Condo Fees	\$878.37	-38,093.78
07/01/2021	Invoice	2542	No	906 - Carlo Giuseppe		4001 Income:Condo Fees	\$868.41	-37,225.37
07/01/2021	Invoice	2540	No	902 - Rhoda Attwood		4001 Income:Condo Fees	\$868.41	-36,356.96
07/01/2021	Invoice	2532	No	506 Rio Henri & David Binder		4001 Income:Condo Fees	\$832.69	-35,524.27
07/01/2021	Invoice	2531	No	503 Pennie Carter		4001 Income:Condo Fees	\$832.69	-34,691.58
07/01/2021	Invoice	2552	No	505 Nicole Lanthier		4001 Income:Condo Fees	\$1,055.21	-33,636.37
07/01/2021	Invoice	2551	No	501 Malcolm & Claire Sanderson		4001 Income:Condo Fees	\$1,055.21	-32,581.16
07/01/2021	Invoice	2547	No	205 Marc Bouchard & Veronika Huta		4001 Income:Condo Fees	\$1,039.99	-31,541.17
07/01/2021	Invoice	2546	No	1103 - Raffie Stepanian		4001 Income:Condo Fees	\$888.91	-30,652.26
07/01/2021	Invoice	2545	No	1102 - Ashley Rouse		4001 Income:Condo Fees	\$888.32	-29,763.94
07/01/2021	Invoice	2544	No	1003 - Jared Keil		4001 Income:Condo Fees	\$878.96	-28,884.98
07/01/2021	Invoice	2541	No	903 - Geoffrey Greatrex		4001 Income:Condo Fees	\$868.41	-28,016.57
07/01/2021	Invoice	2539	No	806 - Elisabeth Krug		4001 Income:Condo Fees	\$858.46	-27,158.11
07/01/2021	Invoice	2538	No	802 - James Wyndels		4001 Income:Condo Fees	\$858.46	-26,299.65
07/01/2021	Invoice	2537	No	703 Valerie Graviere		4001 Income:Condo Fees	\$847.92	-25,451.73
07/01/2021	Invoice	2536	No	702 Poonam Varshni		4001 Income:Condo Fees	\$847.92	-24,603.81
07/01/2021	Invoice	2535	No	606 Hélène Boivin		4001 Income:Condo Fees	\$837.96	-23,765.85
07/01/2021	Invoice	2534	No	706 - Robert Valiquette		4001 Income:Condo Fees	\$847.92	-22,917.93
07/01/2021	Invoice	2533	No	603 Alaina Johnston		4001 Income:Condo Fees	\$837.96	-22,079.97
07/01/2021	Invoice	2530	No	403 Aniss and Fatima Amdiss		4001 Income:Condo Fees	\$828.01	-21,251.96
07/01/2021	Invoice	2529	No	402 Catherine Carr		4001 Income:Condo Fees	\$828.01	-20,423.95
07/01/2021	Invoice	2528	No	306 Dorothy Charbonneau		4001 Income:Condo Fees	\$822.74	-19,601.21
07/01/2021	Invoice	2527	No	302 Eric Christie		4001 Income:Condo Fees	\$822.74	-18,778.47
07/01/2021	Invoice	2526	No	206 Lawrence VanWyngaarden & Lindsey Foster		4001 Income:Condo Fees	\$817.47	-17,961.00
07/01/2021	Invoice	2581	No	202 - Tracey Naomi Wertheim		4001 Income:Condo Fees	\$817.47	-17,143.53
07/01/2021	Invoice	2578	No	1001 - Bernard & Jeannette Scobie		4001 Income:Condo Fees	\$1,100.30	-16,043.23
07/01/2021	Invoice	2573	No	406 - Annette Traynor Martin		4001 Income:Condo Fees	\$828.01	-15,215.22
07/01/2021	Invoice	2572	No	1104 - Joelle Sanderson		4001 Income:Condo Fees	\$1,212.15	-14,003.07
07/01/2021	Invoice	2571	No	1002 - Jossé Marie Cecillia Piquard		4001 Income:Condo Fees	\$878.37	-13,124.70
07/01/2021	Invoice	2570	No	1004 - Julie and Vince Tam		4001 Income:Condo Fees	\$1,201.61	-11,923.09
07/01/2021	Invoice	2569	No	904 - Douglas Stoltz		4001 Income:Condo Fees	\$1,191.07	-10,732.02
07/01/2021	Invoice	2568	No	804 - Pablo Urbanyi		4001 Income:Condo Fees	\$1,181.11	-9,550.91
07/01/2021	Invoice	2567	No	604 Doris Michniewicz		4001 Income:Condo Fees	\$1,161.20	-8,389.71
07/01/2021	Invoice	2566	No	504 Nelson Belzile		4001 Income:Condo Fees	\$1,155.93	-7,233.78
07/01/2021	Invoice	2565	No	304 Michael Graham & Lynda Pilkington		4001 Income:Condo Fees	\$1,145.98	-6,087.80
07/01/2021	Invoice	2561	No	204 Bernard Scobie		4001 Income:Condo Fees	\$1,140.71	-4,947.09
07/01/2021	Invoice	2560	No	905 Thomas G Smith		4001 Income:Condo Fees	\$1,090.35	-3,856.74
07/01/2021	Invoice	2558	No	701 Hugh Thorne		4001 Income:Condo Fees	\$1,070.44	-2,786.30
07/01/2021	Invoice	2557	No	805 - Gisele Pard		4001 Income:Condo Fees	\$1,079.81	-1,706.49
07/01/2021	Invoice	2556	No	801 Emily Bayrachny		4001 Income:Condo Fees	\$1,079.81	-626.68
07/01/2021	Payment	PAP	No	703 Valerie Graviere		1010 Operating Bank Account	\$ -847.92	-1,474.60
07/01/2021	Payment	PAP	No	601 Armando Coelho & Maria Adelaide Cardoso		1010 Operating Bank Account	\$ -	-2,534.50
							1,059.90	
07/01/2021	Payment	PAP	No	305 Franca & Luigi Rossi		1010 Operating Bank Account	\$ -	-3,579.17
							1,044.67	
07/01/2021	Payment	PAP	No	504 Nelson Belzile		1010 Operating Bank Account	\$ -	-4,735.10
							1,155.93	
Total for 1100 Accounts Receivable							\$2,176.60	
1116 Other Accounts Receivable								
Beginning Balance								3,000.00
Total for 1116 Other Accounts Receivable								
1150 (Reserve) - Due from Operating								
Beginning Balance								279,444.26
Total for 1150 (Reserve) - Due from Operating								
1300 Prepaid Expenses - Other								
Beginning Balance								974.76
07/31/2021	Journal Entry	479	No		Security Expense 2021-07	-Split-	\$ -56.89	917.87
07/31/2021	Journal Entry	479	No		Fire Panel Monitoring Expense 2021-07	-Split-	\$ -171.09	746.78
07/31/2021	Journal Entry	479	No		CAO Fees Expense 2021-07	-Split-	\$ -45.00	701.78
Total for 1300 Prepaid Expenses - Other							\$ -272.98	
1310 Prepaid Expenses - Insurance								
Beginning Balance								7,697.52
07/31/2021	Journal Entry	478	No		To expense insurance 2021-07	-Split-	\$ -	5,773.14

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
							1,924.38	
Total for 1310 Prepaid Expenses - Insurance							\$ -	
							1,924.38	
1500 Reserve - Investements								
Beginning Balance								1,030,910.00
Total for 1500 Reserve - Investements								
2000 Accounts Payable								
Beginning Balance								4,533.59
07/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		1010 Operating Bank Account	\$ -	1,700.26
07/01/2021	Bill	4886	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31302	5801 Administrative & Professional Expenses:Property Management Fees	2,833.33	4,533.59
07/01/2021	Bill	463238	No	4192338 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31728	5455 Contracts:Elevator Contract	\$879.43	5,413.02
07/01/2021	Bill	3847 1	No	Capital Property Solutions	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32334	5511 General Repairs & Maintenance:General Cleaning	\$1,282.55	6,695.57
07/02/2021	Bill	37139	No	Ottawa Poolworks	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31710	5480 Contracts:Pool Contract	\$126.02	6,821.59
07/04/2021	Bill Payment (Cheque)	CWP30467	No	Bell		1010 Operating Bank Account	\$ -310.59	6,511.00
07/04/2021	Bill	2336251252	No	Rogers	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31994	5040 Utilities:Telecom Expenses	\$90.40	6,601.40
07/05/2021	Bill	W34863	No	Baxtec Mechanical	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31595	5440 Contracts:HVAC Contract	\$608.62	7,210.02
07/05/2021	Bill Payment (Cheque)	5335	No	Scotiabank Visa		1010 Operating Bank Account	\$ -299.20	6,910.82
07/05/2021	Bill Payment (Cheque)	CWP30080	No	Hydro Ottawa		1010 Operating Bank Account	\$ -	-363.58
07/05/2021	Bill	37197	No	Ottawa Poolworks	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31711	5480 Contracts:Pool Contract	7,274.40 \$118.65	-244.93
07/06/2021	Bill	210706 016553683313	No	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32139	5010 Utilities:Gas	\$617.85	372.92
07/06/2021	Bill	W24080	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31672	5520 General Repairs & Maintenance:Electrical R&M	\$642.18	1,015.10
07/07/2021	Bill	7956016	No	WSIB		5150 Employee Salaries & Benefits:WSIB	\$91.24	1,106.34
07/07/2021	Bill Payment (Cheque)	5338	No	Rogers		1010 Operating Bank Account	\$ -56.49	1,049.85
07/07/2021	Bill Payment (Cheque)	5339	No	Ottawa Poolworks		1010 Operating Bank Account	\$ -744.09	305.76
07/07/2021	Bill Payment (Cheque)	1588	No	WSIB		1010 Operating Bank Account	\$ -91.24	214.52
07/07/2021	Bill Payment (Cheque)	1585	No	WSIB		1010 Operating Bank Account	\$0.00	214.52
07/08/2021	Bill	37265	No	Ottawa Poolworks	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32348	5480 Contracts:Pool Contract	\$118.65	333.17
07/13/2021	Bill	C-2645381	No	Orkin Canada	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/33873	5475 Contracts:Pest Control Contract	\$74.58	407.75
07/13/2021	Bill	210713 6132320540177	No	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/33321	5040 Utilities:Telecom Expenses	\$294.30	702.05
07/13/2021	Bill Payment (Cheque)	5341	No	4192338 Canada Inc		1010 Operating Bank Account	\$ -879.43	-177.38
07/13/2021	Bill Payment (Cheque)	5340	No	Baxtec Mechanical		1010 Operating Bank Account	\$ -608.62	-786.00
07/13/2021	Bill Payment (Cheque)	5342	No	Broder Electric		1010 Operating Bank Account	\$ -642.18	-1,428.18
07/14/2021	Bill Payment (Cheque)	CWP30925	No	City of Ottawa Water & Sewer		1010 Operating Bank Account	\$ -	-4,458.01
07/14/2021	Bill	W35023	No	Baxtec Mechanical	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32504	5440 Contracts:HVAC Contract	3,029.83 \$224.87	-4,233.14
07/15/2021	Bill	2021-07-15 2888853000	No	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32864	5020 Utilities:Hydro	\$8,463.50	4,230.36
07/16/2021	Bill	4946	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32752	5808 Administrative & Professional Expenses:AGM Costs	\$508.50	4,738.86
07/20/2021	Bill	W35080	No	Baxtec Mechanical	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/33341	5516 General Repairs & Maintenance:Plumbing R&M	\$823.37	5,562.23
07/21/2021	Journal Entry	476	No		Gifford Carr Insurance Group Policy #81264104 chq 8273	-Split-	\$1,973.16	7,535.39
07/21/2021	Bill	31031587	No	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/33609	5030 Utilities:Water & Sewer	\$2,623.73	10,159.12
07/21/2021	Bill Payment (Cheque)	CWP31529	No	Waste Connections of Canada Inc.		1010 Operating Bank Account	\$ -816.68	9,342.44
07/21/2021	Bill Payment (Cheque)	5343	No	Capital Property Solutions		1010 Operating Bank Account	\$ -	8,059.89
07/21/2021	Bill Payment (Cheque)	5344	No	Baxtec Mechanical		1010 Operating Bank Account	1,282.55 \$ -224.87	7,835.02
07/21/2021	Bill Payment (Cheque)	5345	No	Ottawa Poolworks		1010 Operating Bank Account	\$ -363.32	7,471.70
07/21/2021	Bill Payment (Cheque)	PAP	No	Scotiabank Visa		1010 Operating Bank Account	\$ -177.93	7,293.77
07/25/2021	Bill Payment (Cheque)	CWP31994	No	Rogers		1010 Operating Bank Account	\$ -90.40	7,203.37
07/25/2021	Bill	210725 240781269903	No	Rogers	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/33942	5040 Utilities:Telecom Expenses	\$56.49	7,259.86
07/27/2021	Bill Payment (Cheque)	CWP32139	No	Enbridge		1010 Operating Bank Account	\$ -617.85	6,642.01
07/28/2021	Bill Payment (Cheque)	5346	No	Capital Integral Property Management		1010 Operating Bank Account	\$ -508.50	6,133.51
07/29/2021	Bill	37583	No	Ottawa Poolworks	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/34666	5480 Contracts:Pool Contract	\$1,223.80	7,357.31
07/29/2021	Bill	210729	No	Joelle Sanderson	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/34484	5465 Contracts:Landscaping Contract	\$371.37	7,728.68
07/29/2021	Bill	2021-07-29 CCC60	No	Veronika Huta	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/34195	5465 Contracts:Landscaping Contract	\$228.96	7,957.64
07/31/2021	Bill Payment (Cheque)		No	Gifford Carr Insurance Group		-Split-		7,957.64
07/31/2021	Bill	7140-0000914983	No	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/34931	5415 Contracts:Waste Management Contract	\$816.68	8,774.32
Total for 2000 Accounts Payable							\$4,240.73	
2100R (Reserve) - Accounts Payable								
Beginning Balance								5,650.00
07/05/2021	Bill	146409	No	Ainger Communications & Security Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31596	6141R Reserve Expenses:Reserve - Security Camera, Keys, Intercom	\$322.05	5,972.05
07/06/2021	Bill	146472	No	Ainger Communications & Security Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31612	6141R Reserve Expenses:Reserve - Security Camera, Keys, Intercom	\$144.08	6,116.13
07/08/2021	Bill	W24099	No	Broder Electric	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000060/31883	6136R Reserve Expenses:Reserve - Generator R&M	\$31,183.06	37,299.19
07/08/2021	Bill	146563	No	Ainger Communications & Security Inc.	CondoWorks	6141R Reserve Expenses:Reserve - Security Camera, Keys,	\$739.02	38,038.21

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE	
					https://app.condoworks.co/invoiceadmin/edit/ccc0000060/32020	Intercom			
07/13/2021	Bill Payment (Cheque)	5100	No	Ainger Communications & Security Inc.		1020R Reserve Bank Account	\$ -466.13	37,572.08	
07/21/2021	Bill Payment (Cheque)	5101	No	Ainger Communications & Security Inc.		1020R Reserve Bank Account	\$ -739.02	36,833.06	
07/21/2021	Bill Payment (Cheque)	5102	No	Broder Electric		1020R Reserve Bank Account	\$ - 31,183.06	5,650.00	
Total for 2100R (Reserve) - Accounts Payable							\$0.00		
2005 Accrued Liabilities									
Beginning Balance								21,543.53	
07/01/2021	Journal Entry	466R	No		Gas Accrual 2021-06	-Split-	\$ - 1,778.08	19,765.45	
07/01/2021	Journal Entry	466R	No		Hydro Accrual 2021-06	-Split-	\$ - 7,039.74	12,725.71	
07/01/2021	Journal Entry	466R	No		Water Accrual 2021-06	-Split-	\$ - 1,253.72	11,471.99	
07/01/2021	Journal Entry	464R	No		Maurice Payroll due July 1 - paid June 30 due to bank holiday	-Split-	\$922.72	12,394.71	
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-06	-Split-	\$ -825.83	11,568.88	
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-05	-Split-	\$ -825.83	10,743.05	
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-04	-Split-	\$ -825.83	9,917.22	
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-07	-Split-	\$124.30	10,041.52	
07/31/2021	Journal Entry	477	No		Gas Accrual 2021-07	-Split-	\$577.99	10,619.51	
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-03	-Split-	\$124.30	10,743.81	
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-05	-Split-	\$124.30	10,868.11	
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-04	-Split-	\$825.83	11,693.94	
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-05	-Split-	\$825.83	12,519.77	
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-06	-Split-	\$825.83	13,345.60	
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-07	-Split-	\$825.83	14,171.43	
07/31/2021	Journal Entry	477	No		Water Accrual 2021-07	-Split-	\$1,136.95	15,308.38	
07/31/2021	Journal Entry	477	No		Hydro Accrual 2021-07	-Split-	\$8,745.62	24,054.00	
Total for 2005 Accrued Liabilities							\$2,510.47		
2200 Due to Reserve									
Beginning Balance								279,444.26	
Total for 2200 Due to Reserve									
2305 Due to/From related party A									
Beginning Balance								-28.25	
Total for 2305 Due to/From related party A									
2401 (Reserve) - Prepaid Special Assessment									
Beginning Balance								-7,172.00	
Total for 2401 (Reserve) - Prepaid Special Assessment									
Payroll Liabilities									
Federal Taxes									
Beginning Balance								306.00	
07/01/2021	Paycheque	1591	No	*Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$150.51	456.51	
07/05/2021	Tax Payment		No	Receiver General	Federal Taxes	1010 Operating Bank Account	\$ -661.49	-204.98	
07/15/2021	Paycheque		No	*Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$150.51	-54.47	
07/15/2021	Paycheque		No	*Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$262.14	207.67	
07/15/2021	Paycheque		No	Martin Zak	Federal Taxes	1010 Operating Bank Account	\$556.42	764.09	
07/15/2021	Paycheque		No	*Maurice Richard.	Federal Taxes	1010 Operating Bank Account	\$262.14	1,026.23	
07/30/2021	Paycheque		No	Martin Zak	Federal Taxes	1010 Operating Bank Account	\$556.42	1,582.65	
Total for Federal Taxes							\$1,276.65		
Vacation Pay									
Beginning Balance								51.52	
07/15/2021	Paycheque		No	Martin Zak	Vacation Pay - Company Contribution	1010 Operating Bank Account	\$79.73	131.25	
07/30/2021	Paycheque		No	Martin Zak	Vacation Pay - Company Contribution	1010 Operating Bank Account	\$79.73	210.98	
Total for Vacation Pay							\$159.46		
Total for Payroll Liabilities							\$1,436.11		
3010 Retained Earnings - Operating Fund									
Beginning Balance								69,846.44	
Total for 3010 Retained Earnings - Operating Fund									
3100 (Reserve) - Retained Earnings - Reserve Fund									
Beginning Balance								2,385,904.36	
Total for 3100 (Reserve) - Retained Earnings - Reserve Fund									
4000 Income									
4001 Condo Fees									
Beginning Balance								527,028.01	
07/01/2021	Invoice	2585	No	303 - Heather Farrow	Condo Fees	1100 Accounts Receivable	\$822.74	527,850.75	
07/01/2021	Invoice	2556	No	801 Emily Bayrachny	Condo Fees	1100 Accounts Receivable	\$1,079.81	528,930.56	
07/01/2021	Invoice	2583	No	203 Theo Espagnol	Condo Fees	1100 Accounts Receivable	\$817.47	529,748.03	
07/01/2021	Invoice	2582	No	201 Gustave & Yuriko Maass	Condo Fees	1100 Accounts Receivable	\$1,039.99	530,788.02	
07/01/2021	Invoice	2577	No	1106 - Malcolm Sanderson	Condo Fees	1100 Accounts Receivable	\$888.32	531,676.34	
07/01/2021	Invoice	2576	No	803 - Guillermina & David Redekop	Condo Fees	1100 Accounts Receivable	\$858.46	532,534.80	
07/01/2021	Invoice	2584	No	305 Franca & Luigi Rossi	Condo Fees	1100 Accounts Receivable	\$1,044.67	533,579.47	
07/01/2021	Invoice	2580	No	704 Marcia Clement	Condo Fees	1100 Accounts Receivable	\$1,171.16	534,750.63	
07/01/2021	Invoice	2579	No	404 Sergio Piccinin	Condo Fees	1100 Accounts Receivable	\$1,150.66	535,901.29	
07/01/2021	Invoice	2575	No	602 Andre Laporte	Condo Fees	1100 Accounts Receivable	\$837.96	536,739.25	
07/01/2021	Invoice	2574	No	502 Josephine Cassie	Condo Fees	1100 Accounts Receivable	\$832.69	537,571.94	
07/01/2021	Invoice	2559	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy	Condo Fees	1100 Accounts Receivable	\$1,090.35	538,662.29	
07/01/2021	Invoice	2564	No	1105 - David Grant	Condo Fees	1100 Accounts Receivable	\$1,111.43	539,773.72	
07/01/2021	Invoice	2563	No	1005 - Francine Titley	Condo Fees	1100 Accounts Receivable	\$1,100.30	540,874.02	
07/01/2021	Invoice	2562	No	1101 - Jared Keil	Condo Fees	1100 Accounts Receivable	\$1,111.43	541,985.45	
07/01/2021	Invoice	2555	No	705 Christiane Courtemanche-Gagnon & David Gagnon	Condo Fees	1100 Accounts Receivable	\$1,070.44	543,055.89	
07/01/2021	Invoice	2554	No	605 Raymond Lapointe	Condo Fees	1100 Accounts Receivable	\$1,059.90	544,115.79	
07/01/2021	Invoice	2553	No	601 Armando Coelho & Maria Adelaide Cardoso	Condo Fees	1100 Accounts Receivable	\$1,059.90	545,175.69	
07/01/2021	Invoice	2550	No	405 MSJP Capital Inc.	Condo Fees	1100 Accounts Receivable	\$1,049.94	546,225.63	
07/01/2021	Invoice	2549	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne	Condo Fees	1100 Accounts Receivable	\$1,049.94	547,275.57	
07/01/2021	Invoice	2548	No	301- Rebecca Dolgoy	Condo Fees	1100 Accounts Receivable	\$1,044.67	548,320.24	
07/01/2021	Invoice	2543	No	1006 - Kelly Masterson	Condo Fees	1100 Accounts Receivable	\$878.37	549,198.61	
07/01/2021	Invoice	2542	No	906 - Carlo Giuseppe	Condo Fees	1100 Accounts Receivable	\$868.41	550,067.02	
07/01/2021	Invoice	2540	No	902 - Rhoda Attwood	Condo Fees	1100 Accounts Receivable	\$868.41	550,935.43	
07/01/2021	Invoice	2532	No	506 Rio Henri & David Binder	Condo Fees	1100 Accounts Receivable	\$832.69	551,768.12	

General Ledger

July 2021

Accrual Basis Wednesday, August 11, 2021 01:17 PM GMT-04:00

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General Ledger

July 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/15/2021	Paycheque		No	Martin Zak	Employer Taxes	1010 Operating Bank Account	\$144.78	2,079.94
07/15/2021	Paycheque		No	*Maurice Richard.	Employer Taxes	1010 Operating Bank Account	\$33.18	2,113.12
07/15/2021	Paycheque		No	*Maurice Richard.	Employer Taxes	1010 Operating Bank Account	\$33.18	2,146.30
07/30/2021	Paycheque		No	Martin Zak	Employer Taxes	1010 Operating Bank Account	\$144.78	2,291.08
Total for 5110 Payroll Taxes (EI/CPP)							\$1,078.45	
5120 Wages								
Beginning Balance								21,418.49
07/01/2021	Paycheque		No	*Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,050.00	22,468.49
07/15/2021	Paycheque		No	Martin Zak	Vacation Pay - Company Contribution	1010 Operating Bank Account	\$79.73	22,548.22
07/15/2021	Paycheque		No	Martin Zak	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,993.33	24,541.55
07/15/2021	Paycheque		No	*Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,050.00	25,591.55
07/15/2021	Paycheque		No	*Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,500.00	27,091.55
07/15/2021	Paycheque		No	*Maurice Richard.	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,500.00	28,591.55
07/30/2021	Paycheque		No	Martin Zak	Vacation Pay - Company Contribution	1010 Operating Bank Account	\$79.73	28,671.28
07/30/2021	Paycheque		No	Martin Zak	Gross Pay - This is not a legal pay stub	1010 Operating Bank Account	\$1,993.33	30,664.61
Total for 5120 Wages							\$9,246.12	
5122 Employee Benefits								
Beginning Balance								1,445.90
07/01/2021	Journal Entry	463	No		Maurice's monthly insurance 2021-07	-Split-	\$174.10	1,620.00
Total for 5122 Employee Benefits							\$174.10	
5150 WSIB								
Beginning Balance								344.67
07/07/2021	Bill	7956016	No	WSIB	Quarterly WSIB Premiums Q2	2000 Accounts Payable	\$91.24	435.91
Total for 5150 WSIB							\$91.24	
Total for 5100 Employee Salaries & Benefits							\$10,589.91	
5400 Contracts								
5415 Waste Management Contract								
Beginning Balance								7,313.96
07/31/2021	Bill	7140-0000914983	No	Waste Connections of Canada Inc.	2021-07 71400507920000	2000 Accounts Payable	\$816.68	8,130.64
Total for 5415 Waste Management Contract							\$816.68	
5416 Fire System Contract								
Beginning Balance								1,997.76
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-05	-Split-	\$124.30	2,122.06
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-03	-Split-	\$124.30	2,246.36
07/31/2021	Journal Entry	482	No		Fire Accrual 2021-07	-Split-	\$124.30	2,370.66
Total for 5416 Fire System Contract							\$372.90	
5435 Private Security Contract								
Beginning Balance								2,289.43
07/31/2021	Journal Entry	479	No		Security Expense 2021-07	-Split-	\$56.89	2,346.32
07/31/2021	Journal Entry	479	No		Fire Panel Monitoring Expense 2021-07	-Split-	\$171.09	2,517.41
Total for 5435 Private Security Contract							\$227.98	
5440 HVAC Contract								
Beginning Balance								26,962.46
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-04	-Split-	\$ -825.83	26,136.63
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-05	-Split-	\$ -825.83	25,310.80
07/01/2021	Journal Entry	466R	No		HVAC Quarterly Maintenance Accrual 2021-06	-Split-	\$ -825.83	24,484.97
07/05/2021	Bill	W34863	No	Baxtec Mechanical	Purchase of spare Actuators for HVAC	2000 Accounts Payable	\$608.62	25,093.59
07/14/2021	Bill	W35023	No	Baxtec Mechanical	Replace actuator in unit 905	2000 Accounts Payable	\$224.87	25,318.46
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-07	-Split-	\$825.83	26,144.29
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-04	-Split-	\$825.83	26,970.12
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-05	-Split-	\$825.83	27,795.95
07/31/2021	Journal Entry	477	No		HVAC Contract Accrual 2021-06	-Split-	\$825.83	28,621.78
Total for 5440 HVAC Contract							\$1,659.32	
5455 Elevator Contract								
Beginning Balance								14,050.97
07/01/2021	Bill	463238	No	4192338 Canada Inc	July Elevator maintenance contract	2000 Accounts Payable	\$879.43	14,930.40
Total for 5455 Elevator Contract							\$879.43	
5465 Landscaping Contract								
Beginning Balance								1,560.99
07/29/2021	Bill	2021-07-29 CCC60	No	Veronika Huta	Refund for purchase of flowers	2000 Accounts Payable	\$228.96	1,789.95
07/29/2021	Bill	210729	No	Joelle Sanderson	Refund for purchase of Gardening supplies	2000 Accounts Payable	\$371.37	2,161.32
Total for 5465 Landscaping Contract							\$600.33	
5470 Snow Removal Contract								
Beginning Balance								15,529.97
Total for 5470 Snow Removal Contract								
5475 Pest Control Contract								
Beginning Balance								571.24
07/13/2021	Bill	C-2645381	No	Orkin Canada	July pest control	2000 Accounts Payable	\$74.58	645.82
Total for 5475 Pest Control Contract							\$74.58	
5480 Pool Contract								
Beginning Balance								2,319.25
07/02/2021	Bill	37139	No	Ottawa Poolworks	Pool chemical	2000 Accounts Payable	\$126.02	2,445.27
07/05/2021	Bill	37197	No	Ottawa Poolworks	Inspect pool motor not pumping, Pump need to be service	2000 Accounts Payable	\$118.65	2,563.92
07/08/2021	Bill	37265	No	Ottawa Poolworks	removed pump for services and replace with a back up	2000 Accounts Payable	\$118.65	2,682.57
07/29/2021	Bill	37583	No	Ottawa Poolworks	New pool filter pump and installation	2000 Accounts Payable	\$1,223.80	3,906.37
Total for 5480 Pool Contract							\$1,587.12	
Total for 5400 Contracts							\$6,218.34	
5500 General Repairs & Maintenance								
5503 Repair and Maintenance								
Beginning Balance								16,928.91
Total for 5503 Repair and Maintenance								
5510 Building Cleaning Supplies								
Beginning Balance								2,551.15
Total for 5510 Building Cleaning Supplies								
5511 General Cleaning								
Beginning Balance								14,667.00
07/01/2021	Bill	3847 1	No	Capital Property Solutions	weekend cleaning contract	2000 Accounts Payable	\$1,282.55	15,949.55

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General Ledger
July 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5511 General Cleaning							\$1,282.55	
5516 Plumbing R&M								
Beginning Balance								5,531.17
07/20/2021	Bill	W35080	No	Baxtec Mechanical	Replace storm drain at the emergency exit door in the basement	2000 Accounts Payable	\$823.37	6,354.54
Total for 5516 Plumbing R&M							\$823.37	
5520 Electrical R&M								
Beginning Balance								9,618.91
07/06/2021	Bill	W24080	No	Broder Electric	replace Lighting circuit on 4th floor	2000 Accounts Payable	\$642.18	10,261.09
Total for 5520 Electrical R&M							\$642.18	
5524 Vent Duct Cleaning & Repairs								
Beginning Balance								7,853.50
Total for 5524 Vent Duct Cleaning & Repairs								
Total for 5500 General Repairs & Maintenance							\$2,748.10	
5800 Administrative & Professional Expenses								
5801 Property Management Fees								
Beginning Balance								25,499.97
07/01/2021	Bill	4886	No	Capital Integral Property Management	Monthly management fees	2000 Accounts Payable	\$2,833.33	28,333.30
Total for 5801 Property Management Fees							\$2,833.33	
5805 CAO Fees								
Beginning Balance								405.00
07/31/2021	Journal Entry	479	No		CAO Fees Expense 2021-07	-Split-	\$45.00	450.00
Total for 5805 CAO Fees							\$45.00	
5808 AGM Costs								
Beginning Balance								350.00
07/16/2021	Bill	4946	No	Capital Integral Property Management	Fees for the Information Meeting on the Borrowing Bylaw	2000 Accounts Payable	\$508.50	858.50
Total for 5808 AGM Costs							\$508.50	
5810 Office Expenses								
Beginning Balance								1,482.02
Total for 5810 Office Expenses								
5812 Bank Charges								
Beginning Balance								958.97
07/31/2021	Cheque Expense	SVCCHRG	No			1010 Operating Bank Account	\$136.56	1,095.53
Total for 5812 Bank Charges							\$136.56	
5830 Insurance Expense								
Beginning Balance								15,049.62
07/31/2021	Journal Entry	478	No		To expense insurance 2021-07	-Split-	\$1,924.38	16,974.00
Total for 5830 Insurance Expense							\$1,924.38	
5832 Legal								
Beginning Balance								4,621.92
Total for 5832 Legal								
5833 Audit & Accounting Services								
Beginning Balance								1,616.27
Total for 5833 Audit & Accounting Services								
Total for 5800 Administrative & Professional Expenses							\$5,447.77	
6000R Reserve Expenses								
6100R Reserve - Professional Fees								
Beginning Balance								-723.95
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								-40,601.39
Total for 6124R Reserve - Balconies								
6125R Reserve - Doors								
Beginning Balance								15,243.79
Total for 6125R Reserve - Doors								
6135R Reserve - Heating & Air Conditioning								
Beginning Balance								224,097.08
Total for 6135R Reserve - Heating & Air Conditioning								
6136R Reserve - Generator R&M								
Beginning Balance								89,787.43
07/08/2021	Bill	W24099	No	Broder Electric	Progress invoice #4 for generator replacement	2100R (Reserve) - Accounts Payable	\$31,183.06	120,970.49
Total for 6136R Reserve - Generator R&M							\$31,183.06	
6140R Reserve - Foundation								
Beginning Balance								-70,364.05
Total for 6140R Reserve - Foundation								
6141R Reserve - Security Camera, Keys, Intercom								
Beginning Balance								53,956.94
07/05/2021	Bill	146409	No	Ainger Communications & Security Inc.	Programming for the new FOB system	2100R (Reserve) - Accounts Payable	\$322.05	54,278.99
07/06/2021	Bill	146472	No	Ainger Communications & Security Inc.	Trouble shooting on the new camera system	2100R (Reserve) - Accounts Payable	\$144.08	54,423.07

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General Ledger
July 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/08/2021	Bill	146563	No	Ainger Communications & Security Inc.	Work done on new security systems	2100R (Reserve) - Accounts Payable	\$739.02	55,162.09
Total for 6141R Reserve - Security Camera, Keys, Intercom							\$1,205.15	
6142R Reserve - Electrical								
Beginning Balance								263,152.68
Total for 6142R Reserve - Electrical								
6145R Reserve - Garage Repairs & Cleaning								
Beginning Balance								65,749.05
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								103.61
07/31/2021	Cheque Expense	SVCCHRG	No			1020R Reserve Bank Account	\$10.56	114.17
Total for 6175R Reserve - Bank Charges							\$10.56	
Total for 6000R Reserve Expenses							\$32,398.77	
Not Specified								
07/31/2021	Bill Payment (Cheque)		No	Gifford Carr Insurance Group		2000 Accounts Payable		
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 07/31/2021

RECONCILIATION REPORT

Reconciled on: 08/09/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance	240,061.80
Service charge	-136.56
Cheques and payments cleared (29)	-48,827.53
Deposits and other credits cleared (60)	59,277.17
Statement ending balance	250,374.88

Uncleared transactions as of 07/31/2021	-1,881.45
Register balance as of 07/31/2021	248,493.43
Cleared transactions after 07/31/2021	0.00
Uncleared transactions after 07/31/2021	-17,717.40
Register balance as of 08/09/2021	230,776.03

Details

Cheques and payments cleared (29)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06/10/2021	Bill Payment	5322	Orkin Canada	-74.58
06/15/2021	Bill Payment	5331	Marcia Clement	-220.18
06/22/2021	Bill Payment	5333	Orkin Canada	-74.58
07/01/2021	Payroll Cheque		*Maurice Richard.	-922.72
07/01/2021	Journal	463		-174.10
07/01/2021	Bill Payment	PAP	Capital Integral Property Man...	-2,833.33
07/04/2021	Bill Payment	CWP30467	Bell	-310.59
07/05/2021	Bill Payment	CWP30080	Hydro Ottawa	-7,274.40
07/05/2021	Tax Payment	1591	Receiver General	-661.49
07/05/2021	Journal	474		-676.07
07/05/2021	Bill Payment	5335	Scotiabank Visa	-299.20
07/07/2021	Bill Payment	5338	Rogers	-56.49
07/07/2021	Bill Payment	5339	Ottawa Poolworks	-744.09
07/07/2021	Bill Payment	1588	WSIB	-91.24
07/10/2021	Journal	472		-20,425.58
07/13/2021	Bill Payment	5342	Broder Electric	-642.18
07/13/2021	Bill Payment	5341	4192338 Canada Inc	-879.43
07/13/2021	Bill Payment	5340	Baxtec Mechanical	-608.62
07/14/2021	Bill Payment	CWP30925	City of Ottawa Water & Sewer	-3,029.83
07/15/2021	Payroll Cheque		*Maurice Richard.	-1,271.04
07/15/2021	Payroll Cheque		*Maurice Richard.	-1,271.04
07/15/2021	Payroll Cheque		*Maurice Richard.	-922.72
07/15/2021	Payroll Cheque		Martin Zak	-1,581.69
07/21/2021	Bill Payment	CWP31529	Waste Connections of Canad...	-816.68
07/21/2021	Bill Payment	5344	Baxtec Mechanical	-224.87
07/21/2021	Bill Payment	5345	Ottawa Poolworks	-363.32
07/21/2021	Bill Payment	PAP	Scotiabank Visa	-177.93
07/27/2021	Bill Payment	CWP32139	Enbridge	-617.85
07/30/2021	Payroll Cheque		Martin Zak	-1,581.69

Total -48,827.53

Deposits and other credits cleared (60)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/01/2021	Receive Payment	223	902 - Rhoda Attwood	868.41
07/01/2021	Receive Payment	056	304 Michael Graham & Lynda ...	1,145.98
07/01/2021	Receive Payment	216	501 Malcolm & Claire Sander...	1,055.21
07/01/2021	Receive Payment	027	1104 - Joelle Sanderson	1,212.15

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/01/2021	Receive Payment	027	1106 - Malcolm Sanderson	888.32
07/01/2021	Receive Payment	135	401 Sylvie, Bertha Khederlari...	1,049.94
07/01/2021	Receive Payment	393	403 Aniss and Fatima Amdiss	828.01
07/01/2021	Receive Payment	PAP	1001 - Bernard & Jeannette S...	1,100.30
07/01/2021	Receive Payment	PAP	1002 - Jossé Marie Cecillia Pi...	878.37
07/01/2021	Receive Payment	PAP	1003 - Jared Keil	878.96
07/01/2021	Receive Payment	PAP	1004 - Julie and Vince Tam	1,201.61
07/01/2021	Receive Payment	PAP	1005 - Francine Titley	1,100.30
07/01/2021	Receive Payment	PAP	1006 - Kelly Masterson	878.37
07/01/2021	Receive Payment	PAP	1101 - Jared Keil	1,111.43
07/01/2021	Receive Payment	PAP	1102 - Ashley Rouse	888.32
07/01/2021	Receive Payment	PAP	1105 - David Grant	1,111.43
07/01/2021	Receive Payment	PAP	201 Gustave & Yuriko Maass	1,039.99
07/01/2021	Receive Payment	PAP	202 - Tracey Naomi Wertheim	817.47
07/01/2021	Receive Payment	PAP	203 Theo Espagnol	817.47
07/01/2021	Receive Payment	PAP	204 Bernard Scobie	1,140.71
07/01/2021	Receive Payment	PAP	205 Marc Bouchard & Veronik...	1,039.99
07/01/2021	Receive Payment	PAP	206 Lawrence VanWyngaarde...	817.47
07/01/2021	Receive Payment	PAP	301- Rebecca Dolgoy	1,044.67
07/01/2021	Receive Payment	PAP	302 Eric Christie	822.74
07/01/2021	Receive Payment	PAP	303 - Heather Farrow	822.74
07/01/2021	Receive Payment	PAP	305 Franca & Luigi Rossi	1,044.67
07/01/2021	Receive Payment	PAP	306 Dorothy Charbonneau	822.74
07/01/2021	Receive Payment	PAP	402 Catherine Carr	828.01
07/01/2021	Receive Payment	PAP	404 Sergio Piccinin	1,150.66
07/01/2021	Receive Payment	PAP	406 - Annette Traynor Martin	828.01
07/01/2021	Receive Payment	PAP	502 Josephine Cassie	832.69
07/01/2021	Receive Payment	PAP	503 Pennie Carter	1,665.38
07/01/2021	Receive Payment	PAP	504 Nelson Belzile	1,155.93
07/01/2021	Receive Payment	PAP	505 Nicole Lanthier	1,055.21
07/01/2021	Receive Payment	PAP	506 Rio Henri & David Binder	832.69
07/01/2021	Receive Payment	PAP	601 Armando Coelho & Maria ...	1,059.90
07/01/2021	Receive Payment	PAP	602 Andre Laporte	837.96
07/01/2021	Receive Payment	PAP	603 Alaina Johnston	837.96
07/01/2021	Receive Payment	PAP	604 Doris Michniewicz	1,161.20
07/01/2021	Receive Payment	PAP	605 Raymond Lapointe	1,059.90
07/01/2021	Receive Payment	PAP	606 Hélène Boivin	837.96
07/01/2021	Receive Payment	PAP	702 Poonam Varshni	847.92
07/01/2021	Receive Payment	PAP	703 Valerie Graviere	847.92
07/01/2021	Receive Payment	PAP	704 Marcia Clement	1,171.16
07/01/2021	Receive Payment	PAP	705 Christiane Courtemanche...	1,070.44
07/01/2021	Receive Payment	PAP	706 - Robert Valiquette	847.92
07/01/2021	Receive Payment	PAP	801 Emily Bayrachny	1,079.81
07/01/2021	Receive Payment	PAP	802 - James Wyndels	858.46
07/01/2021	Receive Payment	PAP	803 - Guillermina & David Re...	858.46
07/01/2021	Receive Payment	PAP	804 - Pablo Urbanyi	1,181.11
07/01/2021	Receive Payment	PAP	805 - Gisele Pard	1,079.81
07/01/2021	Receive Payment	PAP	806 - Elisabeth Krug	858.46
07/01/2021	Receive Payment	PAP	901 - Gregory Hugh van Bave...	1,090.35
07/01/2021	Receive Payment	PAP	903 - Geoffrey Greatrex	868.41
07/01/2021	Receive Payment	PAP	904 - Douglas Stoltz	1,191.07
07/01/2021	Receive Payment	PAP	905 Thomas G Smith	1,090.35
07/01/2021	Receive Payment	PAP	906 - Carlo Giuseppe	868.41
07/01/2021	Journal	464R		922.72
07/07/2021	Bill Payment	1585	WSIB	0.00
07/21/2021	Journal	476		1,973.16

Total 59,277.17



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	Jun 30 2021	Jul 30 2021

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
29	\$48,964.09	5	\$59,277.17

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
06/30/2021	BALANCE FORWARD			240,061.80
07/02/2021	SD RECALL SD# 39763 FCN 0304 RCN 38970563 RQD 210630		922.72	240,984.52
07/02/2021	SD SETTLEMENT SD# 39763 FCN 0305 FCD 210629		49,333.27	290,317.79
07/02/2021	MISC PAYMENT MANULIFE 147042	174.10		290,143.69
07/02/2021	BILL PAYMENT CAPITAL INTEGRA	2,833.33		287,310.36
07/02/2021	TRANSFER TO 61176 00149 15	5.56		287,304.80
07/02/2021	SD SETTLEMENT SD# 39763 FCN 0304 FCD 210625	922.72		286,382.08
07/05/2021	DEPOSIT CARLING & WOODROFFE 60236 001		7,048.02	293,430.10
07/05/2021	FUEL BILL WASTE CONNECTIONS CANADA	816.68		292,613.42
07/05/2021	CHQ 5331 7224507942	220.18		292,393.24
07/05/2021	CHQ 1372 8220280658	676.07		291,717.17
07/06/2021	SERVICE CHARGE SCOTIA DIRECT PAYMENT	86.00		291,631.17

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
8	\$5,734.64	3	\$57,304.01

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

Statement Of:
Business Account

Account Number:
60756 01507 11

From:
Jun 30 2021

To:
Jul 30 2021

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
07/07/2021	MISC PAYMENT HYDRO OTTAWA	7,274.40		284,356.77
07/07/2021	TELEPHONE BILL 0000000000000000 BELL CANADA TORVM5 EFT 5511	310.59		284,046.18
07/09/2021	CHQ 5333 7224931079	74.58		283,971.60
07/09/2021	CHQ 5322 7224988965	74.58		283,897.02
07/12/2021	WATER BILL PAYMENT OTTAWA WATER	3,029.83		280,867.19
07/12/2021	CHQ 5338 7225110665	56.49		280,810.70
07/14/2021	CHQ 5335 2226886769	299.20		280,511.50
07/15/2021	TRANSFER TO 60756 01508 19	20,425.58		260,085.92
07/15/2021	SD SETTLEMENT SD# 39763 FCN 0307 FCD 210713	5,046.49		255,039.43
07/16/2021	CHQ* 5339 7127663312	744.09		254,295.34
07/19/2021	CHQ 5340 2227004967	608.62		253,686.72
07/20/2021	CRED. CARD/LOC PAYMENT	177.93		253,508.79
07/21/2021	DEPOSIT		1,973.16	255,481.95
07/21/2021	CHQ* 5341 7127694546	879.43		254,602.52
07/23/2021	CHQ* 5342 7127712272	642.18		253,960.34
07/23/2021	CHQ 1386 7225916006	91.24		253,869.10
07/26/2021	UTILITY BILL PRE-AUTHORIZED ENBRIDGE	617.85		253,251.25
07/26/2021	CHQ 1384 8220513618	661.49		252,589.76
07/27/2021	CHQ 5344 2227203106	224.87		252,364.89
07/30/2021	CHQ* 5345 7127756915	363.32		252,001.57
07/30/2021	SD SETTLEMENT SD# 39763 FCN 0308 FCD 210721	1,581.69		250,419.88
07/30/2021	INTEREST CREDIT		0.00	250,419.88
07/30/2021	SERVICE CHARGE	45.00		250,374.88

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
21	\$43,229.45	2	\$1,973.16

Uncollected fees and/or ODI owing: \$0.00

Please examine this statement promptly.



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

Statement Of:

Business Account

Account Number:

60756 01507 11

From:

Jun 30 2021

To:

Jul 30 2021

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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 01507 11

From:
Jun 30 2021

To:
Jul 30 2021

Item	Volume	Rate	Charge (\$)
Transaction Fees			
Deposit	2	1.25	2.50
Cheques	14	1.50	21.00
Other Credits	2	1.25	2.50
Other Debits	10	1.25	12.50
Sub Total			38.50
Deposit Contents			
Items Deposited	6	.25	1.50
Statement Preparation	1	5.00	5.00
Total Service Charges			\$45.00

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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	Jul 01 2021	Jul 30 2021

Account Information

Currency: CAD

Average Credit Balance This Period	\$266,682.00
Minimum Balance required for interest calculation	\$25,000
Scotiabank Prime This Period	2.450%
Interest Rate Rule:	
Scotiabank Prime	- 2.750% 0.000%

Interest Calculation

Average Credit Balance	\$266,682.00
Total Balance Deductions	\$0.00
Net Surplus Balance	\$266,682.00
Interest At	0.000% \$0.00
Total Interest	\$0.00

Your account 60756 01507 11 has been credited.

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CCC60

Monthly Financials

Reserve Report

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

CCC 60

July 2021

Revenue

100% of the budgeted contributions have been contributed.

Expenses

There was \$32,398.77 of Expenses in July. \$31,183.06 was for the Generator replacement and \$1,205.15 was for Door entrance system and FOBs

Total Reserve Expenses for the year up to date is \$1,078,706.10

The balance in this account was at \$331,891.15

CCC 60

Budget vs. Actuals: 2021 - FY21 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4601 (Reserve) - Contribution from Operating	20,425.58		20,425.58	
Total 4000 Income	20,425.58		20,425.58	
Total Income	\$20,425.58	\$0.00	\$20,425.58	0.00%
GROSS PROFIT	\$20,425.58	\$0.00	\$20,425.58	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$20,425.58	\$0.00	\$20,425.58	0.00%
Other Expenses				
6000R Reserve Expenses				
6136R Reserve - Generator R&M	31,183.06		31,183.06	
6141R Reserve - Security Camera, Keys, Intercom	1,205.15		1,205.15	
6175R Reserve - Bank Charges	10.56		10.56	
Total 6000R Reserve Expenses	32,398.77		32,398.77	
Total Other Expenses	\$32,398.77	\$0.00	\$32,398.77	0.00%
NET OTHER INCOME	\$ -32,398.77	\$0.00	\$ -32,398.77	0.00%
NET INCOME	\$ -11,973.19	\$0.00	\$ -11,973.19	0.00%

CCC 60

Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4601 (Reserve) - Contribution from Operating	204,255.80		204,255.80	
Total 4000 Income	204,255.80		204,255.80	
Total Income	\$204,255.80	\$0.00	\$204,255.80	0.00%
GROSS PROFIT	\$204,255.80	\$0.00	\$204,255.80	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$204,255.80	\$0.00	\$204,255.80	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	-40,601.39		-40,601.39	
6125R Reserve - Doors	15,243.79		15,243.79	
6135R Reserve - Heating & Air Conditioning	224,097.08		224,097.08	
6136R Reserve - Generator R&M	120,970.49		120,970.49	
6140R Reserve - Foundation	-70,364.05		-70,364.05	
6141R Reserve - Security Camera, Keys, Intercom	55,162.09		55,162.09	
6142R Reserve - Electrical	263,152.68		263,152.68	
6145R Reserve - Garage Repairs & Cleaning	65,749.05		65,749.05	
6170R Reserve - Engineering Services	34,226.29		34,226.29	
6175R Reserve - Bank Charges	114.17		114.17	
6198R Reserve - Property Management	2,954.95		2,954.95	
Total 6000R Reserve Expenses	1,078,706.10		1,078,706.10	
Total Other Expenses	\$1,078,706.10	\$0.00	\$1,078,706.10	0.00%
NET OTHER INCOME	\$ -1,078,706.10	\$0.00	\$ -1,078,706.10	0.00%
NET INCOME	\$ -874,450.30	\$0.00	\$ -874,450.30	0.00%

CCC 60

1020R Reserve Bank Account, Period Ending 07/31/2021

RECONCILIATION REPORT

Reconciled on: 08/09/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance.....	343,864.94
Service charge.....	-10.56
Cheques and payments cleared (3).....	-32,388.21
Deposits and other credits cleared (1).....	20,425.58
Statement ending balance.....	<u>331,891.75</u>

Register balance as of 07/31/2021.....331,891.75

Details

Cheques and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/13/2021	Bill Payment	5100	Ainger Communications & Se...	-466.13
07/21/2021	Bill Payment	5101	Ainger Communications & Se...	-739.02
07/21/2021	Bill Payment	5102	Broder Electric	-31,183.06

Total -32,388.21

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/10/2021	Journal	472		20,425.58

Total 20,425.58



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824-6691

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SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Business Account	60756 01508 19	Jun 30 2021	Jul 30 2021

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
5	\$32,398.77	1	\$20,425.58

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
06/30/2021	BALANCE FORWARD			343,864.94
07/02/2021	TRANSFER TO 61176 00149 15	5.56		343,859.38
07/15/2021	TRANSFER FROM 60756 01507 11		20,425.58	364,284.96
07/19/2021	CHQ 5100 7225565878	466.13		363,818.83
07/27/2021	CHQ 5101 7226096621	739.02		363,079.81
07/30/2021	CHQ* 5102 7127755343	31,183.06		331,896.75
07/30/2021	SERVICE CHARGE	5.00		331,891.75

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
5	\$32,398.77	1	\$20,425.58

Uncollected fees and/or ODI owing: \$0.00

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1600 LAPERRIERE AVENUE
SUITE 205
OTTAWA ON K1Z8P5

Statement Of:	Account Number:	From:	To:
Service Charge	60756 01508 19	Jun 30 2021	Jul 30 2021

Item	Volume	Rate	Charge (\$)
Transaction Fees			
Cheques	3	1.50	4.50
Free Item Allowance	-3		-4.50
Sub Total			.00
Statement Preparation	1	5.00	5.00
Total Service Charges			\$5.00

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