

# MONTHLY FINANCIAL REPORT

CCC 60

*February 2021*

# CCC 60 Monthly Financials

## Table of Contents

### Operating Reports

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

### Reserve Reports

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

## ***MONTHLY FINANCIAL REPORT SUMMARY***

***CCC 60***

***February 2021***

### **Revenue**

100% of condo fees have been invoiced.

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

### **Expenses**

Year to date

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

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

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

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

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

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

### **FEBRUARY 2021 NOTES**

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

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

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

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

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

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

# CCC 60

## Budget vs. Actuals: 2021 - FY21 P&L

February 2021

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

# CCC 60

## Budget vs. Actuals: 2021 - FY21 P&L

February 2021

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

# CCC 60

## Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

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

# CCC 60

## Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

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



# CCC 60

## Trial Balance As of February 28, 2021

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

# CCC 60

## Trial Balance As of February 28, 2021

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

# CCC 60

## Balance Sheet As of February 28, 2021

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

# CCC 60

## A/R Aging Summary As of February 28, 2021

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

# CCC 60

## A/P Aging Summary As of February 28, 2021

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

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

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



CCC 60

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
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								234,235.56
02/01/2021	Invoice	2268	No	406 - Annette Traynor Martin	Condo Fees	1100 Accounts Receivable	\$828.01	235,063.57
02/01/2021	Invoice	2267	No	1104 - Joelle Sanderson	Condo Fees	1100 Accounts Receivable	\$1,212.15	236,275.72
02/01/2021	Invoice	2225	No	402 Catherine Carr	Condo Fees	1100 Accounts Receivable	\$828.01	237,103.73
02/01/2021	Invoice	2224	No	306 Dorothy Charbonneau	Condo Fees	1100 Accounts Receivable	\$822.74	237,926.47
02/01/2021	Invoice	2223	No	303 - Heather Farrow	Condo Fees	1100 Accounts Receivable	\$822.74	238,749.21
02/01/2021	Invoice	2266	No	1004 - Julie and Vince Tam	Condo Fees	1100 Accounts Receivable	\$1,201.61	239,950.82
02/01/2021	Invoice	2265	No	904 - Douglas Stoltz	Condo Fees	1100 Accounts Receivable	\$1,191.07	241,141.89
02/01/2021	Invoice	2264	No	804 - Pablo Urbanyi	Condo Fees	1100 Accounts Receivable	\$1,181.11	242,323.00
02/01/2021	Invoice	2263	No	604 Doris Michniewicz	Condo Fees	1100 Accounts Receivable	\$1,162.20	243,485.20
02/01/2021	Invoice	2262	No	504 Nelson Belzile	Condo Fees	1100 Accounts Receivable	\$1,155.93	244,641.13
02/01/2021	Invoice	2261	No	304 Michael Graham & Lynda Pilkington	Condo Fees	1100 Accounts Receivable	\$1,145.98	245,787.11
02/01/2021	Invoice	2260	No	204 Bernard Scobie	Condo Fees	1100 Accounts Receivable	\$1,140.71	246,927.82
02/01/2021	Invoice	2259	No	1105 - David Grant	Condo Fees	1100 Accounts Receivable	\$1,111.43	248,039.25
02/01/2021	Invoice	2258	No	1005 - Francine Titley	Condo Fees	1100 Accounts Receivable	\$1,100.30	249,139.55
02/01/2021	Invoice	2257	No	1101 - Jared Keil	Condo Fees	1100 Accounts Receivable	\$1,111.43	250,250.98
02/01/2021	Invoice	2256	No	905 Thomas G Smith	Condo Fees	1100 Accounts Receivable	\$1,090.35	251,341.33
02/01/2021	Invoice	2255	No	901 - Gregory Hugh van Bavel & Kelly Marie Murphy	Condo Fees	1100 Accounts Receivable	\$1,090.35	252,431.68
02/01/2021	Invoice	2254	No	705 Christiane Courtemanche-Gagnon & David Gagnon	Condo Fees	1100 Accounts Receivable	\$1,070.44	253,502.12
02/01/2021	Invoice	2253	No	701 Hugh Thorne	Condo Fees	1100 Accounts Receivable	\$1,070.44	254,572.56
02/01/2021	Invoice	2252	No	805 - Gisele Pard	Condo Fees	1100 Accounts Receivable	\$1,079.81	255,652.37
02/01/2021	Invoice	2251	No	801 Emily Bayrachny	Condo Fees	1100 Accounts Receivable	\$1,079.81	256,732.18
02/01/2021	Invoice	2250	No	605 Raymond Lapointe	Condo Fees	1100 Accounts Receivable	\$1,059.90	257,792.08
02/01/2021	Invoice	2249	No	601 Armando Coelho & Maria Adelaide Cardoso	Condo Fees	1100 Accounts Receivable	\$1,059.90	258,851.98
02/01/2021	Invoice	2248	No	505 Nicole Lanthier	Condo Fees	1100 Accounts Receivable	\$1,055.21	259,907.19
02/01/2021	Invoice	2247	No	501 Malcolm & Claire Sanderson	Condo Fees	1100 Accounts Receivable	\$1,055.21	260,962.40
02/01/2021	Invoice	2246	No	405 MSJP Capital Inc.	Condo Fees	1100 Accounts Receivable	\$1,049.94	262,012.34
02/01/2021	Invoice	2245	No	401 Sylvie, Bertha Khederlarian & Jacques Joubarne	Condo Fees	1100 Accounts Receivable	\$1,049.94	263,062.28
02/01/2021	Invoice	2244	No	301- Rebecca Dolgoy	Condo Fees	1100 Accounts Receivable	\$1,044.67	264,106.95
02/01/2021	Invoice	2243	No	205 Marc Bouchard & Veronika Huta	Condo Fees	1100 Accounts Receivable	\$1,039.99	265,146.94
02/01/2021	Invoice	2242	No	1103 - Raffle Stepanian	Condo Fees	1100 Accounts Receivable	\$888.91	266,035.85
02/01/2021	Invoice	2241	No	1102 - Ashley Rouse	Condo Fees	1100 Accounts Receivable	\$888.32	266,924.17
02/01/2021	Invoice	2240	No	1003 - Jared Keil	Condo Fees	1100 Accounts Receivable	\$878.96	267,803.13
02/01/2021	Invoice	2239	No	1006 - Kelly Masterson	Condo Fees	1100 Accounts Receivable	\$878.37	268,681.50
02/01/2021	Invoice	2238	No	906 - Carlo Giuseppe	Condo Fees	1100 Accounts Receivable	\$868.41	269,549.91
02/01/2021	Invoice	2237	No	903 - Geoffrey Greatrex	Condo Fees	1100 Accounts Receivable	\$868.41	270,418.32
02/01/2021	Invoice	2236	No	902 - Rhoda Attwood	Condo Fees	1100 Accounts Receivable	\$868.41	271,286.73
02/01/2021	Invoice	2235	No	806 - Elisabeth Krug	Condo Fees	1100 Accounts Receivable	\$858.46	272,145.19
02/01/2021	Invoice	2234	No	802 - James Wyndels	Condo Fees	1100 Accounts Receivable	\$858.46	273,003.65
02/01/2021	Invoice	2233	No	706 - Robert Valiquette	Condo Fees	1100 Accounts Receivable	\$847.92	273,851.57
02/01/2021	Invoice	2232	No	703 Valerie Graviere	Condo Fees	1100 Accounts Receivable	\$847.92	274,699.49
02/01/2021	Invoice	2231	No	702 Poonam Varshni	Condo Fees	1100 Accounts Receivable	\$847.92	275,547.41
02/01/2021	Invoice	2230	No	606 Hélène Boivin	Condo Fees	1100 Accounts Receivable	\$837.96	276,385.37
02/01/2021	Invoice	2229	No	603 Alaina Johnston	Condo Fees	1100 Accounts Receivable	\$837.96	277,223.33
02/01/2021	Invoice	2228	No	506 Rio Henri & David Binder	Condo Fees	1100 Accounts Receivable	\$832.69	278,056.02
02/01/2021	Invoice	2227	No	503 Sophia Eleni Papailiadis	Condo Fees	1100 Accounts Receivable	\$832.69	278,888.71
02/01/2021	Invoice	2226	No	403 Aniss and Fatima Amdiss	Condo Fees	1100 Accounts Receivable	\$828.01	279,716.72
02/01/2021	Invoice	2282	No	203 Theo Espagnol	Condo Fees	1100 Accounts Receivable	\$817.47	280,534.19
02/01/2021	Invoice	2281	No	206 Lawrence VanWyngaarden & Lindsey Foster	Condo Fees	1100 Accounts Receivable	\$817.47	281,351.66
02/01/2021	Invoice	2280	No	302 Eric Christie	Condo Fees	1100 Accounts Receivable	\$822.74	282,174.40
02/01/2021	Invoice	2279	No	305 Franca & Luigi Rossi	Condo Fees	1100 Accounts Receivable	\$1,044.67	283,219.07
02/01/2021	Invoice	2278	No	201 Gustave & Yuriko Maass	Condo Fees	1100 Accounts Receivable	\$1,039.99	284,259.06
02/01/2021	Invoice	2277	No	202 - Tracey Naomi Wertheim	Condo Fees	1100 Accounts Receivable	\$817.47	285,076.53
02/01/2021	Invoice	2276	No	704 Marcia Clement	Condo Fees	1100 Accounts Receivable	\$1,171.16	286,247.69
02/01/2021	Invoice	2275	No	404 Sergio Piccinin	Condo Fees	1100 Accounts Receivable	\$1,150.66	287,398.35
02/01/2021	Invoice	2274	No	1001 - Bernard & Jeannette Scobie	Condo Fees	1100 Accounts Receivable	\$1,100.30	288,498.65
02/01/2021	Invoice	2273	No	1106 - Malcolm Sanderson	Condo Fees	1100 Accounts Receivable	\$888.32	289,386.97
02/01/2021	Invoice	2272	No	1002 - Jossé Marie Cecilia Piquard	Condo Fees	1100 Accounts Receivable	\$878.37	290,265.34
02/01/2021	Invoice	2271	No	803 - Guillermina & David Redekop	Condo Fees	1100 Accounts Receivable	\$858.46	291,123.80
02/01/2021	Invoice	2270	No	602 Andre Laporte	Condo Fees	1100 Accounts Receivable	\$837.96	291,961.76
02/01/2021	Invoice	2269	No	502 Josephine Cassie	Condo Fees	1100 Accounts Receivable	\$832.69	292,794.45
Total for 4001 Condo Fees							\$58,558.89	
4032 NSF Fees Charged to Customers								
Beginning Balance								45.00
Total for 4032 NSF Fees Charged to Customers								
4038 Laundry Revenue								
Beginning Balance								501.00
Total for 4038 Laundry Revenue								
4050 Miscellaneous Income								
Beginning Balance								837.25
02/11/2021	Journal Entry	399	No		K.E CHQ 20130 2021 02 01	-Split-	\$2,825.00	3,662.25
02/22/2021	Journal Entry	401	No		Reversal of Write Off Small Balance - Unit 1005	-Split-	\$ -90.00	3,572.25
Total for 4050 Miscellaneous Income							\$2,735.00	
4601 (Reserve) - Contribution from Operating								
Beginning Balance								78,441.07
02/10/2021	Journal Entry	398	No		Transfer to reserve	-Split-	\$17,164.33	95,605.40
02/28/2021	Journal Entry	415	No		Due to Reserve Feb 2021	-Split-	\$3,261.25	98,866.65
02/28/2021	Journal Entry	415	No		Due to Reserve Jan 2021	-Split-	\$3,261.25	102,127.90
Total for 4601 (Reserve) - Contribution from Operating							\$23,686.83	
Total for 4000 Income							\$84,980.72	
4200 Contribution to Reserve Fund								
Beginning Balance								78,441.07
02/10/2021	Journal Entry	398	No		Transfer to reserve	-Split-	\$17,164.33	95,605.40
02/28/2021	Journal Entry	415	No		Due to Reserve Feb 2021	-Split-	\$3,261.25	98,866.65

CCC 60

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

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

CCC 60

General Ledger  
February 2021

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

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

## RECONCILIATION REPORT

Reconciled on: 03/09/2021

Reconciled by: Zeinab Ruscica

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

## Summary

CAD

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

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

## Details

## Cheques and payments cleared (34)

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

Total -66,645.99

Deposits and other credits cleared (67)

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



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



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

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

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

### Account Summary for this Period:

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

### Account Details:

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

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

110 PLACE D'ORLEANS DRIVE 60756  
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**Statement Of:**  
Business Account

**Account Number:**  
60756 01507 11

**From:**  
Jan 29 2021

**To:**  
Feb 26 2021

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

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

110 PLACE D'ORLEANS DRIVE 60756  
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<b>Statement Of:</b>	<b>Account Number:</b>	<b>From:</b>	<b>To:</b>
Business Account	60756 01507 11	Jan 29 2021	Feb 26 2021

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

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

Uncollected fees and/or ODI owing: \$0.00

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OTTAWA ON K1Z8P5

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

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

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

## Account Information

Currency: CAD

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

## Interest Calculation

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

**Your account 60756 01507 11 has been credited.**

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# **MONTHLY FINANCIAL RESERVE REPORT**

**CCC 60**

*February 2021*

## ***MONTHLY RESERVE FINANCIAL REPORT SUMMARY***

***CCC 60***

***January 2021***

### **Revenue**

100% of the budgeted contributions have been contributed.

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

### **Expenses**

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

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

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



# CCC 60

Budget vs. Actuals: 2021 - FY21 P&L

February 2021

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

# CCC 60

## Budget vs. Actuals: 2021 - FY21 P&L

October 2020 - February 2021

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

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

## RECONCILIATION REPORT

Reconciled on: 03/09/2021

Reconciled by: Zeinab Ruscica

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

## Summary

CAD

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

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

## Details

## Cheques and payments cleared (7)

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

**Total** -77,219.85

## Deposits and other credits cleared (1)

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

**Total** 17,164.33



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OTTAWA ON K1Z8P5

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

### Account Summary for this Period:

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

### Account Details:

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

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

Uncollected fees and/or ODI owing: \$0.00

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OTTAWA ON K1Z8P5

**Statement Of:**  
Service Charge

**Account Number:**  
60756 01508 19

**From:**  
Jan 29 2021

**To:**  
Feb 26 2021

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

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