

MONTHLY FINANCIAL REPORT

CCC 423

February 2021

CCC 423

Monthly Financials

Table of Contents

Operating Reports

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

Reserve Reports

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

C.C.C. No. 423

Financial Summary February 2021

Operating

Revenue

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

Expenses

Utilities

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

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

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

Contracts

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

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

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

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

Overall, Contracts are showing approximately 7% over budget year to date.

General Repairs and Maintenance

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

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

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

5520 - Electrical - Is showing over budget year to date due to a wall sconce that was repaired, the relamp of a light by the elevator on the 4th floor, and the relamp of some Exit sign lights. In addition there were expenses to repair an electrical wire at the front entrance that was cut by stone masons and an issue with the intercom system.

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

General Repairs and Maintenance items, overall, are showing under budget by approximately 39%

Administration

5810 - Office Fees - is showing over budget due to the payment of 4th quarter office fees in June and the February 2021 office fees.

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

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

Overall Administration is showing approximately 6% over budget year to date.

Conclusion:

The condo corporation's total expenses are showing approximately 3% under the annual budgeted amount.

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Fees to Owners - Condo Fees	33,266.63	33,266.66	-0.03	100.00 %
4050 Miscellaneous Items	-80.00		-80.00	
Total 4000 Income	33,186.63	33,266.66	-80.03	99.76 %
Total Income	\$33,186.63	\$33,266.66	\$ -80.03	99.76 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	13,959.33	13,959.33	0.00	100.00 %
Total Cost of Goods Sold	\$13,959.33	\$13,959.33	\$0.00	100.00 %
GROSS PROFIT	\$19,227.30	\$19,307.33	\$ -80.03	99.59 %
Expenses				
5000 Utilities				
5010 Gas	2,096.71	1,892.00	204.71	110.82 %
5020 Hydro	1,059.64	1,576.00	-516.36	67.24 %
5030 Water & Sewer	2,442.62	1,995.00	447.62	122.44 %
5040 Telecom Expenses		133.33	-133.33	
Total 5000 Utilities	5,598.97	5,596.33	2.64	100.05 %
5400 Contracts				
5415 Waste Bin Winching Contract	47.46	775.00	-727.54	6.12 %
5416 Fire System Contract		357.91	-357.91	
5450 Janitorial Contract	2,240.02	2,448.33	-208.31	91.49 %
5455 Elevator Contract	685.05	250.00	435.05	274.02 %
5470 Snow Removal Contract	1,553.72	900.00	653.72	172.64 %
5475 Pest Control Contract	129.95	45.42	84.53	286.11 %
Total 5400 Contracts	4,656.20	4,776.66	-120.46	97.48 %
5500 General Repairs and maintenance				
5502 Supplies	-294.84	41.66	-336.50	-707.73 %
5503 General Repairs & Maintenance	2,082.03	1,500.00	582.03	138.80 %
5504 Emergency Calls	-50.85	16.67	-67.52	-305.04 %
5511 Cleaning		108.33	-108.33	
5516 Plumbing		83.33	-83.33	
5518 Security Maintenance		166.67	-166.67	
5520 Electrical	322.05	83.33	238.72	386.48 %
5530 Fire Alarm & Protection	50.85	750.00	-699.15	6.78 %
5535 Garage Cleaning		166.67	-166.67	
5540 HVAC	-746.05	496.75	-1,242.80	-150.19 %
5555 Elevator		333.33	-333.33	
Total 5500 General Repairs and maintenance	1,363.19	3,746.74	-2,383.55	36.38 %
5800 Administrative Expenses				
5801 Property Management	2,583.34	2,583.33	0.01	100.00 %
5805 CAO Fees	40.50	40.50	0.00	100.00 %
5810 Office Supplies & other expense	242.86	20.83	222.03	1,165.91 %
5812 Bank Charges	109.45	50.00	59.45	218.90 %
5822 Misc.		16.67	-16.67	
5830 Insurance Expense	1,432.26	1,475.66	-43.40	97.06 %

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5832 Legal		166.67	-166.67	
Total 5800 Administrative Expenses	4,408.41	4,353.66	54.75	101.26 %
Total Expenses	\$16,026.77	\$18,473.39	\$ -2,446.62	86.76 %
NET OPERATING INCOME	\$3,200.53	\$833.94	\$2,366.59	383.78 %
NET INCOME	\$3,200.53	\$833.94	\$2,366.59	383.78 %

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

May 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Fees to Owners - Condo Fees	332,666.30	332,666.60	-0.30	100.00 %
4050 Miscellaneous Items	305.00		305.00	
4055 Miscellaneous Items Keys	300.00		300.00	
Total 4000 Income	333,271.30	332,666.60	604.70	100.18 %
Total Income	\$333,271.30	\$332,666.60	\$604.70	100.18 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	139,593.30	139,593.30	0.00	100.00 %
Total Cost of Goods Sold	\$139,593.30	\$139,593.30	\$0.00	100.00 %
GROSS PROFIT	\$193,678.00	\$193,073.30	\$604.70	100.31 %
Expenses				
5000 Utilities				
5010 Gas	14,012.81	12,575.00	1,437.81	111.43 %
5020 Hydro	14,120.96	13,577.00	543.96	104.01 %
5030 Water & Sewer	26,146.31	22,499.00	3,647.31	116.21 %
5040 Telecom Expenses	793.70	1,333.30	-539.60	59.53 %
Total 5000 Utilities	55,073.78	49,984.30	5,089.48	110.18 %
5400 Contracts				
5415 Waste Bin Winching Contract	5,683.90	7,750.00	-2,066.10	73.34 %
5416 Fire System Contract	3,904.74	3,579.10	325.64	109.10 %
5450 Janitorial Contract	25,405.02	24,483.30	921.72	103.76 %
5455 Elevator Contract	6,740.40	2,500.00	4,240.40	269.62 %
5470 Snow Removal Contract	3,415.23	4,500.00	-1,084.77	75.89 %
5475 Pest Control Contract	1,440.75	454.20	986.55	317.21 %
Total 5400 Contracts	46,590.04	43,266.60	3,323.44	107.68 %
5500 General Repairs and maintenance				
5502 Supplies	620.32	416.60	203.72	148.90 %
5503 General Repairs & Maintenance	6,538.70	15,000.00	-8,461.30	43.59 %
5504 Emergency Calls	152.55	166.70	-14.15	91.51 %
5505 Landscaping	7,531.45	7,999.98	-468.53	94.14 %
5511 Cleaning	3,588.88	1,083.30	2,505.58	331.29 %
5516 Plumbing	763.77	833.30	-69.53	91.66 %
5518 Security Maintenance	101.70	1,666.70	-1,565.00	6.10 %
5520 Electrical	1,382.57	833.30	549.27	165.92 %
5530 Fire Alarm & Protection	282.50	7,500.00	-7,217.50	3.77 %
5535 Garage Cleaning	1,463.35	1,666.70	-203.35	87.80 %
5540 HVAC	5,233.02	4,967.50	265.52	105.35 %
5555 Elevator	252.00	3,333.30	-3,081.30	7.56 %
Total 5500 General Repairs and maintenance	27,910.81	45,467.38	-17,556.57	61.39 %
5800 Administrative Expenses				
5801 Property Management	25,833.40	25,833.30	0.10	100.00 %
5805 CAO Fees	391.50	405.00	-13.50	96.67 %
5810 Office Supplies & other expense	591.01	208.30	382.71	283.73 %
5812 Bank Charges	995.53	500.00	495.53	199.11 %

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

May 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5822 Misc.	642.35	166.70	475.65	385.33 %
5830 Insurance Expense	14,509.60	14,756.60	-247.00	98.33 %
5832 Legal		1,666.70	-1,666.70	
5833 Audit & Accounting	3,164.00	0.00	3,164.00	
Total 5800 Administrative Expenses	46,127.39	43,536.60	2,590.79	105.95 %
Total Expenses	\$175,702.02	\$182,254.88	\$ -6,552.86	96.40 %
NET OPERATING INCOME	\$17,975.98	\$10,818.42	\$7,157.56	166.16 %
NET INCOME	\$17,975.98	\$10,818.42	\$7,157.56	166.16 %

CCC 423

Balance Sheet As of February 28, 2021

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Fund	73,522.54
1020 Reserve Fund	189,803.54
Total Cash and Cash Equivalent	\$263,326.08
Accounts Receivable (A/R)	
1100 Accounts Receivable	-386.29
Total Accounts Receivable (A/R)	\$ -386.29
1150R Due from Operating	-1,801.52
1200 Due to Reserve	1,801.52
1300 Prepaid Expenses	3,210.12
Total Current Assets	\$266,149.91
Non-current Assets	
1015 Accrued Interest Receivable	251.00
1016 Investments - Edward Jones	152,529.62
1017 Investments - Scotia Wealth	110,938.00
Total Non Current Assets	\$263,718.62
Total Assets	\$529,868.53
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable (A/P)	3,682.39
Total Accounts Payable (A/P)	\$3,682.39
2005 Accrued Liabilities OP	20,902.08
Total Current Liabilities	\$24,584.47
Total Liabilities	\$24,584.47
Equity	
2600 Equity Reserve Fund Opening Balance - Invest E.J.	-0.48
2602 Equity Reserve Fund Opening Balance Equity - RF	0.22
3000 Opening Balance Equity - OP	14,920.64
Retained Earnings	418,158.10
Profit for the year	72,205.58
Total Equity	\$505,284.06
Total Liabilities and Equity	\$529,868.53

CCC 423

Trial Balance As of February 28, 2021

	DEBIT	CREDIT
1010 Operating Fund	73,522.54	
1020 Reserve Fund	189,803.54	
1100 Accounts Receivable		386.29
1150R Due from Operating		1,801.52
1200 Due to Reserve	1,801.52	
1300 Prepaid Expenses	3,210.12	
1015 Accrued Interest Receivable	251.00	
1016 Investments - Edward Jones	152,529.62	
1017 Investments - Scotia Wealth	110,938.00	
2000 Accounts Payable (A/P)		3,682.39
2005 Accrued Liabilities OP		20,902.08
2600 Equity Reserve Fund Opening Balance - Invest E.J.	0.48	
2602 Equity Reserve Fund Opening Balance Equity - RF		0.22
3000 Opening Balance Equity - OP		14,920.64
Retained Earnings		418,158.10
4001 Income:Monthly Fees to Owners - Condo Fees		332,666.30
4050 Income:Miscellaneous Items		305.00
4055 Income:Miscellaneous Items Keys		300.00
4500 Contribution to Reserve Fund	139,593.30	
5010 Utilities:Gas	14,012.81	
5020 Utilities:Hydro	14,120.96	
5030 Utilities:Water & Sewer	26,146.31	
5040 Utilities:Telecom Expenses	793.70	
5415 Contracts:Waste Bin Winching Contract	5,683.90	
5416 Contracts:Fire System Contract	3,904.74	
5450 Contracts:Janitorial Contract	25,405.02	
5455 Contracts:Elevator Contract	6,740.40	
5470 Contracts:Snow Removal Contract	3,415.23	
5475 Contracts:Pest Control Contract	1,440.75	
5502 General Repairs and maintenance:Supplies	620.32	
5503 General Repairs and maintenance:General Repairs & Maintenance	6,538.70	
5504 General Repairs and maintenance:Emergency Calls	152.55	
5505 General Repairs and maintenance:Landscaping	7,531.45	
5511 General Repairs and maintenance:Cleaning	3,588.88	
5516 General Repairs and maintenance:Plumbing	763.77	
5518 General Repairs and maintenance:Security Maintenance	101.70	
5520 General Repairs and maintenance:Electrical	1,382.57	
5521 General Repairs and maintenance:Covid-19 Expenses	3,736.55	
5530 General Repairs and maintenance:Fire Alarm & Protection	282.50	
5535 General Repairs and maintenance:Garage Cleaning	1,463.35	
5540 General Repairs and maintenance:HVAC	5,233.02	
5555 General Repairs and maintenance:Elevator	252.00	
5801 Administrative Expenses:Property Management	25,833.40	
5805 Administrative Expenses:CAO Fees	391.50	
5810 Administrative Expenses:Office Supplies & other expense	591.01	
5812 Administrative Expenses:Bank Charges	995.53	
5822 Administrative Expenses:Misc.	642.35	
5830 Administrative Expenses:Insurance Expense	14,509.60	

CCC 423

Trial Balance

As of February 28, 2021

	DEBIT	CREDIT
5833 Administrative Expenses:Audit & Accounting	3,164.00	
4602R Reserve - Interest Income		868.32
6001 Contribution from Operating		139,593.30
6117 Reserve - Masonry	70,166.80	
6125 Reserve - Security	2,938.00	
6135 Reserve - HVAC	1,945.86	
6196 Reserve - Plumbing	7,444.81	
TOTAL	\$933,584.16	\$933,584.16

CCC 423

A/R Aging Summary As of February 28, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
(107) - Jason Dafre & J-D.Plourde					349.29	\$349.29
(405) - Laurie Jones					-708.02	\$ -708.02
107 - Valentine Safonov	20.00	9.29				\$29.29
110 - Maria Isabel deSousa	50.85					\$50.85
206 Kevin Zbitnew & Xiao Mei Lin		-50.00				\$ -50.00
402-Brock Batey					-53.70	\$ -53.70
PH2 - Steven Mason					-4.00	\$ -4.00
TOTAL	\$70.85	\$ -40.71	\$0.00	\$0.00	\$ -416.43	\$ -386.29

CCC 423

A/P Aging Summary As of February 28, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Ace Professional Lock Service		1,189.33				\$1,189.33
Capital Integral Property Management	242.86					\$242.86
City of Ottawa Water & Sewer		2,514.96				\$2,514.96
Elevation Elevator Inc		685.05				\$685.05
Enbridge		2,287.30				\$2,287.30
Orleans Quality Cleaning Ltd.		-3,237.11				\$ -3,237.11
TOTAL	\$242.86	\$3,439.53	\$0.00	\$0.00	\$0.00	\$3,682.39

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Fund								
Beginning Balance								76,338.19
02/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		2000 Accounts Payable (A/P)	\$ - 2,583.34	73,754.85
02/01/2021	Journal Entry	179	No		Bank Fees Feb 2021	-Split-	\$ -109.45	73,645.40
02/01/2021	Journal Entry	180	No		To record Contribution to Reserve for Feb 2021	-Split-	\$ - 13,959.33	59,686.07
02/01/2021	Bill Payment (Cheque)	CWE6172	No	Optimum Mechanical Solutions	Issued 2021-02-01 16:42:42.918	2000 Accounts Payable (A/P)	\$ -297.19	59,388.88
02/02/2021	Payment	PAP	No	107 - Valentine Safonov		1100 Accounts Receivable	\$349.29	59,738.17
02/02/2021	Payment		No	101 - Robert & Susan Rees	CondoWorks	1100 Accounts Receivable	\$581.10	60,319.27
02/02/2021	Payment		No	PH5 - Philip & Averil Gardner	CondoWorks	1100 Accounts Receivable	\$872.45	61,191.72
02/02/2021	Payment		No	PH4 - Rudy Anthony Vandenbelt	CondoWorks	1100 Accounts Receivable	\$752.66	61,944.38
02/02/2021	Payment		No	PH3 - Judith & Warren Nelson	CondoWorks	1100 Accounts Receivable	\$986.74	62,931.12
02/02/2021	Payment		No	PH2 - Steven Mason	CondoWorks	1100 Accounts Receivable	\$607.16	63,538.28
02/02/2021	Payment		No	PH1 - Linda Rayner	CondoWorks	1100 Accounts Receivable	\$639.04	64,177.32
02/02/2021	Payment		No	412 - Elise Pineau	CondoWorks	1100 Accounts Receivable	\$528.94	64,706.26
02/02/2021	Payment		No	411 - Anne Kline	CondoWorks	1100 Accounts Receivable	\$453.60	65,159.86
02/02/2021	Payment		No	410 - Suzanne Drouin	CondoWorks	1100 Accounts Receivable	\$754.97	65,914.83
02/02/2021	Payment		No	409 - Patricia Skinner	CondoWorks	1100 Accounts Receivable	\$726.00	66,640.83
02/02/2021	Payment		No	408 - Filippo Zanetti	CondoWorks	1100 Accounts Receivable	\$537.62	67,178.45
02/02/2021	Payment		No	407 - Katie Oppen	CondoWorks	1100 Accounts Receivable	\$537.62	67,716.07
02/02/2021	Payment		No	405- Elizabeth Armstrong-Croux	CondoWorks	1100 Accounts Receivable	\$754.97	68,471.04
02/02/2021	Payment		No	404 - John Power	CondoWorks	1100 Accounts Receivable	\$531.83	69,002.87
02/02/2021	Payment		No	403 - William Farrell	CondoWorks	1100 Accounts Receivable	\$531.83	69,534.70
02/02/2021	Payment		No	402-Brock Batey	CondoWorks	1100 Accounts Receivable	\$583.99	70,118.69
02/02/2021	Payment		No	401 - Sarah Marsh & Nicolas Verdy	CondoWorks	1100 Accounts Receivable	\$592.72	70,711.41
02/02/2021	Payment		No	312 - Sherilyn Almaria	CondoWorks	1100 Accounts Receivable	\$528.94	71,240.35
02/02/2021	Payment		No	311 - Bailey Reid	CondoWorks	1100 Accounts Receivable	\$453.60	71,693.95
02/02/2021	Payment		No	310 - Nicole Melanson	CondoWorks	1100 Accounts Receivable	\$754.97	72,448.92
02/02/2021	Payment		No	309 - Carolyne & Mark Chatel	CondoWorks	1100 Accounts Receivable	\$726.00	73,174.92
02/02/2021	Payment		No	406 - Katherine & Geoffrey Stiles	CondoWorks	1100 Accounts Receivable	\$673.84	73,848.76
02/02/2021	Payment		No	308 - Normande Morin & Jessica Carey	CondoWorks	1100 Accounts Receivable	\$537.62	74,386.38
02/02/2021	Payment		No	306 - Dianne Spearman	CondoWorks	1100 Accounts Receivable	\$673.84	75,060.22
02/02/2021	Payment		No	305 - Catherine Duff	CondoWorks	1100 Accounts Receivable	\$754.97	75,815.19
02/02/2021	Payment		No	304 - Margaret Hilborn & William Hilborn	CondoWorks	1100 Accounts Receivable	\$531.83	76,347.02
02/02/2021	Payment		No	303 - Abdellah Morsy	CondoWorks	1100 Accounts Receivable	\$531.83	76,878.85
02/02/2021	Payment		No	302 - Tarek Afif & Assia Aldhabbi	CondoWorks	1100 Accounts Receivable	\$583.99	77,462.84
02/02/2021	Payment		No	301 - Mary Sitarski	CondoWorks	1100 Accounts Receivable	\$592.72	78,055.56
02/02/2021	Payment		No	212 - Duncan Roberts	CondoWorks	1100 Accounts Receivable	\$528.94	78,584.50
02/02/2021	Payment		No	211 - Lyse Leblanc	CondoWorks	1100 Accounts Receivable	\$453.60	79,038.10
02/02/2021	Payment		No	210 - Philip & Louise Stone	CondoWorks	1100 Accounts Receivable	\$754.97	79,793.07
02/02/2021	Payment		No	209 - Helen Polleritzer	CondoWorks	1100 Accounts Receivable	\$726.00	80,519.07
02/02/2021	Payment		No	208 - Carol Freeman	CondoWorks	1100 Accounts Receivable	\$537.62	81,056.69
02/02/2021	Payment		No	207 - Kirk Falconer	CondoWorks	1100 Accounts Receivable	\$537.62	81,594.31
02/02/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin	CondoWorks	1100 Accounts Receivable	\$673.84	82,268.15
02/02/2021	Payment		No	205 - David Cale	CondoWorks	1100 Accounts Receivable	\$754.97	83,023.12
02/02/2021	Payment		No	204 - Cathy Beehan	CondoWorks	1100 Accounts Receivable	\$531.83	83,554.95
02/02/2021	Payment		No	203 - Judith Leidl	CondoWorks	1100 Accounts Receivable	\$531.83	84,086.78
02/02/2021	Payment		No	202 - Monique Angers	CondoWorks	1100 Accounts Receivable	\$583.99	84,670.77
02/02/2021	Payment		No	201 - Roger Messier & Carol Vlassoff	CondoWorks	1100 Accounts Receivable	\$592.72	85,263.49
02/02/2021	Payment		No	112 - Margaret Copping	CondoWorks	1100 Accounts Receivable	\$528.94	85,792.43
02/02/2021	Payment		No	111- Philippe Alexandre Lavoie	CondoWorks	1100 Accounts Receivable	\$453.60	86,246.03
02/02/2021	Payment		No	110 - Maria Isabel deSousa	CondoWorks	1100 Accounts Receivable	\$754.97	87,001.00
02/02/2021	Payment		No	109 - Isabelle & Jean-Yvon St. Martin	CondoWorks	1100 Accounts Receivable	\$726.00	87,727.00
02/02/2021	Payment		No	108 - Nancy & David Biggs / Patrick	CondoWorks	1100 Accounts Receivable	\$381.15	88,108.15
02/02/2021	Payment		No	106 - Lucie Lamarre	CondoWorks	1100 Accounts Receivable	\$633.25	88,741.40
02/02/2021	Payment		No	105 - Steven Moritsugu	CondoWorks	1100 Accounts Receivable	\$699.92	89,441.32
02/02/2021	Payment		No	104 - Jan & Cathleen van der Westhuizen	CondoWorks	1100 Accounts Receivable	\$531.83	89,973.15
02/02/2021	Payment		No	103 - June Beverley Mahoney	CondoWorks	1100 Accounts Receivable	\$531.83	90,504.98
02/02/2021	Payment		No	102 - Betty & Louis-Guy Hudon	CondoWorks	1100 Accounts Receivable	\$583.99	91,088.97
02/02/2021	Payment		No	PH6 - Bruce Miller & June Saunders	CondoWorks	1100 Accounts Receivable	\$1,028.92	92,117.89
02/03/2021	Payment	e-transfer	No	307 - Gary Lewicki		1100 Accounts Receivable	\$537.62	92,655.51
02/04/2021	Bill Payment (Cheque)	CWE6411	No	Elevation Elevator Inc	Issued 2021-02-04 18:43:37.885	2000 Accounts Payable (A/P)	\$ -685.05	91,970.46
02/04/2021	Bill Payment (Cheque)	CWE6408	No	10424161 Canada Inc	Issued 2021-02-04 18:43:37.885	2000 Accounts Payable (A/P)	\$ -50.85	91,919.61
02/04/2021	Bill Payment (Cheque)	CWE6410	No	Pyron Fire Protection Inc	Issued 2021-02-04 18:43:37.885	2000 Accounts Payable (A/P)	\$ -169.50	91,750.11
02/04/2021	Bill Payment (Cheque)	CWE6409	No	Evolution Building Services	Issued 2021-02-04 18:43:37.885	2000 Accounts Payable (A/P)	\$ -501.72	91,248.39
02/04/2021	Bill Payment (Cheque)	CWE6304	No	2858-2666 Québec Inc.	Issued 2021-02-04 18:43:37.885	2000 Accounts Payable (A/P)	\$ - 5,362.98	85,885.41
02/06/2021	Bill Payment (Cheque)	CWP18605	No	Bell	PAP	2000 Accounts Payable (A/P)	\$ -86.43	85,798.98
02/06/2021	Bill Payment (Cheque)	CWP18227	No	Enbridge	PAP	2000 Accounts Payable (A/P)	\$ - 3,049.71	82,749.27
02/17/2021	Bill Payment (Cheque)	CWP19112	No	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable (A/P)	\$ - 2,255.00	80,494.27
02/21/2021	Bill Payment (Cheque)	CWP19424	No	Waste Connections of Canada Inc.	PAP	2000 Accounts Payable (A/P)	\$ -47.46	80,446.81
02/22/2021	Bill Payment (Cheque)	5136	No	J.W.F Electrical Services Inc.	Issued 2021-02-22 20:01:11.565	2000 Accounts Payable (A/P)	\$ -322.05	80,124.76
02/22/2021	Bill Payment (Cheque)	CWP19396	No	Hydro Ottawa	PAP	2000 Accounts Payable (A/P)	\$ - 1,356.65	78,768.11
02/25/2021	Bill Payment (Cheque)	CWE6632	No	Orleans Quality Cleaning Ltd.	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ - 2,985.46	75,782.65
02/25/2021	Bill Payment (Cheque)	CWE6629	No	Capello Systems Ltd	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ -293.80	75,488.85
02/25/2021	Bill Payment (Cheque)	CWE6888	No	Orleans Quality Cleaning Ltd.	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ -251.65	75,237.20
02/25/2021	Bill Payment (Cheque)	CWE6628	No	Armstrong Monitoring	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ -316.40	74,920.80
02/25/2021	Bill Payment (Cheque)	CWE6631	No	Can-Do General Contracting and Construction	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ - 1,035.81	73,884.99
02/25/2021	Bill Payment (Cheque)	CWE6630	No	177863 CANADA INC	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ -282.50	73,602.49
02/25/2021	Bill Payment (Cheque)	CWE6887	No	Extermination Regionex Extermination Inc	Issued 2021-02-25 15:59:52.686	2000 Accounts Payable (A/P)	\$ -129.95	73,472.54
02/27/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin		1100 Accounts Receivable	\$50.00	73,522.54
Total for 1010 Operating Fund							\$ - 2,815.65	
1020 Reserve Fund								
Beginning Balance								175,772.25

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/01/2021	Journal Entry	180	No		To record Contribution to Reserve for Feb 2021	-Split-	\$13,959.33	189,731.58
02/01/2021	Journal Entry	181	No		Bank Interest Feb 2021	-Split-	\$71.96	189,803.54
Total for 1020 Reserve Fund							\$14,031.29	
1100 Accounts Receivable								
Beginning Balance								-256.29
02/01/2021	Invoice	2199	No	105 - Steven Moritsugu		4001 Income:Monthly Fees to Owners - Condo Fees	\$699.92	443.63
02/01/2021	Invoice	2151	No	111- Philippe Alexandre Lavoie		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	897.23
02/01/2021	Invoice	2197	No	305 - Catherine Duff		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	1,652.20
02/01/2021	Invoice	2196	No	303 - Abdellah Morsy		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	2,184.03
02/01/2021	Invoice	2195	No	406 - Katherine & Geoffrey Stiles		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	2,857.87
02/01/2021	Invoice	2194	No	312 - Sherilyn Almaria		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	3,386.81
02/01/2021	Invoice	2193	No	301 - Mary Sitarski		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	3,979.53
02/01/2021	Invoice	2192	No	211 - Lyse Leblanc		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	4,433.13
02/01/2021	Invoice	2191	No	209 - Helen Polleritzer		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	5,159.13
02/01/2021	Invoice	2190	No	PH3 - Judith & Warren Nelson		4001 Income:Monthly Fees to Owners - Condo Fees	\$986.74	6,145.87
02/01/2021	Invoice	2189	No	210 - Philip & Louise Stone		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	6,900.84
02/01/2021	Invoice	2187	No	107 - Valentine Safonov		-Split-	\$369.29	7,270.13
02/01/2021	Invoice	2186	No	106 - Lucie Lamarre		4001 Income:Monthly Fees to Owners - Condo Fees	\$633.25	7,903.38
02/01/2021	Invoice	2185	No	102 - Betty & Louis-Guy Hudon		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	8,487.37
02/01/2021	Invoice	2171	No	PH1 - Linda Rayner		4001 Income:Monthly Fees to Owners - Condo Fees	\$639.04	9,126.41
02/01/2021	Invoice	2170	No	411 - Anne Kline		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	9,580.01
02/01/2021	Invoice	2169	No	407 - Katie Oppen		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	10,117.63
02/01/2021	Invoice	2168	No	PH6 - Bruce Miller & June Saunders		4001 Income:Monthly Fees to Owners - Condo Fees	\$1,028.92	11,146.55
02/01/2021	Invoice	2167	No	310 - Nicole Melanson		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	11,901.52
02/01/2021	Invoice	2166	No	304 - Margaret Hilborn & William Hilborn		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	12,433.35
02/01/2021	Invoice	2165	No	PH2 - Steven Mason		4001 Income:Monthly Fees to Owners - Condo Fees	\$607.16	13,040.51
02/01/2021	Invoice	2164	No	109 - Isabelle & Jean-Yvon St. Martin		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	13,766.51
02/01/2021	Invoice	2163	No	202 - Monique Angers		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	14,350.50
02/01/2021	Invoice	2162	No	201 - Roger Messier & Carol Vlassoff		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	14,943.22
02/01/2021	Invoice	2161	No	405- Elizabeth Armstrong-Croux		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	15,698.19
02/01/2021	Invoice	2160	No	103 - June Beverley Mahoney		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	16,230.02
02/01/2021	Invoice	2159	No	412 - Elise Pineau		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	16,758.96
02/01/2021	Invoice	2158	No	302 - Tarek Afif & Assia Aldhabbi		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	17,342.95
02/01/2021	Invoice	2184	No	207 - Kirk Falconer		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	17,880.57
02/01/2021	Invoice	2183	No	104 - Jan & Cathleen van der Westhuizen		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	18,412.40
02/01/2021	Invoice	2182	No	307 - Gary Lewicki		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	18,950.02
02/01/2021	Invoice	2181	No	206 Kevin Zbitnew & Xiao Mei Lin		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	19,623.86
02/01/2021	Invoice	2180	No	101 - Robert & Susan Rees		4001 Income:Monthly Fees to Owners - Condo Fees	\$581.10	20,204.96
02/01/2021	Invoice	2179	No	311 - Bailey Reid		4001 Income:Monthly Fees to Owners - Condo Fees	\$453.60	20,658.56
02/01/2021	Invoice	2178	No	PH5 - Philip & Averil Gardner		4001 Income:Monthly Fees to Owners - Condo Fees	\$872.45	21,531.01
02/01/2021	Invoice	2177	No	408 - Filippo Zanetti		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	22,068.63
02/01/2021	Invoice	2176	No	402-Brock Batey		4001 Income:Monthly Fees to Owners - Condo Fees	\$583.99	22,652.62
02/01/2021	Invoice	2172	No	306 - Dianne Spearman		4001 Income:Monthly Fees to Owners - Condo Fees	\$673.84	23,326.46
02/01/2021	Invoice	2174	No	401 - Sarah Marsh & Nicolas Verdy		4001 Income:Monthly Fees to Owners - Condo Fees	\$592.72	23,919.18
02/01/2021	Invoice	2173	No	309 - Carolyne & Mark Chatel		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	24,645.18
02/01/2021	Invoice	2157	No	212 - Duncan Roberts		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	25,174.12
02/01/2021	Invoice	2156	No	409 - Patricia Skinner		4001 Income:Monthly Fees to Owners - Condo Fees	\$726.00	25,900.12
02/01/2021	Invoice	2155	No	204 - Cathy Beehan		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	26,431.95
02/01/2021	Invoice	2154	No	110 - Maria Isabel deSousa		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	27,186.92
02/01/2021	Invoice	2153	No	208 - Carol Freeman		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	27,724.54
02/01/2021	Invoice	2150	No	308 - Normande Morin & Jessica Carey		4001 Income:Monthly Fees to Owners - Condo Fees	\$537.62	28,262.16
02/01/2021	Invoice	2149	No	203 - Judith Leidl		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	28,793.99
02/01/2021	Invoice	2148	No	108 - Nancy & David Biggs / Patrick		4001 Income:Monthly Fees to Owners - Condo Fees	\$381.15	29,175.14
02/01/2021	Invoice	2147	No	PH4 - Rudy Anthony Vandenbelt		4001 Income:Monthly Fees to Owners - Condo Fees	\$752.66	29,927.80
02/01/2021	Invoice	2146	No	410 - Suzanne Drouin		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	30,682.77
02/01/2021	Invoice	2188	No	403 - William Farrell		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	31,214.60
02/01/2021	Invoice	2175	No	112 - Margaret Copping		4001 Income:Monthly Fees to Owners - Condo Fees	\$528.94	31,743.54
02/01/2021	Invoice	2152	No	205 - David Cale		4001 Income:Monthly Fees to Owners - Condo Fees	\$754.97	32,498.51
02/01/2021	Invoice	2198	No	404 - John Power		4001 Income:Monthly Fees to Owners - Condo Fees	\$531.83	33,030.34
02/02/2021	Payment		No	410 - Suzanne Drouin		1010 Operating Fund	\$ -754.97	32,275.37
02/02/2021	Payment		No	409 - Patricia Skinner		1010 Operating Fund	\$ -726.00	31,549.37
02/02/2021	Payment		No	408 - Filippo Zanetti		1010 Operating Fund	\$ -537.62	31,011.75
02/02/2021	Payment		No	407 - Katie Oppen		1010 Operating Fund	\$ -537.62	30,474.13
02/02/2021	Payment		No	405- Elizabeth Armstrong-Croux		1010 Operating Fund	\$ -754.97	29,719.16
02/02/2021	Payment		No	404 - John Power		1010 Operating Fund	\$ -531.83	29,187.33
02/02/2021	Payment		No	403 - William Farrell		1010 Operating Fund	\$ -531.83	28,655.50
02/02/2021	Payment		No	402-Brock Batey		1010 Operating Fund	\$ -583.99	28,071.51
02/02/2021	Payment		No	401 - Sarah Marsh & Nicolas Verdy		1010 Operating Fund	\$ -592.72	27,478.79
02/02/2021	Payment		No	312 - Sherilyn Almaria		1010 Operating Fund	\$ -528.94	26,949.85
02/02/2021	Payment		No	311 - Bailey Reid		1010 Operating Fund	\$ -453.60	26,496.25
02/02/2021	Payment		No	310 - Nicole Melanson		1010 Operating Fund	\$ -754.97	25,741.28
02/02/2021	Payment		No	309 - Carolyne & Mark Chatel		1010 Operating Fund	\$ -726.00	25,015.28
02/02/2021	Payment		No	406 - Katherine & Geoffrey Stiles		1010 Operating Fund	\$ -673.84	24,341.44
02/02/2021	Payment		No	308 - Normande Morin & Jessica Carey		1010 Operating Fund	\$ -537.62	23,803.82
02/02/2021	Payment		No	306 - Dianne Spearman		1010 Operating Fund	\$ -673.84	23,129.98
02/02/2021	Payment		No	305 - Catherine Duff		1010 Operating Fund	\$ -754.97	22,375.01
02/02/2021	Payment		No	304 - Margaret Hilborn & William Hilborn		1010 Operating Fund	\$ -531.83	21,843.18
02/02/2021	Payment		No	303 - Abdellah Morsy		1010 Operating Fund	\$ -531.83	21,311.35
02/02/2021	Payment		No	302 - Tarek Afif & Assia Aldhabbi		1010 Operating Fund	\$ -583.99	20,727.36
02/02/2021	Payment		No	301 - Mary Sitarski		1010 Operating Fund	\$ -592.72	20,134.64
02/02/2021	Payment		No	212 - Duncan Roberts		1010 Operating Fund	\$ -528.94	19,605.70
02/02/2021	Payment		No	211 - Lyse Leblanc		1010 Operating Fund	\$ -453.60	19,152.10
02/02/2021	Payment		No	210 - Philip & Louise Stone		1010 Operating Fund	\$ -754.97	18,397.13
02/02/2021	Payment		No	209 - Helen Polleritzer		1010 Operating Fund	\$ -726.00	17,671.13
02/02/2021	Payment		No	208 - Carol Freeman		1010 Operating Fund	\$ -537.62	17,133.51
02/02/2021	Payment		No	207 - Kirk Falconer		1010 Operating Fund	\$ -537.62	16,595.89
02/02/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin		1010 Operating Fund	\$ -673.84	15,922.05
02/02/2021	Payment		No	205 - David Cale		1010 Operating Fund	\$ -754.97	15,167.08
02/02/2021	Payment		No	204 - Cathy Beehan		1010 Operating Fund	\$ -531.83	14,635.25
02/02/2021	Payment		No	203 - Judith Leidl		1010 Operating Fund	\$ -531.83	14,103.42
02/02/2021	Payment		No	202 - Monique Angers		1010 Operating Fund	\$ -583.99	13,519.43
02/02/2021	Payment		No	201 - Roger Messier & Carol Vlassoff		1010 Operating Fund	\$ -592.72	12,926.71
02/02/2021	Payment		No	112 - Margaret Copping		1010 Operating Fund	\$ -528.94	12,397.77
02/02/2021	Payment		No	111- Philippe Alexandre Lavoie		1010 Operating Fund	\$ -453.60	11,944.17
02/02/2021	Payment		No	110 - Maria Isabel deSousa		1010 Operating Fund	\$ -754.97	11,189.20
02/02/2021	Payment		No	109 - Isabelle & Jean-Yvon St. Martin		1010 Operating Fund	\$ -726.00	10,463.20
02/02/2021	Payment		No	108 - Nancy & David Biggs / Patrick		1010 Operating Fund	\$ -381.15	10,082.05
02/02/2021	Payment		No	106 - Lucie Lamarre		1010 Operating Fund	\$ -633.25	9,448.80
02/02/2021	Payment		No	105 - Steven Moritsugu		1010 Operating Fund	\$ -699.92	8,748.88
02/02/2021	Payment		No	104 - Jan & Cathleen van der Westhuizen		1010 Operating Fund	\$ -531.83	8,217.05
02/02/2021	Payment		No	103 - June Beverley Mahoney		1010 Operating Fund	\$ -531.83	7,685.22
02/02/2021	Payment		No	102 - Betty & Louis-Guy Hudon		1010 Operating Fund	\$ -583.99	7,101.23
02/02/2021	Payment		No	101 - Robert & Susan Rees		1010 Operating Fund	\$ -581.10	6,520.13

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/02/2021	Payment	PAP	No	107 - Valentine Safonov		1010 Operating Fund	\$ -349.29	6,170.84
02/02/2021	Payment		No	PH6 - Bruce Miller & June Saunders		1010 Operating Fund	\$ -	5,141.92
							1,028.92	
02/02/2021	Payment		No	PH5 - Philip & Averil Gardner		1010 Operating Fund	\$ -872.45	4,269.47
02/02/2021	Payment		No	PH4 - Rudy Anthony Vandenbelt		1010 Operating Fund	\$ -752.66	3,516.81
02/02/2021	Payment		No	PH3 - Judith & Warren Nelson		1010 Operating Fund	\$ -986.74	2,530.07
02/02/2021	Payment		No	PH2 - Steven Mason		1010 Operating Fund	\$ -607.16	1,922.91
02/02/2021	Payment		No	PH1 - Linda Rayner		1010 Operating Fund	\$ -639.04	1,283.87
02/02/2021	Payment		No	412 - Elise Pineau		1010 Operating Fund	\$ -528.94	754.93
02/02/2021	Payment		No	411 - Anne Kline		1010 Operating Fund	\$ -453.60	301.33
02/03/2021	Payment	e-transfer	No	307 - Gary Lewicki		1010 Operating Fund	\$ -537.62	-236.29
02/16/2021	Credit Memo	2201	No	107 - Valentine Safonov		4050 Income:Miscellaneous Items	\$ -100.00	-336.29
02/25/2021	Payment		No	107 - Valentine Safonov		-Split-		-336.29
02/27/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin		1010 Operating Fund	\$ -50.00	-386.29
Total for 1100 Accounts Receivable							\$ -130.00	
1150R Due from Operating								
Beginning								-1,801.52
Balance								
Total for 1150R Due from Operating								
1200 Due to Reserve								
Beginning								1,801.52
Balance								
Total for 1200 Due to Reserve								
1300 Prepaid Expenses								
Beginning								5,251.64
Balance								
02/01/2021	Journal Entry	176R	No		Reclass Feb portion of snow removal to prepaids	-Split-	\$ -517.91	4,733.73
02/28/2021	Journal Entry	183	No		Fire Monitoring Expense Feb 2021	-Split-	\$ -50.85	4,682.88
02/28/2021	Journal Entry	183	No		Insurance Expense Feb 2021	-Split-	\$ -	3,250.62
							1,432.26	
02/28/2021	Journal Entry	183	No		CAO Expense Feb 2021	-Split-	\$ -40.50	3,210.12
Total for 1300 Prepaid Expenses							\$ -	
							2,041.52	
1015 Accrued Interest Receivable								
Beginning								251.00
Balance								
Total for 1015 Accrued Interest Receivable								
1016 Investments - Edward Jones								
Beginning								152,529.62
Balance								
Total for 1016 Investments - Edward Jones								
1017 Investments - Scotia Wealth								
Beginning								110,938.00
Balance								
Total for 1017 Investments - Scotia Wealth								
2000 Accounts Payable (A/P)								
Beginning								13,796.15
Balance								
02/01/2021	Bill	421177	No	Extermination Regionex Extermination Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19888	5475 Contracts:Pest Control Contract	\$129.95	13,926.10
02/01/2021	Bill	2021-02-01 4102553000	No	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19396	5020 Utilities:Hydro	\$1,356.65	15,282.75
02/01/2021	Bill Payment (Cheque)	CWE6172	No	Optimum Mechanical Solutions		1010 Operating Fund	\$ -297.19	14,985.56
02/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		1010 Operating Fund	\$ -	12,402.22
02/01/2021	Bill	4475	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19219	5801 Administrative Expenses:Property Management	2,583.34 \$2,583.34	14,985.56
02/03/2021	Bill	INV69925	No	Armstrong Monitoring	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19596	5503 General Repairs and maintenance:General Repairs & Maintenance	\$316.40	15,301.96
02/04/2021	Bill Payment (Cheque)	CWE6410	No	Pyron Fire Protection Inc		1010 Operating Fund	\$ -169.50	15,132.46
02/04/2021	Bill Payment (Cheque)	CWE6408	No	10424161 Canada Inc		1010 Operating Fund	\$ -50.85	15,081.61
02/04/2021	Bill Payment (Cheque)	CWE6411	No	Elevation Elevator Inc		1010 Operating Fund	\$ -685.05	14,396.56
02/04/2021	Bill Payment (Cheque)	CWE6409	No	Evolution Building Services		1010 Operating Fund	\$ -501.72	13,894.84
02/04/2021	Bill Payment (Cheque)	CWE6304	No	2858-2666 Québec Inc.		1010 Operating Fund	\$ -	8,531.86
02/05/2021	Bill	162947	No	Capello Systems Ltd	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18998	5503 General Repairs and maintenance:General Repairs & Maintenance	5,362.98 \$293.80	8,825.66
02/05/2021	Bill	7140-0000891252	No	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19424	5415 Contracts:Waste Bin Winching Contract	\$47.46	8,873.12
02/05/2021	Bill	I200821344	No	Can-Do General Contracting and Construction	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19698	5470 Contracts:Snow Removal Contract	\$1,035.81	9,908.93
02/05/2021	Bill	33283	No	177863 CANADA INC	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19390	5503 General Repairs and maintenance:General Repairs & Maintenance	\$282.50	10,191.43
02/06/2021	Bill Payment (Cheque)	CWP18227	No	Enbridge		1010 Operating Fund	\$ -	7,141.72
02/06/2021	Bill Payment (Cheque)	CWP18605	No	Bell		1010 Operating Fund	3,049.71 \$ -86.43	7,055.29
02/10/2021	Bill	29272	No	Ace Professional Lock Service	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20278	5503 General Repairs and maintenance:General Repairs & Maintenance	\$372.90	7,428.19
02/12/2021	Bill	210212 076511100801	No	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20228	5010 Utilities:Gas	\$2,287.30	9,715.49
02/13/2021	Bill	10251	No	J.W.F Electrical Services Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20224	5520 General Repairs and maintenance:Electrical	\$322.05	10,037.54
02/16/2021	Bill	29227	No	Ace Professional Lock Service	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20863	5503 General Repairs and maintenance:General Repairs & Maintenance	\$559.35	10,596.89
02/17/2021	Bill Payment (Cheque)	CWP19112	No	City of Ottawa Water & Sewer		1010 Operating Fund	\$ -	8,341.89
02/18/2021	Bill	2346	No	Elevation Elevator Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20663	5455 Contracts:Elevator Contract	2,255.00 \$685.05	9,026.94
02/21/2021	Bill Payment (Cheque)	CWP19424	No	Waste Connections of Canada Inc.		1010 Operating Fund	\$ -47.46	8,979.48
02/22/2021	Bill Payment (Cheque)	5136	No	J.W.F Electrical Services Inc.		1010 Operating Fund	\$ -322.05	8,657.43
02/22/2021	Bill Payment (Cheque)	CWP19396	No	Hydro Ottawa		1010 Operating Fund	\$ -	7,300.78
02/23/2021	Bill	29293	No	Ace Professional Lock Service	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/21110	5503 General Repairs and maintenance:General Repairs & Maintenance	1,356.65 \$257.08	7,557.86
02/25/2021	Bill Payment (Cheque)	CWE6628	No	Armstrong Monitoring		1010 Operating Fund	\$ -316.40	7,241.46
02/25/2021	Bill Payment (Cheque)	CWE6888	No	Orleans Quality Cleaning Ltd.		1010 Operating Fund	\$ -251.65	6,989.81

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/25/2021	Bill Payment (Cheque)	CWE6631	No	Can-Do General Contracting and Construction		1010 Operating Fund	\$ - 1,035.81	5,954.00
02/25/2021	Bill Payment (Cheque)	CWE6887	No	Extermination Regionex Extermination Inc		1010 Operating Fund	\$ -129.95	5,824.05
02/25/2021	Bill Payment (Cheque)	CWE6632	No	Orleans Quality Cleaning Ltd.		1010 Operating Fund	\$ - 2,985.46	2,838.59
02/25/2021	Bill Payment (Cheque)	CWE6630	No	177863 CANADA INC		1010 Operating Fund	\$ -282.50	2,556.09
02/25/2021	Bill Payment (Cheque)	CWE6629	No	Capello Systems Ltd		1010 Operating Fund	\$ -293.80	2,262.29
02/25/2021	Bill	30334242	No	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/21393	5030 Utilities:Water & Sewer	\$2,514.96	4,777.25
02/28/2021	Bill	4549	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/20868	5810 Administrative Expenses:Office Supplies & other expense	\$242.86	5,020.11
02/28/2021	Journal Entry	185	No		Reverse call to OMS	-Split-	\$ -50.85	4,969.26
02/28/2021	Journal Entry	186	No		Reverse 90 day invoice	-Split-	\$ -746.05	4,223.21
02/28/2021	Journal Entry	187	No		Clear balance form Orleans janitorial 2019-2020	-Split-	\$ -540.82	3,682.39
02/28/2021	Bill Payment (Cheque)		No	Orleans Janitorial Supplies		-Split-		3,682.39
02/28/2021	Bill Payment (Cheque)		No	Ercan's Natural Gas & Air Conditioning Service Ltd.		-Split-	\$0.00	3,682.39
02/28/2021	Bill Payment (Cheque)		No	10424161 Canada Inc		-Split-		3,682.39
Total for 2000 Accounts Payable (A/P)							\$ - 10,113.76	
2005 Accrued Liabilities OP								
Beginning Balance								18,976.02
02/01/2021	Journal Entry	177R	No		Hydro Accrual Jan 2021	-Split-	\$ - 2,091.29	16,884.73
02/01/2021	Journal Entry	177R	No		Water Accrual Jan 2021	-Split-	\$ -826.83	16,057.90
02/01/2021	Journal Entry	177R	No		Waste Accrual Jan 2021	-Split-	\$ -47.46	16,010.44
02/01/2021	Journal Entry	177R	No		Janitorial Accrual Jan 2021	-Split-	\$ - 2,486.00	13,524.44
02/01/2021	Journal Entry	177R	No		Gas Accrual Jan 2021	-Split-	\$ - 1,715.46	11,808.98
02/28/2021	Journal Entry	182	No		Gas Accrual Feb 2021	-Split-	\$1,524.87	13,333.85
02/28/2021	Journal Entry	182	No		Janitorial Contract Accrual Jan + Feb 2021	-Split-	\$4,972.00	18,305.85
02/28/2021	Journal Entry	182	No		Waste Accrual Feb 2021	-Split-	\$47.46	18,353.31
02/28/2021	Journal Entry	182	No		Water Accrual Feb 2021	-Split-	\$754.49	19,107.80
02/28/2021	Journal Entry	182	No		Hydro Accrual Feb 2021	-Split-	\$1,794.28	20,902.08
Total for 2005 Accrued Liabilities OP							\$1,926.06	
2600 Equity Reserve Fund Opening Balance - Invest E.J.								
Beginning Balance								-0.48
Total for 2600 Equity Reserve Fund Opening Balance - Invest E.J.								
2602 Equity Reserve Fund Opening Balance Equity - RF								
Beginning Balance								0.22
Total for 2602 Equity Reserve Fund Opening Balance Equity - RF								
3000 Opening Balance Equity - OP								
Beginning Balance								14,920.64
Total for 3000 Opening Balance Equity - OP								
Retained Earnings								
Beginning Balance								418,158.10
Total for Retained Earnings								
4000 Income								
4001 Monthly Fees to Owners - Condo Fees								
Beginning Balance								299,399.67
02/01/2021	Invoice	2199	No	105 - Steven Moritsugu	Monthly Common Element Fee	1100 Accounts Receivable	\$699.92	300,099.59
02/01/2021	Invoice	2152	No	205 - David Cale	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	300,854.56
02/01/2021	Invoice	2151	No	111 - Philippe Alexandre Lavoie	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	301,308.16
02/01/2021	Invoice	2198	No	404 - John Power	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	301,839.99
02/01/2021	Invoice	2197	No	305 - Catherine Duff	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	302,594.96
02/01/2021	Invoice	2196	No	303 - Abdellah Morsy	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	303,126.79
02/01/2021	Invoice	2195	No	406 - Katherine & Geoffrey Stiles	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	303,800.63
02/01/2021	Invoice	2194	No	312 - Sherilyn Almaria	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	304,329.57
02/01/2021	Invoice	2192	No	211 - Lyse Leblanc	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	304,783.17
02/01/2021	Invoice	2193	No	301 - Mary Sitarski	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	305,375.89
02/01/2021	Invoice	2191	No	209 - Helen Polleritzer	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	306,101.89
02/01/2021	Invoice	2190	No	PH3 - Judith & Warren Nelson	Monthly Common Element Fee	1100 Accounts Receivable	\$986.74	307,088.63
02/01/2021	Invoice	2189	No	210 - Philip & Louise Stone	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	307,843.60
02/01/2021	Invoice	2187	No	107 - Valentine Safonov	Monthly Common Element Fee	1100 Accounts Receivable	\$349.29	308,192.89
02/01/2021	Invoice	2186	No	106 - Lucie Lamarre	Monthly Common Element Fee	1100 Accounts Receivable	\$633.25	308,826.14
02/01/2021	Invoice	2185	No	102 - Betty & Louis-Guy Hudon	Monthly Common Element	1100 Accounts Receivable	\$583.99	309,410.13
02/01/2021	Invoice	2184	No	207 - Kirk Falconer	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	309,947.75
02/01/2021	Invoice	2171	No	PH1 - Linda Rayner	Monthly Common Element Fee	1100 Accounts Receivable	\$639.04	310,586.79
02/01/2021	Invoice	2170	No	411 - Anne Kline	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	311,040.39
02/01/2021	Invoice	2169	No	407 - Katie Oppen	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	311,578.01
02/01/2021	Invoice	2168	No	PH6 - Bruce Miller & June Saunders	Monthly Common Element Fee	1100 Accounts Receivable	\$1,028.92	312,606.93
02/01/2021	Invoice	2167	No	310 - Nicole Melanson	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	313,361.90
02/01/2021	Invoice	2166	No	304 - Margaret Hilborn & William Hilborn	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	313,893.73
02/01/2021	Invoice	2165	No	PH2 - Steven Mason	Monthly Common Element Fee	1100 Accounts Receivable	\$607.16	314,500.89
02/01/2021	Invoice	2164	No	109 - Isabelle & Jean-Yvon St. Martin	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	315,226.89
02/01/2021	Invoice	2163	No	202 - Monique Angers	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	315,810.88
02/01/2021	Invoice	2162	No	201 - Roger Messier & Carol Vlassoff	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	316,403.60
02/01/2021	Invoice	2161	No	405- Elizabeth Armstrong-Croux	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	317,158.57
02/01/2021	Invoice	2160	No	103 - June Beverley Mahoney	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	317,690.40
02/01/2021	Invoice	2159	No	412 - Elise Pineau	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	318,219.34
02/01/2021	Invoice	2158	No	302 - Tarek Afif & Assia Aldhabbi	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	318,803.33
02/01/2021	Invoice	2183	No	104 - Jan & Cathleen van der Westhuizen	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	319,335.16
02/01/2021	Invoice	2182	No	307 - Gary Lewicki	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	319,872.78
02/01/2021	Invoice	2181	No	206 Kevin Zbitnew & Xiao Mei Lin	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	320,546.62
02/01/2021	Invoice	2180	No	101 - Robert & Susan Rees	Monthly Common Element Fee	1100 Accounts Receivable	\$581.10	321,127.72
02/01/2021	Invoice	2179	No	311 - Bailey Reid	Monthly Common Element Fee	1100 Accounts Receivable	\$453.60	321,581.32
02/01/2021	Invoice	2178	No	PH5 - Philip & Averil Gardner	Monthly Common Element Fee	1100 Accounts Receivable	\$872.45	322,453.77
02/01/2021	Invoice	2177	No	408 - Filippo Zanetti	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	322,991.39
02/01/2021	Invoice	2176	No	402-Brock Batey	Monthly Common Element Fee	1100 Accounts Receivable	\$583.99	323,575.38
02/01/2021	Invoice	2174	No	401 - Sarah Marsh & Nicolas Verdy	Monthly Common Element Fee	1100 Accounts Receivable	\$592.72	324,168.10
02/01/2021	Invoice	2173	No	309 - Carolynne & Mark Chatel	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	324,894.10
02/01/2021	Invoice	2172	No	306 - Dianne Spearman	Monthly Common Element Fee	1100 Accounts Receivable	\$673.84	325,567.94
02/01/2021	Invoice	2157	No	212 - Duncan Roberts	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	326,096.88

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
02/01/2021	Invoice	2156	No	409 - Patricia Skinner	Monthly Common Element Fee	1100 Accounts Receivable	\$726.00	326,822.88
02/01/2021	Invoice	2155	No	204 - Cathy Beehan	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	327,354.71
02/01/2021	Invoice	2154	No	110 - Maria Isabel deSousa	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	328,109.68
02/01/2021	Invoice	2153	No	208 - Carol Freeman	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	328,647.30
02/01/2021	Invoice	2150	No	308 - Normande Morin & Jessica Carey	Monthly Common Element Fee	1100 Accounts Receivable	\$537.62	329,184.92
02/01/2021	Invoice	2149	No	203 - Judith Leidl	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	329,716.75
02/01/2021	Invoice	2148	No	108 - Nancy & David Biggs / Patrick	Monthly Common Element Fee	1100 Accounts Receivable	\$381.15	330,097.90
02/01/2021	Invoice	2147	No	PH4 - Rudy Anthony Vandenbelt	Monthly Common Element Fee	1100 Accounts Receivable	\$752.66	330,850.56
02/01/2021	Invoice	2146	No	410 - Suzanne Drouin	Monthly Common Element Fee	1100 Accounts Receivable	\$754.97	331,605.53
02/01/2021	Invoice	2188	No	403 - William Farrell	Monthly Common Element Fee	1100 Accounts Receivable	\$531.83	332,137.36
02/01/2021	Invoice	2175	No	112 - Margaret Copping	Monthly Common Element Fee	1100 Accounts Receivable	\$528.94	332,666.30
Total for 4001 Monthly Fees to Owners - Condo Fees							\$33,266.63	
4050 Miscellaneous Items								
Beginning Balance								385.00
02/01/2021	Invoice	2187	No	107 - Valentine Safonov	Monthly EV Charges	1100 Accounts Receivable	\$20.00	405.00
02/16/2021	Credit Memo	2201	No	107 - Valentine Safonov	Reverse of charges from OCT-FEB	1100 Accounts Receivable	\$ -100.00	305.00
Total for 4050 Miscellaneous Items							\$ -80.00	
4055 Miscellaneous Items Keys								
Beginning Balance								300.00
Total for 4055 Miscellaneous Items Keys								
Total for 4000 Income							\$33,186.63	
4500 Contribution to Reserve Fund								
Beginning Balance								125,633.97
02/01/2021	Journal Entry	180	No		To record Contribution to Reserve for Feb 2021	-Split-	\$13,959.33	139,593.30
Total for 4500 Contribution to Reserve Fund							\$13,959.33	
5000 Utilities								
5010 Gas								
Beginning Balance								11,916.10
02/01/2021	Journal Entry	177R	No		Gas Accrual Jan 2021	-Split-	\$ -1,715.46	10,200.64
02/12/2021	Bill	210212 076511100801	No	Enbridge	2021-01-14 2021-02-10 076511100801	2000 Accounts Payable (A/P)	\$2,287.30	12,487.94
02/28/2021	Journal Entry	182	No		Gas Accrual Feb 2021	-Split-	\$1,524.87	14,012.81
Total for 5010 Gas							\$2,096.71	
5020 Hydro								
Beginning Balance								13,061.32
02/01/2021	Bill	2021-02-01 4102553000	No	Hydro Ottawa	2020-12-18 2021-01-18 4102553000	2000 Accounts Payable (A/P)	\$1,356.65	14,417.97
02/01/2021	Journal Entry	177R	No		Hydro Accrual Jan 2021	-Split-	\$ -2,091.29	12,326.68
02/28/2021	Journal Entry	182	No		Hydro Accrual Feb 2021	-Split-	\$1,794.28	14,120.96
Total for 5020 Hydro							\$1,059.64	
5030 Water & Sewer								
Beginning Balance								23,703.69
02/01/2021	Journal Entry	177R	No		Water Accrual Jan 2021	-Split-	\$ -826.83	22,876.86
02/25/2021	Bill	30334242	No	City of Ottawa Water & Sewer	2021-01-20 2021-02-19 007395300310288	2000 Accounts Payable (A/P)	\$2,514.96	25,391.82
02/28/2021	Journal Entry	182	No		Water Accrual Feb 2021	-Split-	\$754.49	26,146.31
Total for 5030 Water & Sewer							\$2,442.62	
5040 Telecom Expenses								
Beginning Balance								793.70
Total for 5040 Telecom Expenses								
Total for 5000 Utilities							\$5,598.97	
5400 Contracts								
5415 Waste Bin Winching Contract								
Beginning Balance								5,636.44
02/01/2021	Journal Entry	177R	No		Waste Accrual Jan 2021	-Split-	\$ -47.46	5,588.98
02/05/2021	Bill	7140-0000891252	No	Waste Connections of Canada Inc.	2021-01 71400510530000	2000 Accounts Payable (A/P)	\$47.46	5,636.44
02/28/2021	Journal Entry	182	No		Waste Accrual Feb 2021	-Split-	\$47.46	5,683.90
Total for 5415 Waste Bin Winching Contract							\$47.46	
5416 Fire System Contract								
Beginning Balance								3,904.74
Total for 5416 Fire System Contract								
5450 Janitorial Contract								
Beginning Balance								23,165.00
02/01/2021	Journal Entry	177R	No		Janitorial Accrual Jan 2021	-Split-	\$ -2,486.00	20,679.00
02/28/2021	Journal Entry	182	No		Janitorial Contract Accrual Jan + Feb 2021	-Split-	\$4,972.00	25,651.00
02/28/2021	Journal Entry	187	No		Clear balance form Orleans janitorial 2019-2020	-Split-	\$ -245.98	25,405.02
Total for 5450 Janitorial Contract							\$2,240.02	
5455 Elevator Contract								
Beginning Balance								6,055.35
02/18/2021	Bill	2346	No	Elevation Elevator Inc	February maintenance fee	2000 Accounts Payable (A/P)	\$685.05	6,740.40
Total for 5455 Elevator Contract							\$685.05	
5470 Snow Removal Contract								
Beginning Balance								1,861.51
02/01/2021	Journal Entry	176R	No		Reclass Feb portion of snow removal to prepaids	-Split-	\$517.91	2,379.42
02/05/2021	Bill	1200821344	No	Can-Do General Contracting and Construction	Snow contract Feb 15 to March 15	2000 Accounts Payable (A/P)	\$1,035.81	3,415.23
Total for 5470 Snow Removal Contract							\$1,553.72	
5475 Pest Control Contract								
Beginning Balance								1,310.80
02/01/2021	Bill	421177	No	Extermination Regionex Extermination Inc	February 2021 pest control	2000 Accounts Payable (A/P)	\$129.95	1,440.75
Total for 5475 Pest Control Contract							\$129.95	
Total for 5400 Contracts							\$4,656.20	
5500 General Repairs and maintenance								
5502 Supplies								
Beginning Balance								915.16
02/28/2021	Journal Entry	187	No		Clear balance form Orleans janitorial 2019-2020	-Split-	\$ -294.84	620.32

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5502 Supplies							\$ -294.84	
5503 General Repairs & Maintenance								
Beginning Balance								
								4,456.67
02/03/2021	Bill	INV69925	No	Armstrong Monitoring	Calibration of gas detection system in garage	2000 Accounts Payable (A/P)	\$316.40	4,773.07
02/05/2021	Bill	33283	No	177863 CANADA INC	Pigeon deterrent pucks	2000 Accounts Payable (A/P)	\$282.50	5,055.57
02/05/2021	Bill	162947	No	Capello Systems Ltd	Troubleshoot intercom issue - not working.	2000 Accounts Payable (A/P)	\$293.80	5,349.37
02/10/2021	Bill	29272	No	Ace Professional Lock Service	Replace door closer on B1 level door (959)	2000 Accounts Payable (A/P)	\$372.90	5,722.27
02/16/2021	Bill	29227	No	Ace Professional Lock Service	Replace sweeps on front doors to buildings	2000 Accounts Payable (A/P)	\$559.35	6,281.62
02/23/2021	Bill	29293	No	Ace Professional Lock Service	Replace broken handle on locker room #30-39 lube all locks	2000 Accounts Payable (A/P)	\$257.08	6,538.70
Total for 5503 General Repairs & Maintenance							\$2,082.03	
5504 Emergency Calls								
Beginning Balance								
								203.40
02/28/2021	Journal Entry	185	No		Reverse call to OMS	-Split-	\$ -50.85	152.55
Total for 5504 Emergency Calls							\$ -50.85	
5505 Landscaping								
Beginning Balance								
								7,531.45
Total for 5505 Landscaping								
5511 Cleaning								
Beginning Balance								
								3,588.88
Total for 5511 Cleaning								
5516 Plumbing								
Beginning Balance								
								763.77
Total for 5516 Plumbing								
5518 Security Maintenance								
Beginning Balance								
								101.70
Total for 5518 Security Maintenance								
5520 Electrical								
Beginning Balance								
								1,060.52
02/13/2021	Bill	10251	No	J.W.F Electrical Services Inc.	Issues with intercom no power	2000 Accounts Payable (A/P)	\$322.05	1,382.57
Total for 5520 Electrical							\$322.05	
5521 Covid-19 Expenses								
Beginning Balance								
								3,736.55
Total for 5521 Covid-19 Expenses								
5530 Fire Alarm & Protection								
Beginning Balance								
								231.65
02/28/2021	Journal Entry	183	No		Fire Monitoring Expense Feb 2021	-Split-	\$50.85	282.50
Total for 5530 Fire Alarm & Protection							\$50.85	
5535 Garage Cleaning								
Beginning Balance								
								1,463.35
Total for 5535 Garage Cleaning								
5540 HVAC								
Beginning Balance								
								5,979.07
02/28/2021	Journal Entry	186	No		Reverse 90 day invoice	-Split-	\$ -746.05	5,233.02
Total for 5540 HVAC							\$ -746.05	
5555 Elevator								
Beginning Balance								
								252.00
Total for 5555 Elevator								
Total for 5500 General Repairs and maintenance							\$1,363.19	
5800 Administrative Expenses								
5801 Property Management								
Beginning Balance								
								23,250.06
02/01/2021	Bill	4475	No	Capital Integral Property Management	February fees	2000 Accounts Payable (A/P)	\$2,583.34	25,833.40
Total for 5801 Property Management							\$2,583.34	
5805 CAO Fees								
Beginning Balance								
								351.00
02/28/2021	Journal Entry	183	No		CAO Expense Feb 2021	-Split-	\$40.50	391.50
Total for 5805 CAO Fees							\$40.50	
5810 Office Supplies & other expense								
Beginning Balance								
								348.15
02/28/2021	Bill	4549	No	Capital Integral Property Management	Office fees February 2021	2000 Accounts Payable (A/P)	\$242.86	591.01
Total for 5810 Office Supplies & other expense							\$242.86	
5812 Bank Charges								
Beginning Balance								
								886.08
02/01/2021	Journal Entry	179	No		Bank Fees Feb 2021	-Split-	\$109.45	995.53
Total for 5812 Bank Charges							\$109.45	
5822 Misc.								
Beginning Balance								
								642.35
Total for 5822 Misc.								
5830 Insurance Expense								
Beginning Balance								
								13,077.34
02/28/2021	Journal Entry	183	No		Insurance Expense Feb 2021	-Split-	\$1,432.26	14,509.60
Total for 5830 Insurance Expense							\$1,432.26	
5833 Audit & Accounting								
Beginning Balance								
								3,164.00
Total for 5833 Audit & Accounting								
Total for 5800 Administrative Expenses							\$4,408.41	
4602R Reserve - Interest Income								
Beginning Balance								
								796.36
02/01/2021	Journal Entry	181	No		Bank Interest Feb 2021	-Split-	\$71.96	868.32
Total for 4602R Reserve - Interest Income							\$71.96	
6001 Contribution from Operating								

CCC 423

General Ledger
February 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance								125,633.97
02/01/2021	Journal Entry	180	No		To record Contribution to Reserve for Feb 2021	-Split-	\$13,959.33	139,593.30
Total for 6001 Contribution from Operating							\$13,959.33	
Not Specified								
02/25/2021	Payment		No	107 - Valentine Safonov		1100 Accounts Receivable		
02/28/2021	Bill Payment (Cheque)		No	10424161 Canada Inc		2000 Accounts Payable (A/P)		
02/28/2021	Bill Payment (Cheque)		No	Orleans Janitorial Supplies		2000 Accounts Payable (A/P)		
02/28/2021	Bill Payment (Cheque)		No	Ercan's Natural Gas & Air Conditioning Service Ltd.		2000 Accounts Payable (A/P)		
Total for Not Specified								
6117 Reserve - Masonry								
Beginning Balance								70,166.80
Total for 6117 Reserve - Masonry								
6125 Reserve - Security								
Beginning Balance								2,938.00
Total for 6125 Reserve - Security								
6135 Reserve - HVAC								
Beginning Balance								1,945.86
Total for 6135 Reserve - HVAC								
6196 Reserve - Plumbing								
Beginning Balance								7,444.81
Total for 6196 Reserve - Plumbing								

1010 Operating Fund, Period Ending 02/28/2021

RECONCILIATION REPORT

Reconciled on: 03/02/2021

Reconciled by: Zeinab Ruscica

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

Summary

CAD

Statement beginning balance.....	77,278.87
Cheques and payments cleared (24).....	-36,720.06
Deposits and other credits cleared (54).....	33,266.63
Statement ending balance.....	<u>73,825.44</u>

Uncleared transactions as of 02/28/2021.....	-302.90
Register balance as of 02/28/2021.....	73,522.54
Cleared transactions after 02/28/2021.....	0.00
Uncleared transactions after 02/28/2021.....	27,926.75
Register balance as of 03/02/2021.....	<u>101,449.29</u>

Details

Cheques and payments cleared (24)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
12/31/2020	Bill Payment	5131	Enorck Honorat	-400.00
01/25/2021	Bill Payment	5135	J.W.F Electrical Services Inc.	-408.13
01/25/2021	Bill Payment	5134	Ace Professional Lock Service	-101.70
02/01/2021	Journal	179		-109.45
02/01/2021	Bill Payment	PAP	Capital Integral Property Man...	-2,583.34
02/01/2021	Journal	180		-13,959.33
02/01/2021	Bill Payment	CWE6172	Optimum Mechanical Solutions	-297.19
02/04/2021	Bill Payment	CWE6410	Pyron Fire Protection Inc	-169.50
02/04/2021	Bill Payment	CWE6411	Elevation Elevator Inc	-685.05
02/04/2021	Bill Payment	CWE6304	2858-2666 Québec Inc.	-5,362.98
02/04/2021	Bill Payment	CWE6408	10424161 Canada Inc	-50.85
02/04/2021	Bill Payment	CWE6409	Evolution Building Services	-501.72
02/06/2021	Bill Payment	CWP18227	Enbridge	-3,049.71
02/06/2021	Bill Payment	CWP18605	Bell	-86.43
02/17/2021	Bill Payment	CWP19112	City of Ottawa Water & Sewer	-2,255.00
02/21/2021	Bill Payment	CWP19424	Waste Connections of Canad...	-47.46
02/22/2021	Bill Payment	CWP19396	Hydro Ottawa	-1,356.65
02/25/2021	Bill Payment	CWE6887	Extermination Regionex Exter...	-129.95
02/25/2021	Bill Payment	CWE6632	Orleans Quality Cleaning Ltd.	-2,985.46
02/25/2021	Bill Payment	CWE6631	Can-Do General Contracting ...	-1,035.81
02/25/2021	Bill Payment	CWE6630	177863 CANADA INC	-282.50
02/25/2021	Bill Payment	CWE6629	Capello Systems Ltd	-293.80
02/25/2021	Bill Payment	CWE6888	Orleans Quality Cleaning Ltd.	-251.65
02/25/2021	Bill Payment	CWE6628	Armstrong Monitoring	-316.40

Total -36,720.06

Deposits and other credits cleared (54)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/02/2021	Receive Payment	PAP	107 - Valentine Safonov	349.29
02/02/2021	Receive Payment		101 - Robert & Susan Rees	581.10
02/02/2021	Receive Payment		102 - Betty & Louis-Guy Hudon	583.99
02/02/2021	Receive Payment		103 - June Beverley Mahoney	531.83
02/02/2021	Receive Payment		104 - Jan & Cathleen van der ...	531.83
02/02/2021	Receive Payment		105 - Steven Moritsugu	699.92
02/02/2021	Receive Payment		106 - Lucie Lamarre	633.25
02/02/2021	Receive Payment		108 - Nancy & David Biggs / P...	381.15
02/02/2021	Receive Payment		109 - Isabelle & Jean-Yvon St...	726.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/02/2021	Receive Payment		110 - Maria Isabel deSousa	754.97
02/02/2021	Receive Payment		111- Philippe Alexandre Lavoie	453.60
02/02/2021	Receive Payment		112 - Margaret Copping	528.94
02/02/2021	Receive Payment		201 - Roger Messier & Carol ...	592.72
02/02/2021	Receive Payment		202 - Monique Angers	583.99
02/02/2021	Receive Payment		203 - Judith Leidl	531.83
02/02/2021	Receive Payment		204 - Cathy Beehan	531.83
02/02/2021	Receive Payment		205 - David Cale	754.97
02/02/2021	Receive Payment		206 Kevin Zbitnew & Xiao Mei...	673.84
02/02/2021	Receive Payment		207 - Kirk Falconer	537.62
02/02/2021	Receive Payment		208 - Carol Freeman	537.62
02/02/2021	Receive Payment		209 - Helen Polleritzer	726.00
02/02/2021	Receive Payment		210 - Philip & Louise Stone	754.97
02/02/2021	Receive Payment		211 - Lyse Leblanc	453.60
02/02/2021	Receive Payment		212 - Duncan Roberts	528.94
02/02/2021	Receive Payment		301 - Mary Sitarski	592.72
02/02/2021	Receive Payment		302 - Tarek Afif & Assia Aldha...	583.99
02/02/2021	Receive Payment		303 - Abdellah Morsy	531.83
02/02/2021	Receive Payment		304 - Margaret Hilborn & Willi...	531.83
02/02/2021	Receive Payment		305 - Catherine Duff	754.97
02/02/2021	Receive Payment		306 - Dianne Spearman	673.84
02/02/2021	Receive Payment		308 - Normande Morin & Jess...	537.62
02/02/2021	Receive Payment		309 - Carolynne & Mark Chatel	726.00
02/02/2021	Receive Payment		310 - Nicole Melanson	754.97
02/02/2021	Receive Payment		311 - Bailey Reid	453.60
02/02/2021	Receive Payment		312 - Sherilyn Almaria	528.94
02/02/2021	Receive Payment		401 - Sarah Marsh & Nicolas ...	592.72
02/02/2021	Receive Payment		402-Brock Batey	583.99
02/02/2021	Receive Payment		403 - William Farrell	531.83
02/02/2021	Receive Payment		404 - John Power	531.83
02/02/2021	Receive Payment		405- Elizabeth Armstrong-Croux	754.97
02/02/2021	Receive Payment		406 - Katherine & Geoffrey Sti...	673.84
02/02/2021	Receive Payment		407 - Katie Oppen	537.62
02/02/2021	Receive Payment		408 - Filippo Zanetti	537.62
02/02/2021	Receive Payment		409 - Patricia Skinner	726.00
02/02/2021	Receive Payment		410 - Suzanne Drouin	754.97
02/02/2021	Receive Payment		411 - Anne Kline	453.60
02/02/2021	Receive Payment		412 - Elise Pineau	528.94
02/02/2021	Receive Payment		PH1 - Linda Rayner	639.04
02/02/2021	Receive Payment		PH2 - Steven Mason	607.16
02/02/2021	Receive Payment		PH3 - Judith & Warren Nelson	986.74
02/02/2021	Receive Payment		PH4 - Rudy Anthony Vandenbelt	752.66
02/02/2021	Receive Payment		PH5 - Philip & Averil Gardner	872.45
02/02/2021	Receive Payment		PH6 - Bruce Miller & June Sa...	1,028.92
02/03/2021	Receive Payment	e-transfer	307 - Gary Lewicki	537.62

Total				33,266.63
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_2505142 E D 00006 00688

CARLETON CONDOMINIUM CORPORATION NO.423

CCC 423 OPERATING

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE AVE

OTTAWA ON K1Z 8P5

January 29, 2021 to February 26, 2021

Account number: 00006 108-290-8

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on January 29, 2021	\$77,278.87
Total deposits & credits (2)	+ 33,266.63
Total cheques & debits (14)	- 36,720.06
Closing balance on February 26, 2021	= \$73,825.44

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			77,278.87
01 Feb	Direct Payment (PAD's) service total GRADS4487810000		32,729.01	110,007.88
	Direct Deposits (PDS) service total GRADS7685410000	297.19		
	Bill Payment CAPITAL INTEGRA	2,583.34		
	Cheque 101.70 Serial # 5134			107,025.65
03 Feb	e-Transfer - Autodeposit Gary Lewicki CAadau2t		537.62	
	Fuel Bill Payment WASTECONNECTION	47.46		
	Cheque 400.00 Serial # 5131			107,115.81
04 Feb	Activity fee	109.45		107,006.36
05 Feb	Direct Deposits (PDS) service total GRADS7685410000	6,770.10		



Business Account Statement

January 29, 2021 to February 26, 2021
Account number: 00006 108-290-8

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
05 Feb	Utility Bill Pmt Enbridge Gas Pre-authorized	3,049.71		97,186.55
08 Feb	Cheque 408.13 Serial # 5135			96,778.42
15 Feb	Account transfer ACTR4104600057	13,959.33		
	Telephone Bill Pmt BELL CANADA EFT	86.43		82,732.66
16 Feb	Water Bill Payment OTTAWA WATER	2,255.00		80,477.66
24 Feb	Misc Payment Hydro Ottawa	1,356.65		79,121.01
25 Feb	Direct Deposits (PDS) service total GRADS7685410000	5,295.57		73,825.44
	Closing balance			73,825.44

Account Fees: \$109.45



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

Business Account Statement

January 29, 2021 to February 26, 2021
Account number: 00006 108-290-8

Serial #: 5131

Amount: \$400.00

CCC 423 c/o Capital Integral Property Mgmt 205-1600 Lapointe Ave Ottawa ON K1Z 8P5	Royal Bank of Canada 90 SPARKS ST OTTAWA ON K1P 5T6	5131
DATE 12 31 2020 MM DD YYYY		
***** FOUR HUNDRED AND 00/100 DOLLARS		\$*****400.00
Pay	Enorck Honorat N/A Ottawa ON K1K 3V3	

⑈005131⑈ ⑆00006⑆003⑆ 108-290-8⑈

CIBC-010
00495 005 02/03/2021
00495 / 6887538
3200242355174 1

Endorsement - Signature or Stamp

BACK/ENDOS

Serial #: 5134

Amount: \$101.70

CCC 423 c/o Capital Integral Property Mgmt 205-1600 Lapointe Ave Ottawa ON K1Z 8P5	Royal Bank of Canada 90 SPARKS ST OTTAWA ON K1P 5T6	5134
DATE 01 25 2021 MM DD YYYY		
***** ONE HUNDRED ONE AND 70/100 DOLLARS		\$*****101.70
Pay	Ace Professional Lock Service Unit 7 - 158 McArthur Avenue info@acelock.ca Ottawa ON K1L 8C9	

29609

⑈005134⑈ ⑆00006⑆003⑆ 108-290-8⑈

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 00886-003
Account Number: 1023118
Date (YYYYMMDD): 20210201
Item Sequence Number: 9632373948
MDC ATMD: 2068
Envelope #: 047

DEPOSIT TO ACCOUNT

1023118

Endorsement - Signature or Stamp

BACK/ENDOS

Serial #: 5135

Amount: \$408.13

CCC 423 c/o Capital Integral Property Mgmt 205-1600 Lapointe Ave Ottawa ON K1Z 8P5	Royal Bank of Canada 90 SPARKS ST OTTAWA ON K1P 5T6	5135
DATE 01 25 2021 MM DD YYYY		
***** FOUR HUNDRED EIGHT AND 13/100 DOLLARS		\$*****408.13
Pay	J.W.F. Electrical Services Inc. 2100 Thurston Dr. #33 Ottawa ON K1G 4K8	

⑈005135⑈ ⑆00006⑆003⑆ 108-290-8⑈

08022021
23746-001 1044352
3864846 001328

For Deposit Only
To The Credit Of

J.W.F. Electrical Services Inc.

Endorsement - Signature or Stamp

Bank of Montreal

945 Smyth Rd.

Ottawa, Ontario

BACK/ENDOS

MONTHLY RESERVE FINANCIAL REPORT

CCC 423

February 2021

C.C.C. No. 423

Financial Summary Reserve

February 2021

Revenue

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

Expenses

There were no Reserve Fund expenses during the month.

Conclusion

Your Reserve Fund's cash balance at the end of the month is \$189,803.54. We recommend holding no more than \$70,000.00 in cash however the corporation does anticipate using the cash for upcoming repairs.

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Income				
4602R Reserve - Interest Income	71.96		71.96	
6001 Contribution from Operating	13,959.33		13,959.33	
Total Other Income	\$14,031.29	\$0.00	\$14,031.29	0.00%
Other Expenses				
6110 Reserve - Podium		1,109.33	-1,109.33	
6115 Reserve - RFS		450.00	-450.00	
6116 Reserve - Balcony		3,416.67	-3,416.67	
6117 Reserve - Masonry		13,249.99	-13,249.99	
6120 Reserve - Roofing		416.66	-416.66	
6130 Reserve - Skylights		416.66	-416.66	
6190 Reserve - Concrete Ramp		125.00	-125.00	
Total Other Expenses	\$0.00	\$19,184.31	\$ -19,184.31	0.00%
NET OTHER INCOME	\$14,031.29	\$ -19,184.31	\$33,215.60	-73.14 %
NET INCOME	\$14,031.29	\$ -19,184.31	\$33,215.60	-73.14 %

CCC 423

Budget vs. Actuals: May 2020 - April 2021 - FY21 P&L

May 2020 - February 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Income				
4602R Reserve - Interest Income	868.32		868.32	
6001 Contribution from Operating	139,593.30		139,593.30	
Total Other Income	\$140,461.62	\$0.00	\$140,461.62	0.00%
Other Expenses				
6110 Reserve - Podium		11,093.30	-11,093.30	
6115 Reserve - RFS		4,500.00	-4,500.00	
6116 Reserve - Balcony		34,166.70	-34,166.70	
6117 Reserve - Masonry	70,166.80	132,499.90	-62,333.10	52.96 %
6120 Reserve - Roofing		4,166.60	-4,166.60	
6125 Reserve - Security	2,938.00		2,938.00	
6130 Reserve - Skylights		4,166.60	-4,166.60	
6135 Reserve - HVAC	1,945.86		1,945.86	
6190 Reserve - Concrete Ramp		1,250.00	-1,250.00	
Total Other Expenses	\$75,050.66	\$191,843.10	\$ -116,792.44	39.12 %
NET OTHER INCOME	\$65,410.96	\$ -191,843.10	\$257,254.06	-34.10 %
NET INCOME	\$65,410.96	\$ -191,843.10	\$257,254.06	-34.10 %

1020 Reserve Fund, Period Ending 02/28/2021

RECONCILIATION REPORT

Reconciled on: 03/02/2021

Reconciled by: Zeinab Ruscica

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

Summary	CAD
Statement beginning balance.....	175,772.25
Cheques and payments cleared (0).....	0.00
Deposits and other credits cleared (2).....	14,031.29
Statement ending balance.....	<u>189,803.54</u>
Register balance as of 02/28/2021.....	189,803.54

Details

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/01/2021	Journal	181		71.96
02/01/2021	Journal	180		13,959.33
Total				14,031.29



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

Business Account Statement

RBDDA30000_2505142 E D 00006 00689

CARLETON CONDOMINIUM CORPORATION NO.423

CCC 423 RESERVE

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE AVE

OTTAWA ON K1Z 8P5

January 29, 2021 to February 26, 2021

Account number: 00006 108-291-6

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on January 29, 2021	\$175,772.25
Total deposits & credits (2)	+ 14,031.29
Total cheques & debits (0)	- 0.00
Closing balance on February 26, 2021	= \$189,803.54

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			175,772.25
01 Feb	Deposit interest		71.96	175,844.21
15 Feb	Account transfer monthly Re. tr.		13,959.33	189,803.54
	Closing balance			189,803.54

Deposit Interest Earned: \$71.96