Capital Integral
PROPERTY MANAGEMENT

MONTHLY FINANCIAL REPORT

CCC 423

January 2021

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
T. 1-613-722-1232
F. 1-613-651-0306
www.cimanagement.ca

C.C.C. No. 423
Financial Summary January 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 February.

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

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

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 9% over budget year to date.

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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.

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 36%

Administration

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

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

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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 very close to the annual budgeted amount.

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Monthly Financials

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BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

January 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	20.00		20.00	
Total 4000 Income	**33,286.63**	**33,266.66**	**19.97**	**100.06 %**
Total Income	**$33,286.63**	**$33,266.66**	**$19.97**	**100.06 %**
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	**$19,327.30**	**$19,307.33**	**$19.97**	**100.10 %**
Expenses				
5000 Utilities				
5010 Gas	3,308.56	2,964.00	344.56	111.62 %
5020 Hydro	-3,119.17	1,436.00	-4,555.17	-217.21 %
5030 Water & Sewer	2,346.68	2,027.00	319.68	115.77 %
5040 Telecom Expenses	86.43	133.33	-46.90	64.82 %
Total 5000 Utilities	**2,622.50**	**6,560.33**	**-3,937.83**	**39.98 %**
5400 Contracts				
5415 Waste Bin Winching	1,098.36	775.00	323.36	141.72 %
5416 Fire System Maintenance	169.50	357.91	-188.41	47.36 %
5450 Janitorial	4,972.00	2,448.33	2,523.67	203.08 %
5455 Elevator Maintenance	685.05	250.00	435.05	274.02 %
5470 Snow Removal	517.90	900.00	-382.10	57.54 %
5475 Pest Control	129.95	45.42	84.53	286.11 %
Total 5400 Contracts	**7,572.76**	**4,776.66**	**2,796.10**	**158.54 %**
5500 General Repairs and maintenance				
5502 Supplies		41.66	-41.66	
5503 General Repairs & Maintenance	316.40	1,500.00	-1,183.60	21.09 %
5504 Emergency Calls	50.85	16.67	34.18	305.04 %
5511 Cleaning	1,724.38	108.33	1,616.05	1,591.78 %
5516 Plumbing	763.77	83.33	680.44	916.56 %
5518 Security Maintenance		166.67	-166.67	
5520 Electrical	408.13	83.33	324.80	489.78 %
5530 Fire Alarm & Protection	50.85	750.00	-699.15	6.78 %
5535 Garage Cleaning		166.67	-166.67	
5540 HVAC		496.75	-496.75	
5555 Elevator		333.33	-333.33	
Total 5500 General Repairs and maintenance	**3,314.38**	**3,746.74**	**-432.36**	**88.46 %**
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		20.83	-20.83	
5812 Bank Charges	105.80	50.00	55.80	211.60 %
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

January 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5832 Legal		166.67	-166.67	
Total 5800 Administrative Expenses	**4,161.90**	**4,353.66**	**-191.76**	**95.60 %**
Total Expenses	**$17,671.54**	**$19,437.39**	**$ -1,765.85**	**90.92 %**
NET OPERATING INCOME	**$1,655.76**	**$ -130.06**	**$1,785.82**	**-1,273.07 %**
NET INCOME	**$1,655.76**	**$ -130.06**	**$1,785.82**	**-1,273.07 %**

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May 2020 - January 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Fees to Owners - Condo Fees	299,399.67	299,399.94	-0.27	100.00 %
4050 Miscellaneous Items	385.00		385.00	
4055 Miscellaneous Items Keys	300.00		300.00	
Total 4000 Income	**300,084.67**	**299,399.94**	**684.73**	**100.23 %**
Total Income	**$300,084.67**	**$299,399.94**	**$684.73**	**100.23 %**
Cost of Goods Sold				
4500 Contribution to Reserve Fund	125,633.97	125,633.97	0.00	100.00 %
Total Cost of Goods Sold	**$125,633.97**	**$125,633.97**	**$0.00**	**100.00 %**
GROSS PROFIT	**$174,450.70**	**$173,765.97**	**$684.73**	**100.39 %**
Expenses				
5000 Utilities				
5010 Gas	11,916.10	10,683.00	1,233.10	111.54 %
5020 Hydro	13,061.32	12,001.00	1,060.32	108.84 %
5030 Water & Sewer	23,703.69	20,504.00	3,199.69	115.61 %
5040 Telecom Expenses	793.70	1,199.97	-406.27	66.14 %
Total 5000 Utilities	**49,474.81**	**44,387.97**	**5,086.84**	**111.46 %**
5400 Contracts				
5415 Waste Bin Winching	5,636.44	6,975.00	-1,338.56	80.81 %
5416 Fire System Maintenance	3,904.74	3,221.19	683.55	121.22 %
5450 Janitorial	23,165.00	22,034.97	1,130.03	105.13 %
5455 Elevator Maintenance	6,055.35	2,250.00	3,805.35	269.13 %
5470 Snow Removal	1,861.51	3,600.00	-1,738.49	51.71 %
5475 Pest Control	1,310.80	408.78	902.02	320.66 %
Total 5400 Contracts	**41,933.84**	**38,489.94**	**3,443.90**	**108.95 %**
5500 General Repairs and maintenance				
5502 Supplies	915.16	374.94	540.22	244.08 %
5503 General Repairs & Maintenance	4,456.67	13,500.00	-9,043.33	33.01 %
5504 Emergency Calls	203.40	150.03	53.37	135.57 %
5505 Landscaping	7,531.45	7,999.98	-468.53	94.14 %
5511 Cleaning	3,588.88	974.97	2,613.91	368.10 %
5516 Plumbing	763.77	749.97	13.80	101.84 %
5518 Security Maintenance	101.70	1,500.03	-1,398.33	6.78 %
5520 Electrical	1,060.52	749.97	310.55	141.41 %
5530 Fire Alarm & Protection	231.65	6,750.00	-6,518.35	3.43 %
5535 Garage Cleaning	1,463.35	1,500.03	-36.68	97.55 %
5540 HVAC	5,979.07	4,470.75	1,508.32	133.74 %
5555 Elevator	252.00	2,999.97	-2,747.97	8.40 %
Total 5500 General Repairs and maintenance	**26,547.62**	**41,720.64**	**-15,173.02**	**63.63 %**
5800 Administrative Expenses				
5801 Property Management	23,250.06	23,249.97	0.09	100.00 %
5805 CAO Fees	351.00	364.50	-13.50	96.30 %
5810 Office Supplies & other expense	348.15	187.47	160.68	185.71 %
5812 Bank Charges	886.08	450.00	436.08	196.91 %

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May 2020 - January 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5822 Misc.	642.35	150.03	492.32	428.15 %
5830 Insurance Expense	13,077.34	13,280.94	-203.60	98.47 %
5832 Legal		1,500.03	-1,500.03	
5833 Audit & Accounting	3,164.00	0.00	3,164.00	
Total 5800 Administrative Expenses	**41,718.98**	**39,182.94**	**2,536.04**	**106.47 %**
Total Expenses	**$159,675.25**	**$163,781.49**	**$ -4,106.24**	**97.49 %**
NET OPERATING INCOME	**$14,775.45**	**$9,984.48**	**$4,790.97**	**147.98 %**
NET INCOME	**$14,775.45**	**$9,984.48**	**$4,790.97**	**147.98 %**

CCC 423

BALANCE SHEET

As of January 31, 2021

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Fund	76,338.19
1020 Reserve Fund	175,772.25
Total Cash and Cash Equivalent	**$252,110.44**
Accounts Receivable (A/R)	
1100 Accounts Receivable	-256.29
Total Accounts Receivable (A/R)	**$ -256.29**
1150R Due from Operating	-1,801.52
1200 Due to Reserve	1,801.52
1300 Prepaid Expenses	5,251.64
Total Current Assets	**$257,105.79**
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	**$520,824.41**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable (A/P)	13,796.15
Total Accounts Payable (A/P)	**$13,796.15**
2005 Accrued Liabilities OP	18,976.02
Total Current Liabilities	**$32,772.17**
Total Liabilities	**$32,772.17**
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	54,973.76
Total Equity	**$488,052.24**
Total Liabilities and Equity	**$520,824.41**

CCC 423

TRIAL BALANCE

As of January 31, 2021

	DEBIT	CREDIT
1010 Operating Fund	76,338.19	
1020 Reserve Fund	175,772.25	
1100 Accounts Receivable		256.29
1150R Due from Operating		1,801.52
1200 Due to Reserve	1,801.52	
1300 Prepaid Expenses	5,251.64	
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)		13,796.15
2005 Accrued Liabilities OP		18,976.02
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		299,399.67
4050 Income:Miscellaneous Items		385.00
4055 Income:Miscellaneous Items Keys		300.00
4500 Contribution to Reserve Fund	125,633.97	
5010 Utilities:Gas	11,916.10	
5020 Utilities:Hydro	13,061.32	
5030 Utilities:Water & Sewer	23,703.69	
5040 Utilities:Telecom Expenses	793.70	
5415 Contracts:Waste Bin Winching	5,636.44	
5416 Contracts:Fire System Maintenance	3,904.74	
5450 Contracts:Janitorial	23,165.00	
5455 Contracts:Elevator Maintenance	6,055.35	
5470 Contracts:Snow Removal	1,861.51	
5475 Contracts:Pest Control	1,310.80	
5502 General Repairs and maintenance:Supplies	915.16	
5503 General Repairs and maintenance:General Repairs & Maintenance	4,456.67	
5504 General Repairs and maintenance:Emergency Calls	203.40	
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	1,060.52	
5521 General Repairs and maintenance:Covid-19 Expenses	3,736.55	
5530 General Repairs and maintenance:Fire Alarm & Protection	231.65	
5535 General Repairs and maintenance:Garage Cleaning	1,463.35	
5540 General Repairs and maintenance:HVAC	5,979.07	
5555 General Repairs and maintenance:Elevator	252.00	
5801 Administrative Expenses:Property Management	23,250.06	
5805 Administrative Expenses:CAO Fees	351.00	
5810 Administrative Expenses:Office Supplies & other expense	348.15	
5812 Administrative Expenses:Bank Charges	886.08	
5822 Administrative Expenses:Misc.	642.35	
5830 Administrative Expenses:Insurance Expense	13,077.34	

CCC 423

TRIAL BALANCE

As of January 31, 2021

	DEBIT	CREDIT
5833 Administrative Expenses:Audit & Accounting	3,164.00	
4602R Reserve - Interest Income		796.36
6001 Contribution from Operating		125,633.97
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	**$894,423.94**	**$894,423.94**

CCC 423

A/R AGING SUMMARY

As of January 31, 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		20.00	69.29		$109.29
110 - Maria Isabel deSousa	50.85					$50.85
402-Brock Batey					-53.70	$ -53.70
PH2 - Steven Mason				-4.00		$ -4.00
TOTAL	**$70.85**	**$0.00**	**$20.00**	**$65.29**	**$ -412.43**	**$ -256.29**

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A/P AGING SUMMARY

As of January 31, 2021

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc		50.85			50.85	$101.70
2858-2666 Québec Inc.		5,362.98				$5,362.98
Bell		86.43				$86.43
City of Ottawa Water & Sewer		2,255.00				$2,255.00
Elevation Elevator Inc		685.05				$685.05
Enbridge		3,049.71				$3,049.71
Ercan’s Natural Gas & Air Conditioning Service Ltd.					746.05	$746.05
Evolution Building Services		501.72				$501.72
Optimum Mechanical Solutions		297.19				$297.19
Orleans Janitorial Supplies					540.82	$540.82
Pyron Fire Protection Inc		169.50				$169.50
TOTAL	**$0.00**	**$12,458.43**	**$0.00**	**$0.00**	**$1,337.72**	**$13,796.15**

CCC 423

GENERAL LEDGER

January 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Fund								
Beginning Balance								77,775.76
01/01/2021	Journal Entry	173	No		To record Contribution to Reserve for Jan 2021	-Split-	$ -13,959.33	63,816.43
01/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		2000 Accounts Payable (A/P)	$ -2,583.34	61,233.09
01/04/2021	Bill Payment (Cheque)	CWE5540	No	Capello Systems Ltd	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -740.15	60,492.94
01/04/2021	Payment	PAP	No	107 - Valentine Safonov		1100 Accounts Receivable	$349.29	60,842.23
01/04/2021	Bill Payment (Cheque)	CWE5543	No	Orleans Quality Cleaning Ltd.	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -3,172.06	57,670.17
01/04/2021	Bill Payment (Cheque)	CWE5542	No	Can-Do General Contracting and Construction	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -1,035.81	56,634.36
01/04/2021	Bill Payment (Cheque)	CWE5521	No	Bruce Miller	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -67.78	56,566.58
01/04/2021	Bill Payment (Cheque)	CWE5541	No	Elevation Elevator Inc	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -685.05	55,881.53
01/04/2021	Bill Payment (Cheque)	CWE5539	No	Extermination Regionex Extermination Inc	Issued 2021-01-04 13:59:56.224	2000 Accounts Payable (A/P)	$ -129.95	55,751.58
01/04/2021	Payment		No	305 - Catherine Duff	CondoWorks	1100 Accounts Receivable	$754.97	56,506.55
01/04/2021	Payment		No	302 - Tarek Afif & Assia Aldhabbi	CondoWorks	1100 Accounts Receivable	$583.99	57,090.54
01/04/2021	Payment		No	308 - Normande Morin & Jessica Carey	CondoWorks	1100 Accounts Receivable	$537.62	57,628.16
01/04/2021	Payment		No	306 - Dianne Spearman	CondoWorks	1100 Accounts Receivable	$673.84	58,302.00
01/04/2021	Payment		No	304 - Margaret Hilborn & William Hilborn	CondoWorks	1100 Accounts Receivable	$531.83	58,833.83
01/04/2021	Payment		No	303 - Abdellah Morsy	CondoWorks	1100 Accounts Receivable	$531.83	59,365.66
01/04/2021	Payment		No	301 - Mary Sitarski	CondoWorks	1100 Accounts Receivable	$592.72	59,958.38
01/04/2021	Payment		No	212 - Duncan Roberts	CondoWorks	1100 Accounts Receivable	$528.94	60,487.32
01/04/2021	Payment		No	211 - Lyse Leblanc	CondoWorks	1100 Accounts Receivable	$453.60	60,940.92
01/04/2021	Payment		No	210 - Philip & Louise Stone	CondoWorks	1100 Accounts Receivable	$754.97	61,695.89
01/04/2021	Payment		No	209 - Helen Polleritzer	CondoWorks	1100 Accounts Receivable	$726.00	62,421.89
01/04/2021	Payment		No	208 - Carol Freeman	CondoWorks	1100 Accounts Receivable	$537.62	62,959.51
01/04/2021	Payment		No	207 - Kirk Falconer	CondoWorks	1100 Accounts Receivable	$537.62	63,497.13
01/04/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin	CondoWorks	1100 Accounts Receivable	$673.84	64,170.97
01/04/2021	Payment		No	205 - David Cale	CondoWorks	1100 Accounts Receivable	$754.97	64,925.94
01/04/2021	Payment		No	204 - Cathy Beehan	CondoWorks	1100 Accounts Receivable	$531.83	65,457.77
01/04/2021	Payment		No	203 - Judith Leidl	CondoWorks	1100 Accounts Receivable	$531.83	65,989.60
01/04/2021	Payment		No	202 - Monique Angers	CondoWorks	1100 Accounts Receivable	$583.99	66,573.59
01/04/2021	Payment		No	201 - Roger Messier & Carol Vlassoff	CondoWorks	1100 Accounts Receivable	$592.72	67,166.31
01/04/2021	Payment		No	112 - Margaret Copping	CondoWorks	1100 Accounts Receivable	$528.94	67,695.25
01/04/2021	Payment		No	111- Philippe Alexandre Lavoie	CondoWorks	1100 Accounts Receivable	$453.60	68,148.85
01/04/2021	Payment		No	110 - Maria Isabel deSousa	CondoWorks	1100 Accounts Receivable	$754.97	68,903.82
01/04/2021	Payment		No	109 - Isabelle & Jean-Yvon St. Martin	CondoWorks	1100 Accounts Receivable	$726.00	69,629.82
01/04/2021	Payment		No	108 - Nancy & David Biggs / Patrick	CondoWorks	1100 Accounts Receivable	$381.15	70,010.97
01/04/2021	Payment		No	106 - Lucie Lamarre	CondoWorks	1100 Accounts Receivable	$633.25	70,644.22
01/04/2021	Payment		No	105 - Steven Moritsugu	CondoWorks	1100 Accounts Receivable	$699.92	71,344.14
01/04/2021	Payment		No	104 - Jan & Cathleen van der Westhuizen	CondoWorks	1100 Accounts Receivable	$531.83	71,875.97
01/04/2021	Payment		No	103 - June Beverley Mahoney	CondoWorks	1100 Accounts Receivable	$531.83	72,407.80
01/04/2021	Payment		No	102 - Betty & Louis-Guy Hudon	CondoWorks	1100 Accounts Receivable	$583.99	72,991.79
01/04/2021	Payment		No	101 - Robert & Susan Rees	CondoWorks	1100 Accounts Receivable	$581.10	73,572.89
01/04/2021	Payment		No	PH6 - Bruce Miller & June Saunders	CondoWorks	1100 Accounts Receivable	$1,028.92	74,601.81
01/04/2021	Payment		No	PH5 - Philip & Averil Gardner	CondoWorks	1100 Accounts Receivable	$872.45	75,474.26
01/04/2021	Payment		No	PH4 - Rudy Anthony Vandenbelt	CondoWorks	1100 Accounts Receivable	$752.66	76,226.92
01/04/2021	Payment		No	PH3 - Judith & Warren Nelson	CondoWorks	1100 Accounts Receivable	$986.74	77,213.66
01/04/2021	Payment		No	PH2 - Steven Mason	CondoWorks	1100 Accounts Receivable	$607.16	77,820.82
01/04/2021	Payment		No	PH1 - Linda Rayner	CondoWorks	1100 Accounts Receivable	$639.04	78,459.86
01/04/2021	Payment		No	412 - Elise Pineau	CondoWorks	1100 Accounts Receivable	$528.94	78,988.80
01/04/2021	Payment		No	411 - Anne Kline	CondoWorks	1100 Accounts Receivable	$453.60	79,442.40
01/04/2021	Payment		No	410 - Suzanne Drouin	CondoWorks	1100 Accounts Receivable	$754.97	80,197.37
01/04/2021	Payment		No	409 - Patricia Skinner	CondoWorks	1100 Accounts Receivable	$726.00	80,923.37
01/04/2021	Payment		No	408 - Filippo Zanetti	CondoWorks	1100 Accounts Receivable	$537.62	81,460.99
01/04/2021	Payment		No	407 - Katie Oppen	CondoWorks	1100 Accounts Receivable	$537.62	81,998.61
01/04/2021	Payment		No	406 - Katherine & Geoffrey Stiles	CondoWorks	1100 Accounts Receivable	$673.84	82,672.45
01/04/2021	Payment		No	405- Elizabeth Armstrong-Croux	CondoWorks	1100 Accounts Receivable	$754.97	83,427.42
01/04/2021	Payment		No	404 - John Power	CondoWorks	1100 Accounts Receivable	$531.83	83,959.25
01/04/2021	Payment		No	403 - William Farrell	CondoWorks	1100 Accounts Receivable	$531.83	84,491.08
01/04/2021	Payment		No	402-Brock Batey	CondoWorks	1100 Accounts Receivable	$583.99	85,075.07
01/04/2021	Payment		No	401 - Sarah Marsh & Nicolas Verdy	CondoWorks	1100 Accounts Receivable	$592.72	85,667.79
01/04/2021	Payment		No	312 - Sherilyn Almaria	CondoWorks	1100 Accounts Receivable	$528.94	86,196.73
01/04/2021	Payment		No	311 - Bailey Reid	CondoWorks	1100 Accounts Receivable	$453.60	86,650.33
01/04/2021	Payment		No	310 - Nicole Melanson	CondoWorks	1100 Accounts Receivable	$754.97	87,405.30
01/04/2021	Payment		No	309 - Carolyne & Mark Chatel	CondoWorks	1100 Accounts Receivable	$726.00	88,131.30
01/04/2021	Bill Payment (Cheque)	CWP15884	No	Enbridge	PAP	2000 Accounts Payable (A/P)	$ -2,112.08	86,019.22
01/06/2021	Payment	e-transfer	No	307 - Gary Lewicki		1100 Accounts Receivable	$537.62	86,556.84
01/06/2021	Bill Payment (Cheque)	CWP16481	No	Bell	PAP	2000 Accounts Payable (A/P)	$ -86.43	86,470.41
01/07/2021	Bill Payment (Cheque)	5133	No	Edgetch HVAC Services Ltd.	Issued 2021-01-07 20:01:07.679	2000 Accounts Payable (A/P)	$ -678.00	85,792.41
01/07/2021	Bill Payment (Cheque)	5132	No	Ace Professional Lock Service	Issued 2021-01-07 20:01:07.356	2000 Accounts Payable (A/P)	$ -271.20	85,521.21
01/21/2021	Bill Payment (Cheque)	CWP17184	No	Waste Connections of Canada Inc.	PAP	2000 Accounts Payable (A/P)	$ -47.46	85,473.75
01/21/2021	Bill Payment (Cheque)	CWP16899	No	City of Ottawa Water & Sewer	PAP	2000 Accounts Payable (A/P)	$ -2,208.44	83,265.31
01/25/2021	Bill Payment (Cheque)	5134	No	Ace Professional Lock Service	Issued 2021-01-25 20:01:05.871	2000 Accounts Payable (A/P)	$ -101.70	83,163.61
01/25/2021	Bill Payment (Cheque)	5135	No	J.W.F Electrical Services Inc.	Issued 2021-01-25 20:01:06.282	2000 Accounts Payable (A/P)	$ -408.13	82,755.48
01/26/2021	Bill Payment (Cheque)	CWE6081	No	Extermination Regionex Extermination Inc	Issued 2021-01-26 17:43:52.579	2000 Accounts Payable (A/P)	$ -129.95	82,625.53
01/26/2021	Bill Payment (Cheque)	CWE6080	No	Optimum Mechanical Solutions	Issued 2021-01-26 17:43:52.579	2000 Accounts Payable (A/P)	$ -466.58	82,158.95
01/26/2021	Bill Payment (Cheque)	CWE6129	No	Evolution Building Services	Issued 2021-01-26 17:43:52.579	2000 Accounts Payable (A/P)	$ -501.72	81,657.23
01/26/2021	Bill Payment (Cheque)	CWE6079	No	10424161 Canada Inc	Issued 2021-01-26 17:43:52.579	2000 Accounts Payable (A/P)	$ -50.85	81,606.38
01/26/2021	Bill Payment (Cheque)	CWE6083	No	Orleans Quality Cleaning Ltd.	Issued 2021-01-26 17:43:52.579	2000 Accounts Payable (A/P)	$ -2,486.00	79,120.38
01/27/2021	Bill Payment (Cheque)	CWP17582	No	Hydro Ottawa	PAP	2000 Accounts Payable (A/P)	$ -1,425.88	77,694.50
01/28/2021	Bill Payment (Cheque)	CWE6173	No	Ace Professional Lock Service	Issued 2021-01-28 22:05:08.610	2000 Accounts Payable (A/P)	$ -214.70	77,479.80
01/28/2021	Bill Payment	CWE6174	No	Can-Do General Contracting and	Issued 2021-01-28 22:05:08.610	2000 Accounts Payable (A/P)	$ -	76,443.99

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
	(Cheque)			Construction			1,035.81	
01/31/2021	Journal Entry	174	No		Bank Fees Jan 2021	-Split-	$ -105.80	76,338.19
Total for 1010 Operating Fund							**$ -1,437.57**	
1020 Reserve Fund								
Beginning Balance								161,739.66
01/01/2021	Journal Entry	173	No		To record Contribution to Reserve for Jan 2021	-Split-	$13,959.33	175,698.99
01/31/2021	Journal Entry	175	No		Bank Interest Jan 2021	-Split-	$73.26	175,772.25
Total for 1020 Reserve Fund							**$14,032.59**	
1100 Accounts Receivable								
Beginning Balance								-327.14
01/01/2021	Invoice	2145	No	105 - Steven Moritsugu		4001 Income:Monthly Fees to Owners - Condo Fees	$699.92	372.78
01/01/2021	Invoice	2107	No	405- Elizabeth Armstrong-Croux		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	1,127.75
01/01/2021	Invoice	2143	No	305 - Catherine Duff		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	1,882.72
01/01/2021	Invoice	2142	No	303 - Abdellah Morsy		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	2,414.55
01/01/2021	Invoice	2141	No	406 - Katherine & Geoffrey Stiles		4001 Income:Monthly Fees to Owners - Condo Fees	$673.84	3,088.39
01/01/2021	Invoice	2140	No	312 - Sherilyn Almaria		4001 Income:Monthly Fees to Owners - Condo Fees	$528.94	3,617.33
01/01/2021	Invoice	2139	No	301 - Mary Sitarski		4001 Income:Monthly Fees to Owners - Condo Fees	$592.72	4,210.05
01/01/2021	Invoice	2138	No	211 - Lyse Leblanc		4001 Income:Monthly Fees to Owners - Condo Fees	$453.60	4,663.65
01/01/2021	Invoice	2137	No	209 - Helen Polleritzer		4001 Income:Monthly Fees to Owners - Condo Fees	$726.00	5,389.65
01/01/2021	Invoice	2136	No	PH3 - Judith & Warren Nelson		4001 Income:Monthly Fees to Owners - Condo Fees	$986.74	6,376.39
01/01/2021	Invoice	2135	No	210 - Philip & Louise Stone		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	7,131.36
01/01/2021	Invoice	2133	No	107 - Valentine Safonov		-Split-	$369.29	7,500.65
01/01/2021	Invoice	2132	No	106 - Lucie Lamarre		4001 Income:Monthly Fees to Owners - Condo Fees	$633.25	8,133.90
01/01/2021	Invoice	2131	No	102 - Betty & Louis-Guy Hudon		4001 Income:Monthly Fees to Owners - Condo Fees	$583.99	8,717.89
01/01/2021	Invoice	2130	No	207 - Kirk Falconer		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	9,255.51
01/01/2021	Invoice	2129	No	104 - Jan & Cathleen van der Westhuizen		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	9,787.34
01/01/2021	Invoice	2128	No	307 - Gary Lewicki		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	10,324.96
01/01/2021	Invoice	2127	No	206 Kevin Zbitnew & Xiao Mei Lin		4001 Income:Monthly Fees to Owners - Condo Fees	$673.84	10,998.80
01/01/2021	Invoice	2126	No	101 - Robert & Susan Rees		4001 Income:Monthly Fees to Owners - Condo Fees	$581.10	11,579.90
01/01/2021	Invoice	2125	No	311 - Bailey Reid		4001 Income:Monthly Fees to Owners - Condo Fees	$453.60	12,033.50
01/01/2021	Invoice	2124	No	PH5 - Philip & Averil Gardner		4001 Income:Monthly Fees to Owners - Condo Fees	$872.45	12,905.95
01/01/2021	Invoice	2123	No	408 - Filippo Zanetti		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	13,443.57
01/01/2021	Invoice	2122	No	402-Brock Batey		4001 Income:Monthly Fees to Owners - Condo Fees	$583.99	14,027.56
01/01/2021	Invoice	2121	No	112 - Margaret Copping		4001 Income:Monthly Fees to Owners - Condo Fees	$528.94	14,556.50
01/01/2021	Invoice	2120	No	401 - Sarah Marsh & Nicolas Verdy		4001 Income:Monthly Fees to Owners - Condo Fees	$592.72	15,149.22
01/01/2021	Invoice	2119	No	309 - Carolyne & Mark Chatel		4001 Income:Monthly Fees to Owners - Condo Fees	$726.00	15,875.22
01/01/2021	Invoice	2118	No	306 - Dianne Spearman		4001 Income:Monthly Fees to Owners - Condo Fees	$673.84	16,549.06
01/01/2021	Invoice	2117	No	PH1 - Linda Rayner		4001 Income:Monthly Fees to Owners - Condo Fees	$639.04	17,188.10
01/01/2021	Invoice	2116	No	411 - Anne Kline		4001 Income:Monthly Fees to Owners - Condo Fees	$453.60	17,641.70
01/01/2021	Invoice	2115	No	407 - Katie Oppen		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	18,179.32
01/01/2021	Invoice	2114	No	PH6 - Bruce Miller & June Saunders		4001 Income:Monthly Fees to Owners - Condo Fees	$1,028.92	19,208.24
01/01/2021	Invoice	2113	No	310 - Nicole Melanson		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	19,963.21
01/01/2021	Invoice	2112	No	304 - Margaret Hilborn & William Hilborn		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	20,495.04
01/01/2021	Invoice	2111	No	PH2 - Steven Mason		4001 Income:Monthly Fees to Owners - Condo Fees	$607.16	21,102.20
01/01/2021	Invoice	2110	No	109 - Isabelle & Jean-Yvon St. Martin		4001 Income:Monthly Fees to Owners - Condo Fees	$726.00	21,828.20
01/01/2021	Invoice	2109	No	202 - Monique Angers		4001 Income:Monthly Fees to Owners - Condo Fees	$583.99	22,412.19
01/01/2021	Invoice	2106	No	103 - June Beverley Mahoney		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	22,944.02
01/01/2021	Invoice	2105	No	412 - Elise Pineau		4001 Income:Monthly Fees to Owners - Condo Fees	$528.94	23,472.96
01/01/2021	Invoice	2104	No	302 - Tarek Afif & Assia Aldhabbi		4001 Income:Monthly Fees to Owners - Condo Fees	$583.99	24,056.95
01/01/2021	Invoice	2103	No	212 - Duncan Roberts		4001 Income:Monthly Fees to Owners - Condo Fees	$528.94	24,585.89
01/01/2021	Invoice	2102	No	409 - Patricia Skinner		4001 Income:Monthly Fees to Owners - Condo Fees	$726.00	25,311.89
01/01/2021	Invoice	2101	No	204 - Cathy Beehan		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	25,843.72
01/01/2021	Invoice	2100	No	110 - Maria Isabel deSousa		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	26,598.69
01/01/2021	Invoice	2099	No	208 - Carol Freeman		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	27,136.31
01/01/2021	Invoice	2098	No	205 - David Cale		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	27,891.28
01/01/2021	Invoice	2097	No	111- Philippe Alexandre Lavoie		4001 Income:Monthly Fees to Owners - Condo Fees	$453.60	28,344.88
01/01/2021	Invoice	2096	No	308 - Normande Morin & Jessica Carey		4001 Income:Monthly Fees to Owners - Condo Fees	$537.62	28,882.50
01/01/2021	Invoice	2095	No	203 - Judith Leidl		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	29,414.33
01/01/2021	Invoice	2094	No	108 - Nancy & David Biggs / Patrick		4001 Income:Monthly Fees to Owners - Condo Fees	$381.15	29,795.48
01/01/2021	Invoice	2093	No	PH4 - Rudy Anthony Vandenbelt		4001 Income:Monthly Fees to Owners - Condo Fees	$752.66	30,548.14
01/01/2021	Invoice	2092	No	410 - Suzanne Drouin		4001 Income:Monthly Fees to Owners - Condo Fees	$754.97	31,303.11
01/01/2021	Invoice	2134	No	403 - William Farrell		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	31,834.94
01/01/2021	Invoice	2108	No	201 - Roger Messier & Carol Vlassoff		4001 Income:Monthly Fees to Owners - Condo Fees	$592.72	32,427.66
01/01/2021	Invoice	2144	No	404 - John Power		4001 Income:Monthly Fees to Owners - Condo Fees	$531.83	32,959.49
01/04/2021	Payment		No	211 - Lyse Leblanc		1010 Operating Fund	$ -453.60	32,505.89
01/04/2021	Payment		No	210 - Philip & Louise Stone		1010 Operating Fund	$ -754.97	31,750.92
01/04/2021	Payment		No	209 - Helen Polleritzer		1010 Operating Fund	$ -726.00	31,024.92
01/04/2021	Payment		No	208 - Carol Freeman		1010 Operating Fund	$ -537.62	30,487.30
01/04/2021	Payment		No	207 - Kirk Falconer		1010 Operating Fund	$ -537.62	29,949.68
01/04/2021	Payment		No	206 Kevin Zbitnew & Xiao Mei Lin		1010 Operating Fund	$ -673.84	29,275.84
01/04/2021	Payment		No	205 - David Cale		1010 Operating Fund	$ -754.97	28,520.87
01/04/2021	Payment		No	204 - Cathy Beehan		1010 Operating Fund	$ -531.83	27,989.04
01/04/2021	Payment		No	203 - Judith Leidl		1010 Operating Fund	$ -531.83	27,457.21
01/04/2021	Payment		No	202 - Monique Angers		1010 Operating Fund	$ -583.99	26,873.22
01/04/2021	Payment		No	201 - Roger Messier & Carol Vlassoff		1010 Operating Fund	$ -592.72	26,280.50
01/04/2021	Payment		No	112 - Margaret Copping		1010 Operating Fund	$ -528.94	25,751.56
01/04/2021	Payment		No	111- Philippe Alexandre Lavoie		1010 Operating Fund	$ -453.60	25,297.96
01/04/2021	Payment		No	110 - Maria Isabel deSousa		1010 Operating Fund	$ -754.97	24,542.99
01/04/2021	Payment		No	109 - Isabelle & Jean-Yvon St. Martin		1010 Operating Fund	$ -726.00	23,816.99
01/04/2021	Payment		No	108 - Nancy & David Biggs / Patrick		1010 Operating Fund	$ -381.15	23,435.84
01/04/2021	Payment		No	106 - Lucie Lamarre		1010 Operating Fund	$ -633.25	22,802.59
01/04/2021	Payment		No	105 - Steven Moritsugu		1010 Operating Fund	$ -699.92	22,102.67
01/04/2021	Payment		No	104 - Jan & Cathleen van der Westhuizen		1010 Operating Fund	$ -531.83	21,570.84
01/04/2021	Payment		No	103 - June Beverley Mahoney		1010 Operating Fund	$ -531.83	21,039.01
01/04/2021	Payment		No	102 - Betty & Louis-Guy Hudon		1010 Operating Fund	$ -583.99	20,455.02
01/04/2021	Payment		No	101 - Robert & Susan Rees		1010 Operating Fund	$ -581.10	19,873.92
01/04/2021	Payment		No	PH6 - Bruce Miller & June Saunders		1010 Operating Fund	$ -1,028.92	18,845.00
01/04/2021	Payment		No	PH5 - Philip & Averil Gardner		1010 Operating Fund	$ -872.45	17,972.55
01/04/2021	Payment		No	PH4 - Rudy Anthony Vandenbelt		1010 Operating Fund	$ -752.66	17,219.89
01/04/2021	Payment		No	PH3 - Judith & Warren Nelson		1010 Operating Fund	$ -986.74	16,233.15
01/04/2021	Payment		No	PH2 - Steven Mason		1010 Operating Fund	$ -607.16	15,625.99
01/04/2021	Payment		No	PH1 - Linda Rayner		1010 Operating Fund	$ -639.04	14,986.95
01/04/2021	Payment		No	412 - Elise Pineau		1010 Operating Fund	$ -528.94	14,458.01
01/04/2021	Payment		No	411 - Anne Kline		1010 Operating Fund	$ -453.60	14,004.41
01/04/2021	Payment		No	410 - Suzanne Drouin		1010 Operating Fund	$ -754.97	13,249.44
01/04/2021	Payment		No	409 - Patricia Skinner		1010 Operating Fund	$ -726.00	12,523.44
01/04/2021	Payment		No	408 - Filippo Zanetti		1010 Operating Fund	$ -537.62	11,985.82

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DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/04/2021	Payment		No	407 - Katie Oppen		1010 Operating Fund	$ -537.62	11,448.20
01/04/2021	Payment		No	406 - Katherine & Geoffrey Stiles		1010 Operating Fund	$ -673.84	10,774.36
01/04/2021	Payment		No	405- Elizabeth Armstrong-Croux		1010 Operating Fund	$ -754.97	10,019.39
01/04/2021	Payment		No	404 - John Power		1010 Operating Fund	$ -531.83	9,487.56
01/04/2021	Payment		No	403 - William Farrell		1010 Operating Fund	$ -531.83	8,955.73
01/04/2021	Payment		No	402-Brock Batey		1010 Operating Fund	$ -583.99	8,371.74
01/04/2021	Payment		No	401 - Sarah Marsh & Nicolas Verdy		1010 Operating Fund	$ -592.72	7,779.02
01/04/2021	Payment		No	312 - Sherilyn Almaria		1010 Operating Fund	$ -528.94	7,250.08
01/04/2021	Payment		No	311 - Bailey Reid		1010 Operating Fund	$ -453.60	6,796.48
01/04/2021	Payment		No	310 - Nicole Melanson		1010 Operating Fund	$ -754.97	6,041.51
01/04/2021	Payment		No	309 - Carolyne & Mark Chatel		1010 Operating Fund	$ -726.00	5,315.51
01/04/2021	Payment	PAP	No	107 - Valentine Safonov		1010 Operating Fund	$ -349.29	4,966.22
01/04/2021	Payment		No	305 - Catherine Duff		1010 Operating Fund	$ -754.97	4,211.25
01/04/2021	Payment		No	302 - Tarek Afif & Assia Aldhabbi		1010 Operating Fund	$ -583.99	3,627.26
01/04/2021	Payment		No	308 - Normande Morin & Jessica Carey		1010 Operating Fund	$ -537.62	3,089.64
01/04/2021	Payment		No	306 - Dianne Spearman		1010 Operating Fund	$ -673.84	2,415.80
01/04/2021	Payment		No	304 - Margaret Hilborn & William Hilborn		1010 Operating Fund	$ -531.83	1,883.97
01/04/2021	Payment		No	303 - Abdellah Morsy		1010 Operating Fund	$ -531.83	1,352.14
01/04/2021	Payment		No	301 - Mary Sitarski		1010 Operating Fund	$ -592.72	759.42
01/04/2021	Payment		No	212 - Duncan Roberts		1010 Operating Fund	$ -528.94	230.48
01/06/2021	Payment	e-transfer	No	307 - Gary Lewicki		1010 Operating Fund	$ -537.62	-307.14
01/31/2021	Invoice	2200	No	110 - Maria Isabel deSousa		5501 General Repairs and maintenance:Reimbursable Expense	$50.85	-256.29
Total for 1100 Accounts Receivable							**$70.85**	
1150R Due from Operating								
Beginning Balance								-1,801.52
Total for 1150R Due from Operating								
1200 Due to Reserve								
Beginning Balance								1,801.52
Total for 1200 Due to Reserve								
1300 Prepaid Expenses								
Beginning Balance								6,257.34
01/31/2021	Journal Entry	176	No		Reclass Feb portion of snow removal to prepaids	-Split-	$517.91	6,775.25
01/31/2021	Journal Entry	178	No		Insurance Expense Jan 2021	-Split-	$ -1,432.26	5,342.99
01/31/2021	Journal Entry	178	No		Fire Monitoring Expense Jan 2021	-Split-	$ -50.85	5,292.14
01/31/2021	Journal Entry	178	No		CAO Expense Jan 2021	-Split-	$ -40.50	5,251.64
Total for 1300 Prepaid Expenses							**$ -1,005.70**	
1015 Accrued Interest Receivable								
Beginning Balance								251.00
Total for 1015 Accrued Interest Receivable								
1016 Investments - Edward Jones								
Beginning Balance								152,529.62
Total for 1016 Investments - Edward Jones								
1017 Investments - Scotia Wealth								
Beginning Balance								110,938.00
Total for 1017 Investments - Scotia Wealth								
2000 Accounts Payable (A/P)								
Beginning Balance								15,010.67
01/01/2021	Bill	4406	No	Capital Integral Property Management	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16789	5801 Administrative Expenses:Property Management	$2,583.34	17,594.01
01/01/2021	Bill Payment (Cheque)	PAP	No	Capital Integral Property Management		1010 Operating Fund	$ -2,583.34	15,010.67
01/04/2021	Bill Payment (Cheque)	CWE5543	No	Orleans Quality Cleaning Ltd.		1010 Operating Fund	$ -3,172.06	11,838.61
01/04/2021	Bill Payment (Cheque)	CWP15884	No	Enbridge		1010 Operating Fund	$ -2,112.08	9,726.53
01/04/2021	Bill Payment (Cheque)	CWE5540	No	Capello Systems Ltd		1010 Operating Fund	$ -740.15	8,986.38
01/04/2021	Bill Payment (Cheque)	CWE5542	No	Can-Do General Contracting and Construction		1010 Operating Fund	$ -1,035.81	7,950.57
01/04/2021	Bill Payment (Cheque)	CWE5539	No	Extermination Regionex Extermination Inc		1010 Operating Fund	$ -129.95	7,820.62
01/04/2021	Bill Payment (Cheque)	CWE5541	No	Elevation Elevator Inc		1010 Operating Fund	$ -685.05	7,135.57
01/04/2021	Bill Payment (Cheque)	CWE5521	No	Bruce Miller		1010 Operating Fund	$ -67.78	7,067.79
01/05/2021	Bill	3533	No	10424161 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18168	5501 General Repairs and maintenance:Reimbursable Expense	$50.85	7,118.64
01/06/2021	Bill Payment (Cheque)	CWP16481	No	Bell		1010 Operating Fund	$ -86.43	7,032.21
01/06/2021	Bill	2021-01-06 4102553000	No	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17582	5020 Utilities:Hydro	$1,425.88	8,458.09
01/07/2021	Bill	7140-0000887088	No	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17184	5415 Contracts:Waste Bin Winching	$47.46	8,505.55
01/07/2021	Bill	206367	No	Orleans Quality Cleaning Ltd.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/16657	5450 Contracts:Janitorial	$2,486.00	10,991.55
01/07/2021	Bill	18853	No	Optimum Mechanical Solutions	Invoice rejected by board and replaced with invoice 19624	5516 General Repairs and maintenance:Plumbing	$0.00	10,991.55
01/07/2021	Bill Payment (Cheque)	5132	No	Ace Professional Lock Service		1010 Operating Fund	$ -271.20	10,720.35
01/07/2021	Bill Payment (Cheque)	5133	No	Edgetch HVAC Services Ltd.		1010 Operating Fund	$ -678.00	10,042.35
01/09/2021	Bill	29144	No	Ace Professional Lock Service	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18265	5503 General Repairs and maintenance:General Repairs & Maintenance	$214.70	10,257.05
01/11/2021	Bill	418851	No	Extermination Regionex Extermination Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17768	5475 Contracts:Pest Control	$129.95	10,387.00
01/12/2021	Bill	3541	No	10424161 Canada Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18262	5504 General Repairs and maintenance:Emergency Calls	$50.85	10,437.85
01/16/2021	Bill	210116 6137481461340	No	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18605	5040 Utilities:Telecom Expenses	$86.43	10,524.28
01/16/2021	Bill	210116 076511100801	No	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18227	5010 Utilities:Gas	$3,049.71	13,573.99
01/17/2021	Bill	18764	No	Optimum Mechanical Solutions	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17721	5516 General Repairs and maintenance:Plumbing	$466.58	14,040.57
01/19/2021	Bill	2286	No	Elevation Elevator Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18217	5455 Contracts:Elevator Maintenance	$685.05	14,725.62
01/19/2021	Bill	29009	No	Ace Professional Lock Service	CondoWorks	5503 General Repairs and maintenance:General Repairs &	$101.70	14,827.32

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					https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17918	Maintenance		
01/19/2021	Bill	10192	No	J.W.F Electrical Services Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18198	5520 General Repairs and maintenance:Electrical	$408.13	15,235.45
01/20/2021	Bill	8872	No	Evolution Building Services	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18275	5415 Contracts:Waste Bin Winching	$501.72	15,737.17
01/21/2021	Bill Payment (Cheque)	CWP16899	No	City of Ottawa Water & Sewer		1010 Operating Fund	$ -2,208.44	13,528.73
01/21/2021	Bill	103946	No	2858-2666 Québec Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/17007	-Split-	$5,362.98	18,891.71
01/21/2021	Bill	19624	No	Optimum Mechanical Solutions	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18362	5516 General Repairs and maintenance:Plumbing	$297.19	19,188.90
01/21/2021	Bill	I200821343	No	Can-Do General Contracting and Construction	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/18326	5470 Contracts:Snow Removal	$1,035.81	20,224.71
01/21/2021	Bill Payment (Cheque)	CWP17184	No	Waste Connections of Canada Inc.		1010 Operating Fund	$ -47.46	20,177.25
01/25/2021	Bill Payment (Cheque)	5134	No	Ace Professional Lock Service		1010 Operating Fund	$ -101.70	20,075.55
01/25/2021	Bill Payment (Cheque)	5135	No	J.W.F Electrical Services Inc.		1010 Operating Fund	$ -408.13	19,667.42
01/26/2021	Bill Payment (Cheque)	CWE6083	No	Orleans Quality Cleaning Ltd.		1010 Operating Fund	$ -2,486.00	17,181.42
01/26/2021	Bill Payment (Cheque)	CWE6081	No	Extermination Regionex Extermination Inc		1010 Operating Fund	$ -129.95	17,051.47
01/26/2021	Bill Payment (Cheque)	CWE6080	No	Optimum Mechanical Solutions		1010 Operating Fund	$ -466.58	16,584.89
01/26/2021	Bill Payment (Cheque)	CWE6079	No	10424161 Canada Inc		1010 Operating Fund	$ -50.85	16,534.04
01/26/2021	Bill Payment (Cheque)	CWE6129	No	Evolution Building Services		1010 Operating Fund	$ -501.72	16,032.32
01/27/2021	Bill	92846	No	Pyron Fire Protection Inc	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19049	5416 Contracts:Fire System Maintenance	$169.50	16,201.82
01/27/2021	Bill Payment (Cheque)	CWP17582	No	Hydro Ottawa		1010 Operating Fund	$ -1,425.88	14,775.94
01/27/2021	Bill	30195341	No	City of Ottawa Water & Sewer	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19112	5030 Utilities:Water & Sewer	$2,255.00	17,030.94
01/28/2021	Bill Payment (Cheque)	CWE6174	No	Can-Do General Contracting and Construction		1010 Operating Fund	$ -1,035.81	15,995.13
01/28/2021	Bill Payment (Cheque)	CWE6173	No	Ace Professional Lock Service		1010 Operating Fund	$ -214.70	15,780.43
01/29/2021	Bill	8996	No	Evolution Building Services	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ccc0000423/19029	5415 Contracts:Waste Bin Winching	$501.72	16,282.15
01/31/2021	Bill Payment (Cheque)		No	Orleans Quality Cleaning Ltd.		-Split-		16,282.15
01/31/2021	Supplier Credit		No	Orleans Quality Cleaning Ltd.		5511 General Repairs and maintenance:Cleaning	$ -2,486.00	13,796.15
Total for 2000 Accounts Payable (A/P)							**$ -1,214.52**	
2005 Accrued Liabilities OP								
Beginning Balance								20,637.08
01/01/2021	Journal Entry	171R	No		Water Accrual Dec 2020	-Split-	$ -735.15	19,901.93
01/01/2021	Journal Entry	171R	No		Gas Accrual Dec 2020	-Split-	$ -1,456.61	18,445.32
01/01/2021	Journal Entry	171R	No		Hydro Accrual Dec 2020	-Split-	$ -6,636.34	11,808.98
01/31/2021	Journal Entry	177	No		Water Accrual Jan 2021	-Split-	$826.83	12,635.81
01/31/2021	Journal Entry	177	No		Hydro Accrual Jan 2021	-Split-	$2,091.29	14,727.10
01/31/2021	Journal Entry	177	No		Gas Accrual Jan 2021	-Split-	$1,715.46	16,442.56
01/31/2021	Journal Entry	177	No		Janitorial Accrual Jan 2021	-Split-	$2,486.00	18,928.56
01/31/2021	Journal Entry	177	No		Waste Accrual Jan 2021	-Split-	$47.46	18,976.02
Total for 2005 Accrued Liabilities OP							**$ -1,661.06**	
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								266,133.04
01/01/2021	Invoice	2145	No	105 - Steven Moritsugu	Monthly Common Element Fee	1100 Accounts Receivable	$699.92	266,832.96
01/01/2021	Invoice	2107	No	405- Elizabeth Armstrong-Croux	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	267,587.93
01/01/2021	Invoice	2143	No	305 - Catherine Duff	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	268,342.90
01/01/2021	Invoice	2142	No	303 - Abdellah Morsy	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	268,874.73
01/01/2021	Invoice	2141	No	406 - Katherine & Geoffrey Stiles	Monthly Common Element Fee	1100 Accounts Receivable	$673.84	269,548.57
01/01/2021	Invoice	2140	No	312 - Sherilyn Almaria	Monthly Common Element Fee	1100 Accounts Receivable	$528.94	270,077.51
01/01/2021	Invoice	2139	No	301 - Mary Sitarski	Monthly Common Element Fee	1100 Accounts Receivable	$592.72	270,670.23
01/01/2021	Invoice	2138	No	211 - Lyse Leblanc	Monthly Common Element Fee	1100 Accounts Receivable	$453.60	271,123.83
01/01/2021	Invoice	2137	No	209 - Helen Polleritzer	Monthly Common Element Fee	1100 Accounts Receivable	$726.00	271,849.83
01/01/2021	Invoice	2136	No	PH3 - Judith & Warren Nelson	Monthly Common Element Fee	1100 Accounts Receivable	$986.74	272,836.57
01/01/2021	Invoice	2135	No	210 - Philip & Louise Stone	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	273,591.54
01/01/2021	Invoice	2144	No	404 - John Power	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	274,123.37
01/01/2021	Invoice	2133	No	107 - Valentine Safonov	Monthly Common Element Fee	1100 Accounts Receivable	$349.29	274,472.66
01/01/2021	Invoice	2132	No	106 - Lucie Lamarre	Monthly Common Element Fee	1100 Accounts Receivable	$633.25	275,105.91
01/01/2021	Invoice	2131	No	102 - Betty & Louis-Guy Hudon	Monthly Common Element	1100 Accounts Receivable	$583.99	275,689.90
01/01/2021	Invoice	2130	No	207 - Kirk Falconer	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	276,227.52
01/01/2021	Invoice	2129	No	104 - Jan & Cathleen van der Westhuizen	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	276,759.35
01/01/2021	Invoice	2128	No	307 - Gary Lewicki	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	277,296.97
01/01/2021	Invoice	2127	No	206 Kevin Zbitnew & Xiao Mei Lin	Monthly Common Element Fee	1100 Accounts Receivable	$673.84	277,970.81
01/01/2021	Invoice	2126	No	101 - Robert & Susan Rees	Monthly Common Element Fee	1100 Accounts Receivable	$581.10	278,551.91
01/01/2021	Invoice	2125	No	311 - Bailey Reid	Monthly Common Element Fee	1100 Accounts Receivable	$453.60	279,005.51
01/01/2021	Invoice	2124	No	PH5 - Philip & Averil Gardner	Monthly Common Element Fee	1100 Accounts Receivable	$872.45	279,877.96
01/01/2021	Invoice	2123	No	408 - Filippo Zanetti	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	280,415.58

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01/01/2021	Invoice	2122	No	402-Brock Batey	Monthly Common Element Fee	1100 Accounts Receivable	$583.99	280,999.57
01/01/2021	Invoice	2121	No	112 - Margaret Copping	Monthly Common Element Fee	1100 Accounts Receivable	$528.94	281,528.51
01/01/2021	Invoice	2120	No	401 - Sarah Marsh & Nicolas Verdy	Monthly Common Element Fee	1100 Accounts Receivable	$592.72	282,121.23
01/01/2021	Invoice	2119	No	309 - Carolyne & Mark Chatel	Monthly Common Element Fee	1100 Accounts Receivable	$726.00	282,847.23
01/01/2021	Invoice	2118	No	306 - Dianne Spearman	Monthly Common Element Fee	1100 Accounts Receivable	$673.84	283,521.07
01/01/2021	Invoice	2117	No	PH1 - Linda Rayner	Monthly Common Element Fee	1100 Accounts Receivable	$639.04	284,160.11
01/01/2021	Invoice	2116	No	411 - Anne Kline	Monthly Common Element Fee	1100 Accounts Receivable	$453.60	284,613.71
01/01/2021	Invoice	2115	No	407 - Katie Oppen	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	285,151.33
01/01/2021	Invoice	2114	No	PH6 - Bruce Miller & June Saunders	Monthly Common Element Fee	1100 Accounts Receivable	$1,028.92	286,180.25
01/01/2021	Invoice	2113	No	310 - Nicole Melanson	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	286,935.22
01/01/2021	Invoice	2112	No	304 - Margaret Hilborn & William Hilborn	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	287,467.05
01/01/2021	Invoice	2111	No	PH2 - Steven Mason	Monthly Common Element Fee	1100 Accounts Receivable	$607.16	288,074.21
01/01/2021	Invoice	2110	No	109 - Isabelle & Jean-Yvon St. Martin	Monthly Common Element Fee	1100 Accounts Receivable	$726.00	288,800.21
01/01/2021	Invoice	2109	No	202 - Monique Angers	Monthly Common Element Fee	1100 Accounts Receivable	$583.99	289,384.20
01/01/2021	Invoice	2106	No	103 - June Beverley Mahoney	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	289,916.03
01/01/2021	Invoice	2105	No	412 - Elise Pineau	Monthly Common Element Fee	1100 Accounts Receivable	$528.94	290,444.97
01/01/2021	Invoice	2104	No	302 - Tarek Afif & Assia Aldhabbi	Monthly Common Element Fee	1100 Accounts Receivable	$583.99	291,028.96
01/01/2021	Invoice	2103	No	212 - Duncan Roberts	Monthly Common Element Fee	1100 Accounts Receivable	$528.94	291,557.90
01/01/2021	Invoice	2102	No	409 - Patricia Skinner	Monthly Common Element Fee	1100 Accounts Receivable	$726.00	292,283.90
01/01/2021	Invoice	2101	No	204 - Cathy Beehan	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	292,815.73
01/01/2021	Invoice	2100	No	110 - Maria Isabel deSousa	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	293,570.70
01/01/2021	Invoice	2099	No	208 - Carol Freeman	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	294,108.32
01/01/2021	Invoice	2098	No	205 - David Cale	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	294,863.29
01/01/2021	Invoice	2097	No	111- Philippe Alexandre Lavoie	Monthly Common Element Fee	1100 Accounts Receivable	$453.60	295,316.89
01/01/2021	Invoice	2096	No	308 - Normande Morin & Jessica Carey	Monthly Common Element Fee	1100 Accounts Receivable	$537.62	295,854.51
01/01/2021	Invoice	2095	No	203 - Judith Leidl	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	296,386.34
01/01/2021	Invoice	2094	No	108 - Nancy & David Biggs / Patrick	Monthly Common Element Fee	1100 Accounts Receivable	$381.15	296,767.49
01/01/2021	Invoice	2093	No	PH4 - Rudy Anthony Vandenbelt	Monthly Common Element Fee	1100 Accounts Receivable	$752.66	297,520.15
01/01/2021	Invoice	2092	No	410 - Suzanne Drouin	Monthly Common Element Fee	1100 Accounts Receivable	$754.97	298,275.12
01/01/2021	Invoice	2134	No	403 - William Farrell	Monthly Common Element Fee	1100 Accounts Receivable	$531.83	298,806.95
01/01/2021	Invoice	2108	No	201 - Roger Messier & Carol Vlassoff	Monthly Common Element Fee	1100 Accounts Receivable	$592.72	299,399.67
Total for 4001 Monthly Fees to Owners - Condo Fees							**$33,266.63**	
4050 Miscellaneous Items								
Beginning Balance								365.00
01/01/2021	Invoice	2133	No	107 - Valentine Safonov	Monthly EV Charges	1100 Accounts Receivable	$20.00	385.00
Total for 4050 Miscellaneous Items							**$20.00**	
4055 Miscellaneous Items Keys								
Beginning Balance								300.00
Total for 4055 Miscellaneous Items Keys								
Total for 4000 Income							**$33,286.63**	
4500 Contribution to Reserve Fund								
Beginning Balance								111,674.64
01/01/2021	Journal Entry	173	No		To record Contribution to Reserve for Jan 2021	-Split-	$13,959.33	125,633.97
Total for 4500 Contribution to Reserve Fund							**$13,959.33**	
5000 Utilities								
5010 Gas								
Beginning Balance								8,607.54
01/01/2021	Journal Entry	171R	No		Gas Accrual Dec 2020	-Split-	$ -1,456.61	7,150.93
01/16/2021	Bill	210116 076511100801	No	Enbridge	2020-12-12 2021-01-13 076511100801	2000 Accounts Payable (A/P)	$3,049.71	10,200.64
01/31/2021	Journal Entry	177	No		Gas Accrual Jan 2021	-Split-	$1,715.46	11,916.10
Total for 5010 Gas							**$3,308.56**	
5020 Hydro								
Beginning Balance								16,180.49
01/01/2021	Journal Entry	171R	No		Hydro Accrual Dec 2020	-Split-	$ -6,636.34	9,544.15
01/06/2021	Bill	2021-01-06 4102553000	No	Hydro Ottawa	2020-11-18 2020-12-18 4102553000	2000 Accounts Payable (A/P)	$1,425.88	10,970.03
01/31/2021	Journal Entry	177	No		Hydro Accrual Jan 2021	-Split-	$2,091.29	13,061.32
Total for 5020 Hydro							**$ -3,119.17**	
5030 Water & Sewer								
Beginning Balance								21,357.01
01/01/2021	Journal Entry	171R	No		Water Accrual Dec 2020	-Split-	$ -735.15	20,621.86
01/27/2021	Bill	30195341	No	City of Ottawa Water & Sewer	2020-12-21 2021-01-20 007395300310288	2000 Accounts Payable (A/P)	$2,255.00	22,876.86
01/31/2021	Journal Entry	177	No		Water Accrual Jan 2021	-Split-	$826.83	23,703.69
Total for 5030 Water & Sewer							**$2,346.68**	
5040 Telecom Expenses								
Beginning Balance								707.27
01/16/2021	Bill	210116 6137481461340	No	Bell	2021-01 6137481461340	2000 Accounts Payable (A/P)	$86.43	793.70
Total for 5040 Telecom Expenses							**$86.43**	
Total for 5000 Utilities							**$2,622.50**	
5400 Contracts								
5415 Waste Bin Winching								
Beginning Balance								4,538.08
01/07/2021	Bill	7140-0000887088	No	Waste Connections of Canada Inc.	2020-12 71400510530000	2000 Accounts Payable (A/P)	$47.46	4,585.54
01/20/2021	Bill	8872	No	Evolution Building Services	December bin pull-outs	2000 Accounts Payable (A/P)	$501.72	5,087.26
01/29/2021	Bill	8996	No	Evolution Building Services	Bin Pull-out January 2021	2000 Accounts Payable (A/P)	$501.72	5,588.98
01/31/2021	Journal Entry	177	No		Waste Accrual Jan 2021	-Split-	$47.46	5,636.44
Total for 5415 Waste Bin Winching							**$1,098.36**	
5416 Fire System Maintenance								
Beginning Balance								3,735.24
01/27/2021	Bill	92846	No	Pyron Fire Protection Inc	Monthly fire alarm test January 2021	2000 Accounts Payable (A/P)	$169.50	3,904.74
Total for 5416 Fire System Maintenance							**$169.50**	
5450 Janitorial								
Beginning Balance								18,193.00
01/07/2021	Bill	206367	No	Orleans Quality Cleaning Ltd.	Janitorial contract December 2020	2000 Accounts Payable (A/P)	$2,486.00	20,679.00
01/31/2021	Journal Entry	177	No		Janitorial Accrual Jan 2021	-Split-	$2,486.00	23,165.00
Total for 5450 Janitorial							**$4,972.00**	
5455 Elevator Maintenance								

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Beginning Balance								5,370.30
01/19/2021	Bill	2286	No	Elevation Elevator Inc	January 2021 maintenance	2000 Accounts Payable (A/P)	$685.05	6,055.35
Total for 5455 Elevator Maintenance							**$685.05**	
5470 Snow Removal								
Beginning Balance								1,343.61
01/21/2021	Bill	I200821343	No	Can-Do General Contracting and Construction	Snow contract Jan 15 to Feb 15 2021	2000 Accounts Payable (A/P)	$1,035.81	2,379.42
01/31/2021	Journal Entry	176	No		Reclass Feb portion of snow removal to prepaids	-Split-	$ -517.91	1,861.51
Total for 5470 Snow Removal							**$517.90**	
5475 Pest Control								
Beginning Balance								1,180.85
01/11/2021	Bill	418851	No	Extermination Regionex Extermination Inc	Pest control January 2021	2000 Accounts Payable (A/P)	$129.95	1,310.80
Total for 5475 Pest Control							**$129.95**	
Total for 5400 Contracts							**$7,572.76**	
5500 General Repairs and maintenance								
5501 Reimbursable Expense								
01/05/2021	Bill	3533	No	10424161 Canada Inc	Charback to unit 110	2000 Accounts Payable (A/P)	$50.85	50.85
01/31/2021	Invoice	2200	No	110 - Maria Isabel deSousa	Charback to unit 110	1100 Accounts Receivable	$ -50.85	0.00
Total for 5501 Reimbursable Expense							**$0.00**	
5502 Supplies								
Beginning Balance								915.16
Total for 5502 Supplies								
5503 General Repairs & Maintenance								
Beginning Balance								4,140.27
01/09/2021	Bill	29144	No	Ace Professional Lock Service	After hours adjust front doors	2000 Accounts Payable (A/P)	$214.70	4,354.97
01/19/2021	Bill	29009	No	Ace Professional Lock Service	Adjust timer and remove key from lock	2000 Accounts Payable (A/P)	$101.70	4,456.67
Total for 5503 General Repairs & Maintenance							**$316.40**	
5504 Emergency Calls								
Beginning Balance								152.55
01/12/2021	Bill	3541	No	10424161 Canada Inc	Main front door not latching properly	2000 Accounts Payable (A/P)	$50.85	203.40
Total for 5504 Emergency Calls							**$50.85**	
5505 Landscaping								
Beginning Balance								7,531.45
Total for 5505 Landscaping								
5511 Cleaning								
Beginning Balance								1,864.50
01/21/2021	Bill	103946	No	2858-2666 Québec Inc.	Dryer vent cleaning	2000 Accounts Payable (A/P)	$4,210.38	6,074.88
01/31/2021	Supplier Credit		No	Orleans Quality Cleaning Ltd.	To clear old Jun 2019 invoice from prior year	2000 Accounts Payable (A/P)	$ -2,486.00	3,588.88
Total for 5511 Cleaning							**$1,724.38**	
5516 Plumbing								
01/07/2021	Bill	18853	No	Optimum Mechanical Solutions	Blocked toilet in janitor room	2000 Accounts Payable (A/P)	$0.00	0.00
01/17/2021	Bill	18764	No	Optimum Mechanical Solutions	Toilet overflow in janitor room	2000 Accounts Payable (A/P)	$466.58	466.58
01/21/2021	Bill	19624	No	Optimum Mechanical Solutions	Janitor room plumbing required flushing of line	2000 Accounts Payable (A/P)	$297.19	763.77
Total for 5516 Plumbing							**$763.77**	
5518 Security Maintenance								
Beginning Balance								101.70
Total for 5518 Security Maintenance								
5520 Electrical								
Beginning Balance								652.39
01/19/2021	Bill	10192	No	J.W.F Electrical Services Inc.	Repair broken wire cut by stone masons	2000 Accounts Payable (A/P)	$408.13	1,060.52
Total for 5520 Electrical							**$408.13**	
5521 Covid-19 Expenses								
Beginning Balance								3,736.55
Total for 5521 Covid-19 Expenses								
5530 Fire Alarm & Protection								
Beginning Balance								180.80
01/31/2021	Journal Entry	178	No		Fire Monitoring Expense Jan 2021	-Split-	$50.85	231.65
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
Total for 5540 HVAC								
5555 Elevator								
Beginning Balance								252.00
Total for 5555 Elevator								
Total for 5500 General Repairs and maintenance							**$3,314.38**	
5800 Administrative Expenses								
5801 Property Management								
Beginning Balance								20,666.72
01/01/2021	Bill	4406	No	Capital Integral Property Management	Management fees January 2021	2000 Accounts Payable (A/P)	$2,583.34	23,250.06
Total for 5801 Property Management							**$2,583.34**	
5805 CAO Fees								
Beginning Balance								310.50
01/31/2021	Journal Entry	178	No		CAO Expense Jan 2021	-Split-	$40.50	351.00
Total for 5805 CAO Fees							**$40.50**	
5810 Office Supplies & other expense								
Beginning Balance								348.15
Total for 5810 Office Supplies & other expense								
5812 Bank Charges								

CCC 423

GENERAL LEDGER

January 2021

DATE	TRANSACTION TYPE	#	ADJ	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance								780.28
01/31/2021	Journal Entry	174	No		Bank Fees Jan 2021	-Split-	$105.80	886.08
Total for 5812 Bank Charges							**$105.80**	
5822 Misc.								
Beginning Balance								642.35
Total for 5822 Misc.								
5830 Insurance Expense								
Beginning Balance								11,645.08
01/31/2021	Journal Entry	178	No		Insurance Expense Jan 2021	-Split-	$1,432.26	13,077.34
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							**$4,161.90**	
4602R Reserve - Interest Income								
Beginning Balance								723.10
01/31/2021	Journal Entry	175	No		Bank Interest Jan 2021	-Split-	$73.26	796.36
Total for 4602R Reserve - Interest Income							**$73.26**	
6001 Contribution from Operating								
Beginning Balance								111,674.64
01/01/2021	Journal Entry	173	No		To record Contribution to Reserve for Jan 2021	-Split-	$13,959.33	125,633.97
Total for 6001 Contribution from Operating							**$13,959.33**	
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								793.26
01/21/2021	Bill	103946	No	2858-2666 Québec Inc.	Cage installations, painting and screen replacement	2000 Accounts Payable (A/P)	$1,152.60	1,945.86
Total for 6135 Reserve - HVAC							**$1,152.60**	
Not Specified								
01/31/2021	Bill Payment (Cheque)		No	Orleans Quality Cleaning Ltd.		2000 Accounts Payable (A/P)		
Total for Not Specified								
6196 Reserve - Plumbing								
Beginning Balance								7,444.81
Total for 6196 Reserve - Plumbing								

CCC 423

1010 Operating Fund, Period Ending 01/31/2021

RECONCILIATION REPORT

Reconciled on: 02/03/2021

Reconciled by: Zeinab Ruscica

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

Summary CAD

Statement beginning balance	78,206.61
Cheques and payments cleared (23)	-34,194.37
Deposits and other credits cleared (54)	33,266.63
Statement ending balance	77,278.87
Uncleared transactions as of 01/31/2021	-940.68
Register balance as of 01/31/2021	76,338.19
Cleared transactions after 01/31/2021	0.00
Uncleared transactions after 01/31/2021	27,040.68
Register balance as of 02/03/2021	103,378.87

Details

Cheques and payments cleared (23)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/01/2021	Journal	173		-13,959.33
01/01/2021	Bill Payment	PAP	Capital Integral Property Man…	-2,583.34
01/04/2021	Bill Payment	CWE5542	Can-Do General Contracting …	-1,035.81
01/04/2021	Bill Payment	CWE5543	Orleans Quality Cleaning Ltd.	-3,172.06
01/04/2021	Bill Payment	CWE5541	Elevation Elevator Inc	-685.05
01/04/2021	Bill Payment	CWE5540	Capello Systems Ltd	-740.15
01/04/2021	Bill Payment	CWE5539	Extermination Regionex Exter…	-129.95
01/04/2021	Bill Payment	CWE5521	Bruce Miller	-67.78
01/04/2021	Bill Payment	CWP15884	Enbridge	-2,112.08
01/06/2021	Bill Payment	CWP16481	Bell	-86.43
01/07/2021	Bill Payment	5132	Ace Professional Lock Service	-271.20
01/07/2021	Bill Payment	5133	Edgetch HVAC Services Ltd.	-678.00
01/21/2021	Bill Payment	CWP16899	City of Ottawa Water & Sewer	-2,208.44
01/21/2021	Bill Payment	CWP17184	Waste Connections of Canad…	-47.46
01/26/2021	Bill Payment	CWE6081	Extermination Regionex Exter…	-129.95
01/26/2021	Bill Payment	CWE6079	10424161 Canada Inc	-50.85
01/26/2021	Bill Payment	CWE6080	Optimum Mechanical Solutions	-466.58
01/26/2021	Bill Payment	CWE6083	Orleans Quality Cleaning Ltd.	-2,486.00
01/26/2021	Bill Payment	CWE6129	Evolution Building Services	-501.72
01/27/2021	Bill Payment	CWP17582	Hydro Ottawa	-1,425.88
01/28/2021	Bill Payment	CWE6174	Can-Do General Contracting …	-1,035.81
01/28/2021	Bill Payment	CWE6173	Ace Professional Lock Service	-214.70
01/31/2021	Journal	174		-105.80
Total				-34,194.37

Deposits and other credits cleared (54)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/04/2021	Receive Payment	PAP	107 - Valentine Safonov	349.29
01/04/2021	Receive Payment		101 - Robert & Susan Rees	581.10
01/04/2021	Receive Payment		102 - Betty & Louis-Guy Hudon	583.99
01/04/2021	Receive Payment		103 - June Beverley Mahoney	531.83
01/04/2021	Receive Payment		104 - Jan & Cathleen van der …	531.83
01/04/2021	Receive Payment		105 - Steven Moritsugu	699.92
01/04/2021	Receive Payment		106 - Lucie Lamarre	633.25
01/04/2021	Receive Payment		108 - Nancy & David Biggs / P…	381.15
01/04/2021	Receive Payment		109 - Isabelle & Jean-Yvon St.…	726.00
01/04/2021	Receive Payment		110 - Maria Isabel deSousa	754.97

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/04/2021	Receive Payment		111- Philippe Alexandre Lavoie	453.60
01/04/2021	Receive Payment		112 - Margaret Copping	528.94
01/04/2021	Receive Payment		201 - Roger Messier & Carol …	592.72
01/04/2021	Receive Payment		202 - Monique Angers	583.99
01/04/2021	Receive Payment		203 - Judith Leidl	531.83
01/04/2021	Receive Payment		204 - Cathy Beehan	531.83
01/04/2021	Receive Payment		205 - David Cale	754.97
01/04/2021	Receive Payment		206 Kevin Zbitnew & Xiao Mei…	673.84
01/04/2021	Receive Payment		207 - Kirk Falconer	537.62
01/04/2021	Receive Payment		208 - Carol Freeman	537.62
01/04/2021	Receive Payment		209 - Helen Polleritzer	726.00
01/04/2021	Receive Payment		210 - Philip & Louise Stone	754.97
01/04/2021	Receive Payment		211 - Lyse Leblanc	453.60
01/04/2021	Receive Payment		212 - Duncan Roberts	528.94
01/04/2021	Receive Payment		301 - Mary Sitarski	592.72
01/04/2021	Receive Payment		302 - Tarek Afif & Assia Aldha…	583.99
01/04/2021	Receive Payment		303 - Abdellah Morsy	531.83
01/04/2021	Receive Payment		304 - Margaret Hilborn & Willi…	531.83
01/04/2021	Receive Payment		305 - Catherine Duff	754.97
01/04/2021	Receive Payment		306 - Dianne Spearman	673.84
01/04/2021	Receive Payment		308 - Normande Morin & Jess…	537.62
01/04/2021	Receive Payment		309 - Carolyne & Mark Chatel	726.00
01/04/2021	Receive Payment		310 - Nicole Melanson	754.97
01/04/2021	Receive Payment		311 - Bailey Reid	453.60
01/04/2021	Receive Payment		312 - Sherilyn Almaria	528.94
01/04/2021	Receive Payment		401 - Sarah Marsh & Nicolas …	592.72
01/04/2021	Receive Payment		402-Brock Batey	583.99
01/04/2021	Receive Payment		403 - William Farrell	531.83
01/04/2021	Receive Payment		404 - John Power	531.83
01/04/2021	Receive Payment		405- Elizabeth Armstrong-Croux	754.97
01/04/2021	Receive Payment		406 - Katherine & Geoffrey Sti…	673.84
01/04/2021	Receive Payment		407 - Katie Oppen	537.62
01/04/2021	Receive Payment		408 - Filippo Zanetti	537.62
01/04/2021	Receive Payment		409 - Patricia Skinner	726.00
01/04/2021	Receive Payment		410 - Suzanne Drouin	754.97
01/04/2021	Receive Payment		411 - Anne Kline	453.60
01/04/2021	Receive Payment		412 - Elise Pineau	528.94
01/04/2021	Receive Payment		PH1 - Linda Rayner	639.04
01/04/2021	Receive Payment		PH2 - Steven Mason	607.16
01/04/2021	Receive Payment		PH3 - Judith & Warren Nelson	986.74
01/04/2021	Receive Payment		PH4 - Rudy Anthony Vandenbelt	752.66
01/04/2021	Receive Payment		PH5 - Philip & Averil Gardner	872.45
01/04/2021	Receive Payment		PH6 - Bruce Miller & June Sa…	1,028.92
01/06/2021	Receive Payment	e-transfer	307 - Gary Lewicki	537.62
Total				33,266.63

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

Business Account Statement

RBBDA30000_1887419 E D 00006 00818
CARLETON CONDOMINIUM CORPORATION NO.423
CCC 423 OPERATING
C/O CAPITAL INTEGRAL
205-1600 LAPERRIERE AVE
OTTAWA ON K1Z 8P5

December 31, 2020 to January 29, 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 December 31, 2020	$78,206.61
Total deposits & credits (2)	+ 33,266.63
Total cheques & debits (13)	- 34,194.37
Closing balance on January 29, 2021	**= $77,278.87**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**78,206.61**
04 Jan	Direct Payment (PAD's) service total GRADS4487810000		32,729.01	110,935.62
	Direct Deposits (PDS) service total GRADS7685410000	5,830.80		
	Utility Bill Pmt Enbridge Gas Pre-authorized	2,112.08		
	Bill Payment CAPITAL INTEGRA	2,583.34		100,409.40
06 Jan	e-Transfer - Autodeposit GARY LEWICKI		537.62	100,947.02
07 Jan	Activity fee	105.80		
	Fuel Bill Payment WASTECONNECTION	47.46		100,793.76
12 Jan	Cheque 678.00 Serial # 5133			100,115.76
14 Jan	Telephone Bill Pmt BELL CANADA EFT	86.43		100,029.33
15 Jan	Account transfer ACTR4101500040	13,959.33		86,070.00

Account Activity Details - continued

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
19 Jan	Water Bill Payment OTTAWA WATER	2,208.44		83,861.56
25 Jan	Cheque 271.20 Serial # 5132			83,590.36
26 Jan	Direct Deposits (PDS) service total GRADS7685410000	3,635.10		79,955.26
28 Jan	Direct Deposits (PDS) service total GRADS7685410000	1,250.51		78,704.75
29 Jan	Misc Payment Hydro Ottawa	1,425.88		77,278.87
	Closing balance			**77,278.87**

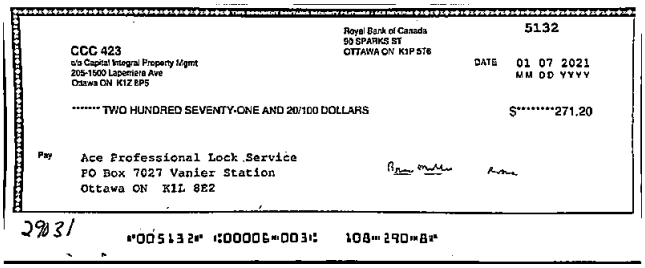
Account Fees: $105.80

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

Business Account Statement

December 31, 2020 to January 29, 2021
Account number: 00006 108-290-8

Serial #: 5132 **Amount: $271.20**



Royal Bank of Canada
90 SPARKS ST
OTTAWA ON K1P 5T6

5132

CCC 423
c/o Capital Integral Property Mgmt
205-1500 Laperriere Ave
Ottawa ON K1Z 8P5

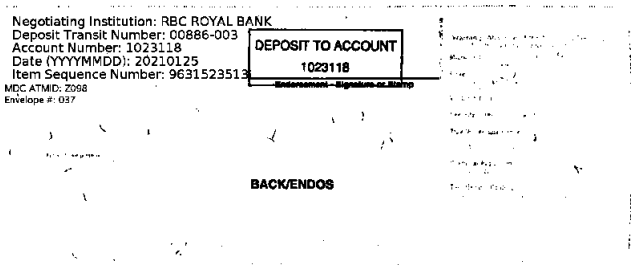
DATE 01 07 2021
MM DD YYYY

******* TWO HUNDRED SEVENTY-ONE AND 20/100 DOLLARS $********271.20

Pay Ace Professional Lock Service
PO Box 7027 Vanier Station
Ottawa ON K1L 8E2

2931

⑈005132⑈ ⑆00006⑈003⑆ 108⑈290⑈8⑈

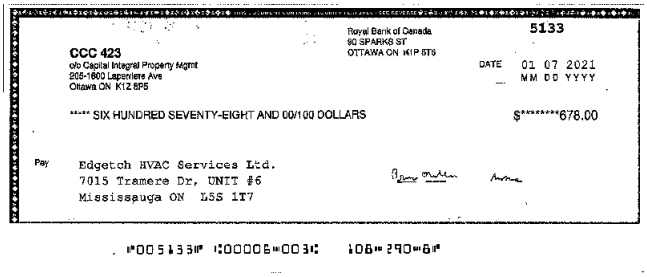


Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 00886-003
Account Number: 1023118
Date (YYYYMMDD): 20210125
Item Sequence Number: 9631523513
MDC ATMID: Z098
Envelope #: 037

DEPOSIT TO ACCOUNT
1023118
Endorsement - Signature or Stamp

BACK/ENDOS

Serial #: 5133 **Amount: $678.00**



Royal Bank of Canada
90 SPARKS ST
OTTAWA ON K1P 5T6

5133

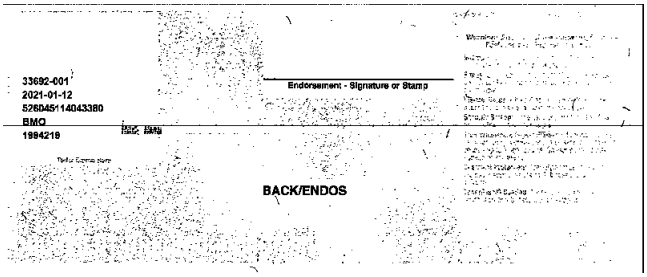
CCC 423
c/o Capital Integral Property Mgmt
205-1500 Laperriere Ave
Ottawa ON K1Z 8P5

DATE 01 07 2021
MM DD YYYY

***** SIX HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS $********678.00

Pay Edgetch HVAC Services Ltd.
7015 Tramere Dr, UNIT #6
Mississauga ON L5S 1T7

⑈005133⑈ ⑆00006⑈003⑆ 108⑈290⑈8⑈



33692-001
2021-01-12
526045114043380
BMO
1994218

Endorsement - Signature or Stamp

BACK/ENDOS

Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT

CCC 423

January 2021

205-1600 Laperriere Ave
Ottawa, ON K1Z 8P5
T. 1-613-722-1232
F. 1-613-651-0306
www.cimanagement.ca

C.C.C. No. 423

Financial Summary Reserve

January 2021

Revenue

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

Expenses

There were Reserve Fund expenses of $1,152.60 made during the month for the cage and screen installations in conjunction with the dryer vent cleaning..

Conclusion

Your Reserve Fund's cash balance at the end of the month is $175,772.25. We recommend holding no more than $70,000.00 in cash however the corporation does anticipate using the cash for upcoming repairs.

Capital Integral
PROPERTY MANAGEMENT

904 Lady Ellen Pl.
Ottawa, ON
K1Z 5L5
T. 1-613-722-1232
F. 1-613-651-0306

www.cimanagement.ca

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

January 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	73.26		73.26	
6001 Contribution from Operating	13,959.33		13,959.33	
Total Other Income	**$14,032.59**	**$0.00**	**$14,032.59**	**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	
6135 Reserve - HVAC	1,152.60		1,152.60	
6190 Reserve - Concrete Ramp		125.00	-125.00	
Total Other Expenses	**$1,152.60**	**$19,184.31**	**$ -18,031.71**	**6.01 %**
NET OTHER INCOME	**$12,879.99**	**$ -19,184.31**	**$32,064.30**	**-67.14 %**
NET INCOME	**$12,879.99**	**$ -19,184.31**	**$32,064.30**	**-67.14 %**

CCC 423

BUDGET VS. ACTUALS: MAY 2020 - APRIL 2021 - FY21 P&L

May 2020 - January 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	796.36		796.36	
6001 Contribution from Operating	125,633.97		125,633.97	
Total Other Income	**$126,430.33**	**$0.00**	**$126,430.33**	**0.00%**
Other Expenses				
6110 Reserve - Podium		9,983.97	-9,983.97	
6115 Reserve - RFS		4,050.00	-4,050.00	
6116 Reserve - Balcony		30,750.03	-30,750.03	
6117 Reserve - Masonry	70,166.80	119,249.91	-49,083.11	58.84 %
6120 Reserve - Roofing		3,749.94	-3,749.94	
6125 Reserve - Security	2,938.00		2,938.00	
6130 Reserve - Skylights		3,749.94	-3,749.94	
6135 Reserve - HVAC	1,945.86		1,945.86	
6190 Reserve - Concrete Ramp		1,125.00	-1,125.00	
Total Other Expenses	**$75,050.66**	**$172,658.79**	**$ -97,608.13**	**43.47 %**
NET OTHER INCOME	**$51,379.67**	**$ -172,658.79**	**$224,038.46**	**-29.76 %**
NET INCOME	**$51,379.67**	**$ -172,658.79**	**$224,038.46**	**-29.76 %**

CCC 423

1020 Reserve Fund, Period Ending 01/31/2021

RECONCILIATION REPORT

Reconciled on: 02/03/2021

Reconciled by: Zeinab Ruscica

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

Summary CAD

Statement beginning balance	161,739.66
Cheques and payments cleared (0)	0.00
Deposits and other credits cleared (2)	14,032.59
Statement ending balance	175,772.25
Register balance as of 01/31/2021	175,772.25

Details

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/01/2021	Journal	173		13,959.33
01/31/2021	Journal	175		73.26
Total				14,032.59

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

Business Account Statement

RBBDA30000_1887419 E D 00006 00819
CARLETON CONDOMINIUM CORPORATION NO.423
CCC 423 RESERVE
C/O CAPITAL INTEGRAL
205-1600 LAPERRIERE AVE
OTTAWA ON K1Z 8P5

December 31, 2020 to January 29, 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 December 31, 2020	$161,739.66
Total deposits & credits (2)	+ 14,032.59
Total cheques & debits (0)	- 0.00
Closing balance on January 29, 2021	**= $175,772.25**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**161,739.66**
04 Jan	Deposit interest		73.26	161,812.92
15 Jan	Account transfer monthly Re. tr.		13,959.33	175,772.25
	Closing balance			**175,772.25**

Deposit Interest Earned: $73.26