Capital Integral
PROPERTY MANAGEMENT

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Monthly Financial Report

OCSCC 886

April 2019

OCSCC 886 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY

OCSCC 886

April 2019

Revenue

All condo fees and parking fees to date have been invoiced.

Expenses

Overall, utilities for the month are over budget. Hydro is over budget due to a Priority Submetering invoice covering the period January 27 to March 4 was paid in April. In addition, the ramp heater was on manual override due to the issue with the aerial sensor. Internet and Telecom are over budget because CIPM paid a previous monthly bill by credit card and was reimbursed.

Contracts overall for the month are showing over budget. General Cleaning is showing over budget as this reflects the change 3 days per week over the winter month vs 2 days per week in summer and fall. Elevator maintenance is showing over budget for the month as February and March invoices were paid together in April. Snow removal is over budget as the contract for the season plus overages were paid in April.

General repairs and maintenance for the month are showing over budget for the month due to HVAC expenses for the installation of a new pressure switch for the Reznor MUA unit.

Overall, administrative expenses are showing over budget for the month due to Condominium Authority of Ontario fees covering the year, which were paid in April.

For the Year to Date: Utilities overall are showing over budget for reasons stated above. Contracts are showing slightly over budget. General Repairs and Maintenance are showing over budget due mostly to the issue with the pressure switch replacement described above. Administrative Expenses are over budget due mostly to office expenses for most of the 2018 year being paid for in January. In addition there are legal expenses that are over budget due to the issue with a unit which has been settled and we are recovering those expenses slowly with the agreement reached with the owner.

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OCSCC #886

BUDGET VS. ACTUALS: APRIL 2019 - FY19 P&L

April 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	14,014.01	14,108.67	-94.66	99.33 %
4010 Parking Income	94.68		94.68	
4090 Rooftop Rental	1,055.43	1,041.67	13.76	101.32 %
Total 4000 Income	**15,164.12**	**15,150.34**	**13.78**	**100.09 %**
Total Income	**$15,164.12**	**$15,150.34**	**$13.78**	**100.09 %**
Cost of Goods Sold				
4030 Contribution to Reserve Fund	4,584.42	4,584.42	0.00	100.00 %
Total Cost of Goods Sold	**$4,584.42**	**$4,584.42**	**$0.00**	**100.00 %**
GROSS PROFIT	**$10,579.70**	**$10,565.92**	**$13.78**	**100.13 %**
Expenses				
5000 Utilities Expense				
5010 Gas	1,081.00	743.67	337.33	145.36 %
5020 Hydro	3,122.76	833.33	2,289.43	374.73 %
5030 Water & Sewer	688.79	752.00	-63.21	91.59 %
5040 Telecom Expenses	135.60	69.83	65.77	194.19 %
5050 Internet	1,812.52	974.50	838.02	185.99 %
Total 5000 Utilities Expense	**6,840.67**	**3,373.33**	**3,467.34**	**202.79 %**
5400 Contracts				
5405 Elevator/ Fire Panel Monitoring	56.50	150.17	-93.67	37.62 %
5410 Cleaning	889.88	788.25	101.63	112.89 %
5412 Mat Service	295.56	373.50	-77.94	79.13 %
5415 Waste Removal	0.00	351.92	-351.92	0.00 %
5440 HVAC		125.08	-125.08	
5455 Elevator Maintenance	698.34	349.17	349.17	200.00 %
5460 Landscaping		0.00	0.00	
5470 Snow Removal	1,276.90	385.84	891.06	330.94 %
5475 Pest Control	110.74	105.00	5.74	105.47 %
Total 5400 Contracts	**3,327.92**	**2,628.93**	**698.99**	**126.59 %**
5500 General Repairs and Maintenance				
5502 Emergency Calls		25.00	-25.00	
5503 General Repairs & Maint	905.13	875.00	30.13	103.44 %
5518 Window Cleaning		0.00	0.00	
5520 HVAC	852.02	100.00	752.02	852.02 %
5530 Garage Cleaning		0.00	0.00	
5550 Elevator		125.00	-125.00	
5555 Fire System Repairs		250.00	-250.00	
Total 5500 General Repairs and Maintenance	**1,757.15**	**1,375.00**	**382.15**	**127.79 %**
5800 Administrative Expenses				
5801 Property Management Fees	1,371.58	1,371.58	0.00	100.00 %
5805 CAO Fees	243.00	29.17	213.83	833.05 %
5810 Office Expenses		52.92	-52.92	
5812 Bank Charges	64.73	83.33	-18.60	77.68 %
5830 Insurance Expense/General &	674.88	708.33	-33.45	95.28 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Liability Insurance				
5832 Legal	1,469.28		1,469.28	
5833 Audit-Accounting	4,294.00	0.00	4,294.00	
5835 Professional Fees		416.67	-416.67	
Total 5800 Administrative Expenses	**8,117.47**	**2,662.00**	**5,455.47**	**304.94 %**
5900 Repair and maintenance				
5905 Contingency		250.00	-250.00	
Total 5900 Repair and maintenance		**250.00**	**-250.00**	
R6125 Reserve- Doors	2,724.08		2,724.08	
Total Expenses	**$22,767.29**	**$10,289.26**	**$12,478.03**	**221.27 %**
NET OPERATING INCOME	**$ -12,187.59**	**$276.66**	**$ -12,464.25**	**-4,405.26 %**
Other Income				
6000 Contribution from operating	4,584.42		4,584.42	
R4012 Reserve Fund Interest Income	439.01		439.01	
Total Other Income	**$5,023.43**	**$0.00**	**$5,023.43**	**0.00%**
NET OTHER INCOME	**$5,023.43**	**$0.00**	**$5,023.43**	**0.00%**
NET INCOME	**$ -7,164.16**	**$276.66**	**$ -7,440.82**	**-2,589.52 %**

OCSCC #886

BUDGET VS. ACTUALS - FY19 P&L

December 2018 - April 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	70,070.05	70,543.35	-473.30	99.33 %
4010 Parking Income	473.40		473.40	
4032 NSF Fees charged to customers	45.00		45.00	
4090 Rooftop Rental	5,277.15	5,208.35	68.80	101.32 %
Total 4000 Income	**75,865.60**	**75,751.70**	**113.90**	**100.15 %**
Total Income	**$75,865.60**	**$75,751.70**	**$113.90**	**100.15 %**
Cost of Goods Sold				
4030 Contribution to Reserve Fund	22,922.10	22,922.10	0.00	100.00 %
Total Cost of Goods Sold	**$22,922.10**	**$22,922.10**	**$0.00**	**100.00 %**
GROSS PROFIT	**$52,943.50**	**$52,829.60**	**$113.90**	**100.22 %**
Expenses				
5000 Utilities Expense				
5010 Gas	6,526.15	3,718.35	2,807.80	175.51 %
5020 Hydro	3,432.98	4,166.65	-733.67	82.39 %
5030 Water & Sewer	3,515.84	3,760.00	-244.16	93.51 %
5040 Telecom Expenses	474.60	349.15	125.45	135.93 %
5050 Internet	6,343.82	4,872.50	1,471.32	130.20 %
Total 5000 Utilities Expense	**20,293.39**	**16,866.65**	**3,426.74**	**120.32 %**
5400 Contracts				
5405 Elevator/ Fire Panel Monitoring	500.53	750.81	-250.28	66.67 %
5410 Cleaning	5,339.28	3,941.25	1,398.03	135.47 %
5412 Mat Service	1,295.30	1,867.50	-572.20	69.36 %
5415 Waste Removal	1,366.72	1,759.56	-392.84	77.67 %
5440 HVAC	375.16	625.40	-250.24	59.99 %
5455 Elevator Maintenance	2,156.04	1,745.81	410.23	123.50 %
5460 Landscaping		0.00	0.00	
5470 Snow Removal	2,456.80	1,929.16	527.64	127.35 %
5475 Pest Control	387.59	525.00	-137.41	73.83 %
Total 5400 Contracts	**13,877.42**	**13,144.49**	**732.93**	**105.58 %**
5500 General Repairs and Maintenance				
5502 Emergency Calls	220.35	125.00	95.35	176.28 %
5503 General Repairs & Maint	5,162.95	4,375.00	787.95	118.01 %
5518 Window Cleaning		0.00	0.00	
5520 HVAC	2,015.92	500.00	1,515.92	403.18 %
5530 Garage Cleaning		0.00	0.00	
5550 Elevator		625.00	-625.00	
5555 Fire System Repairs		1,250.00	-1,250.00	
Total 5500 General Repairs and Maintenance	**7,399.22**	**6,875.00**	**524.22**	**107.63 %**
5800 Administrative Expenses				
5801 Property Management Fees	6,815.78	6,857.90	-42.12	99.39 %
5805 CAO Fees	243.00	145.81	97.19	166.66 %
5810 Office Expenses	531.83	264.60	267.23	200.99 %
5812 Bank Charges	373.57	416.65	-43.08	89.66 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense/General & Liability Insurance	3,374.40	3,541.65	-167.25	95.28 %
5832 Legal	9,880.43		9,880.43	
5833 Audit-Accounting	4,294.00	3,750.00	544.00	114.51 %
5835 Professional Fees		2,083.31	-2,083.31	
Total 5800 Administrative Expenses	**25,513.01**	**17,059.92**	**8,453.09**	**149.55 %**
5900 Repair and maintenance				
5905 Contingency		1,250.00	-1,250.00	
Total 5900 Repair and maintenance		**1,250.00**	**-1,250.00**	
R6125 Reserve- Doors	2,724.08		2,724.08	
Total Expenses	**$69,807.12**	**$55,196.06**	**$14,611.06**	**126.47 %**
NET OPERATING INCOME	**$ -16,863.62**	**$ -2,366.46**	**$ -14,497.16**	**712.61 %**
Other Income				
6000 Contribution from operating	22,922.10		22,922.10	
R4012 Reserve Fund Interest Income	2,042.98		2,042.98	
Total Other Income	**$24,965.08**	**$0.00**	**$24,965.08**	**0.00%**
NET OTHER INCOME	**$24,965.08**	**$0.00**	**$24,965.08**	**0.00%**
NET INCOME	**$8,101.46**	**$ -2,366.46**	**$10,467.92**	**-342.35 %**

OCSCC #886

BALANCE SHEET

As of April 30, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	14,193.95
1020 Cash Reserve Fund	263,826.55
1200 Undeposited Funds	0.00
Total Cash and Cash Equivalent	**$278,020.50**
Accounts Receivable (A/R)	
1100 Accounts Receivable	2,194.40
Total Accounts Receivable (A/R)	**$2,194.40**
1016 GIC Investments	0.00
1041 Due from developer	0.00
1110 Provisions for doubtfull account	-6.02
1115 Prepaid Insurance	1,263.61
1116 Prepaid Elevator	322.00
1117 Prepaid Expenses	914.50
R1135 Reserve interest receivable	214.00
R1300 Due from Operating Fund	4,307.42
Total Current Assets	**$287,230.41**
Total Assets	**$287,230.41**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	15,528.27
Total Accounts Payable (A/P)	**$15,528.27**
2010 Accrued Accounts Payable	8,934.97
2020 Due to/from Reserve	4,307.42
R2000 Reserve Accounts Payable	0.00
Total Current Liabilities	**$28,770.66**
Total Liabilities	**$28,770.66**
Equity	
3000 Opening Balance Equity	0.00
R3200 Reserve Retained Earnings	151,667.31
Retained Earnings	98,690.98
Profit for the year	8,101.46
Total Equity	**$258,459.75**
Total Liabilities and Equity	**$287,230.41**

OCSCC #886

A/R AGING SUMMARY

As of April 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
203 Dev.Princiotta Tower Inc.		620.50				$620.50
301 Dev. Princiotta Tower Inc.		518.47				$518.47
Telus	1,055.43					$1,055.43
TOTAL	**$1,055.43**	**$1,138.97**	**$0.00**	**$0.00**	**$0.00**	**$2,194.40**

OCSCC #886

A/P AGING SUMMARY

As of April 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.		305.10				$305.10
Baxtec Mechanical Services	407.93					$407.93
Brown & Associates Ltd.		1,276.90				$1,276.90
Capital Concierge Ltd.					20.34	$20.34
CI Property Management		974.06	603.40		-3,896.24	$ -2,318.78
City Locksmith Lock & Key Service Inc.		2,724.08				$2,724.08
Clean All Environmental Services Inc.					1,259.95	$1,259.95
Davidson Houle Allen LLP		1,469.28				$1,469.28
Elevation Elevator Inc		698.34				$698.34
Fibre Stream					1,766.55	$1,766.55
Independent Linen Service		295.56				$295.56
Lock Solutions Inc.	96.05	96.05				$192.10
Optimum Mechanical Solutions		852.02				$852.02
Orkin Canada Corporation	110.74					$110.74
Ouseley Hanvey Clipsham Deep LLP		4,294.00				$4,294.00
Priority Submetering Solutions		1,284.28				$1,284.28
SKY HIGH Cleaning and Restoration		889.88				$889.88
TOTAL	**$614.72**	**$15,159.55**	**$603.40**	**$0.00**	**$ -849.40**	**$15,528.27**

OCSCC #886

GENERAL LEDGER

April 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Cash Operating Account							
Beginning Balance							9,032.46
04/01/2019	Payment		303 Salvator Princiotta		1100 Accounts Receivable	$715.17	9,747.63
04/01/2019	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	$ -1,371.58	8,376.05
04/01/2019	Journal Entry	ADJ2759		Transfer from OP to RF - Contribution to RF	-Split-	$ -4,584.42	3,791.63
04/01/2019	Payment		Parking 10A - Developer		1100 Accounts Receivable	$47.34	3,838.97
04/01/2019	Payment		Parking 19A -Developer		1100 Accounts Receivable	$47.34	3,886.31
04/01/2019	Payment		394 Booth - DNS Networks		1100 Accounts Receivable	$294.58	4,180.89
04/01/2019	Payment		206 - Timothy Hack		1100 Accounts Receivable	$327.69	4,508.58
04/01/2019	Payment		307 - Martin Dinan		1100 Accounts Receivable	$360.22	4,868.80
04/01/2019	Payment		306 - Daniel Seens		1100 Accounts Receivable	$375.03	5,243.83
04/01/2019	Payment		204 - Mrs. Liu		1100 Accounts Receivable	$395.62	5,639.45
04/01/2019	Payment		401 Salvator Princiotta		1100 Accounts Receivable	$644.27	6,283.72
04/01/2019	Payment		403 Matthew & Marjorie Pritchard		1100 Accounts Receivable	$640.74	6,924.46
04/01/2019	Payment		404 - Gilles Brisebois		1100 Accounts Receivable	$639.91	7,564.37
04/01/2019	Payment		203 Dev.Princiotta Tower Inc.		1100 Accounts Receivable	$620.50	8,184.87
04/01/2019	Payment		405 - Andrew Smith & Logan Marynissen		1100 Accounts Receivable	$614.81	8,799.68
04/01/2019	Payment		205 Ingrid & James Payer		1100 Accounts Receivable	$613.23	9,412.91
04/01/2019	Payment		402 Salvator Princiotta		1100 Accounts Receivable	$600.29	10,013.20
04/01/2019	Payment		305 -Andash Developments (M.B.)		1100 Accounts Receivable	$599.12	10,612.32
04/01/2019	Payment		102 - Ron Mathews/C Rainey		1100 Accounts Receivable	$585.64	11,197.96
04/01/2019	Payment		302 - Orion Sheila Clark		1100 Accounts Receivable	$581.94	11,779.90
04/01/2019	Payment		201 - Jennifer Carter		1100 Accounts Receivable	$565.81	12,345.71
04/01/2019	Payment		101 - Francesco Papalia & Amanda Cambareri		1100 Accounts Receivable	$554.87	12,900.58
04/01/2019	Payment		104 - T. Riley & Jasmine Craig		1100 Accounts Receivable	$543.94	13,444.52
04/01/2019	Payment		202- Misako Gratton		1100 Accounts Receivable	$534.61	13,979.13
04/01/2019	Payment		301 Dev. Princiotta Tower Inc.		1100 Accounts Receivable	$518.47	14,497.60
04/01/2019	Payment		9 Balsam - Barb Virley		1100 Accounts Receivable	$505.46	15,003.06
04/01/2019	Payment		107 - Josie Bellissimo		1100 Accounts Receivable	$472.64	15,475.70
04/01/2019	Payment		304 - David Crowe		1100 Accounts Receivable	$442.96	15,918.66
04/01/2019	Payment		108 - Ryan Pretty		1100 Accounts Receivable	$433.62	16,352.28
04/01/2019	Payment		106 - Ruth Gmehlin		1100 Accounts Receivable	$425.31	16,777.59
04/01/2019	Payment		207 - Sonja Lishchynski		1100 Accounts Receivable	$407.56	17,185.15
04/03/2019	Expense		394 Booth - DNS Networks	Pre-authorised payment returns GRADS4462110000	-Split-	$ -1,138.97	16,046.18
04/04/2019	Expense		Royal Bank	Activity fee	5812 Administrative Expenses:Bank Charges	$ -64.73	15,981.45
04/08/2019	Bill Payment (Cheque)		Gore Mutual		2000 Accounts Payable	$ -674.88	15,306.57
04/15/2019	Bill Payment (Cheque)		Fibre Stream		2000 Accounts Payable	$ -974.06	14,332.51
04/18/2019	Payment		Telus		1100 Accounts Receivable	$1,055.43	15,387.94
04/23/2019	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	$ -243.00	15,144.94
04/30/2019	Bill Payment (Cheque)		Enbridge-388 BOOTH ST		2000 Accounts Payable	$ -950.99	14,193.95
Total for 1010 Cash Operating Account						**$5,161.49**	
1020 Cash Reserve Fund							
Beginning Balance							258,803.12
04/01/2019	Journal Entry	ADJ2759		Transfer from OP to RF - Contribution to RF	-Split-	$4,584.42	263,387.54
04/01/2019	Deposit		Royal Bank	Deposit interest	R4012 Reserve Fund Interest Income	$439.61	263,827.15
04/04/2019	Expense		Royal Bank	Activity fee	R4012 Reserve Fund Interest Income	$ -0.60	263,826.55
Total for 1020 Cash Reserve Fund						**$5,023.43**	
1100 Accounts Receivable							
Beginning Balance							1,055.43
04/01/2019	Invoice	2663	107 - Josie Bellissimo		4005 Income:Common Element Fees	$472.64	1,528.07
04/01/2019	Invoice	2662	205 Ingrid & James Payer		4005 Income:Common Element Fees	$613.23	2,141.30
04/01/2019	Payment		Parking 10A - Developer		1010 Cash Operating Account	$ -47.34	2,093.96
04/01/2019	Payment		Parking 19A -Developer		1010 Cash Operating Account	$ -47.34	2,046.62
04/01/2019	Payment		394 Booth - DNS Networks		1010 Cash Operating Account	$ -294.58	1,752.04
04/01/2019	Payment		206 - Timothy Hack		1010 Cash Operating Account	$ -327.69	1,424.35
04/01/2019	Invoice	2661	Parking 19A -Developer		4010 Income:Parking Income	$47.34	1,471.69
04/01/2019	Invoice	2660	401 Salvator Princiotta		4005 Income:Common Element Fees	$644.27	2,115.96
04/01/2019	Invoice	2659	206 - Timothy Hack		4005 Income:Common Element Fees	$327.69	2,443.65
04/01/2019	Invoice	2658	402 Salvator Princiotta		4005 Income:Common Element Fees	$600.29	3,043.94
04/01/2019	Invoice	2657	306 - Daniel Seens		4005 Income:Common Element Fees	$375.03	3,418.97
04/01/2019	Invoice	2656	207 - Sonja Lishchynski		4005 Income:Common Element Fees	$407.56	3,826.53

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
04/01/2019	Invoice	2655	203 Dev.Princiotta Tower Inc.		4005 Income:Common Element Fees	$620.50	4,447.03
04/01/2019	Invoice	2654	Parking 10A - Developer		4010 Income:Parking Income	$47.34	4,494.37
04/01/2019	Invoice	2653	303 Salvator Princiotta		4005 Income:Common Element Fees	$715.17	5,209.54
04/01/2019	Invoice	2652	204 - Mrs. Liu		4005 Income:Common Element Fees	$395.62	5,605.16
04/01/2019	Invoice	2651	394 Booth - DNS Networks		4005 Income:Common Element Fees	$294.58	5,899.74
04/01/2019	Invoice	2650	Telus		4090 Income:Rooftop Rental	$1,055.43	6,955.17
04/01/2019	Invoice	2649	302 - Orion Sheila Clark		4005 Income:Common Element Fees	$581.94	7,537.11
04/01/2019	Invoice	2648	108 - Ryan Pretty		4005 Income:Common Element Fees	$433.62	7,970.73
04/01/2019	Invoice	2647	9 Balsam - Barb Virley		4005 Income:Common Element Fees	$505.46	8,476.19
04/01/2019	Invoice	2646	201 - Jennifer Carter		4005 Income:Common Element Fees	$565.81	9,042.00
04/01/2019	Invoice	2645	301 Dev. Princiotta Tower Inc.		4005 Income:Common Element Fees	$518.47	9,560.47
04/01/2019	Invoice	2644	404 - Gilles Brisebois		4005 Income:Common Element Fees	$639.91	10,200.38
04/01/2019	Invoice	2643	305 -Andash Developments (M.B.)		4005 Income:Common Element Fees	$599.12	10,799.50
04/01/2019	Invoice	2642	102 - Ron Mathews/C Rainey		4005 Income:Common Element Fees	$585.64	11,385.14
04/01/2019	Invoice	2641	106 - Ruth Gmehlin		4005 Income:Common Element Fees	$425.31	11,810.45
04/01/2019	Invoice	2640	405 - Andrew Smith & Logan Marynissen		4005 Income:Common Element Fees	$614.81	12,425.26
04/01/2019	Invoice	2639	403 Matthew & Marjorie Pritchard		4005 Income:Common Element Fees	$640.74	13,066.00
04/01/2019	Invoice	2638	101 - Francesco Papalia & Amanda Cambareri		4005 Income:Common Element Fees	$554.87	13,620.87
04/01/2019	Invoice	2637	202- Misako Gratton		4005 Income:Common Element Fees	$534.61	14,155.48
04/01/2019	Invoice	2636	304 - David Crowe		4005 Income:Common Element Fees	$442.96	14,598.44
04/01/2019	Invoice	2635	104 - T. Riley & Jasmine Craig		4005 Income:Common Element Fees	$543.94	15,142.38
04/01/2019	Invoice	2634	307 - Martin Dinan		4005 Income:Common Element Fees	$360.22	15,502.60
04/01/2019	Payment		303 Salvator Princiotta		1010 Cash Operating Account	$ -715.17	14,787.43
04/01/2019	Payment		401 Salvator Princiotta		1010 Cash Operating Account	$ -644.27	14,143.16
04/01/2019	Payment		403 Matthew & Marjorie Pritchard		1010 Cash Operating Account	$ -640.74	13,502.42
04/01/2019	Payment		404 - Gilles Brisebois		1010 Cash Operating Account	$ -639.91	12,862.51
04/01/2019	Payment		203 Dev.Princiotta Tower Inc.		1010 Cash Operating Account	$ -620.50	12,242.01
04/01/2019	Payment		405 - Andrew Smith & Logan Marynissen		1010 Cash Operating Account	$ -614.81	11,627.20
04/01/2019	Payment		205 Ingrid & James Payer		1010 Cash Operating Account	$ -613.23	11,013.97
04/01/2019	Payment		402 Salvator Princiotta		1010 Cash Operating Account	$ -600.29	10,413.68
04/01/2019	Payment		305 -Andash Developments (M.B.)		1010 Cash Operating Account	$ -599.12	9,814.56
04/01/2019	Payment		102 - Ron Mathews/C Rainey		1010 Cash Operating Account	$ -585.64	9,228.92
04/01/2019	Payment		302 - Orion Sheila Clark		1010 Cash Operating Account	$ -581.94	8,646.98
04/01/2019	Payment		201 - Jennifer Carter		1010 Cash Operating Account	$ -565.81	8,081.17
04/01/2019	Payment		101 - Francesco Papalia & Amanda Cambareri		1010 Cash Operating Account	$ -554.87	7,526.30
04/01/2019	Payment		104 - T. Riley & Jasmine Craig		1010 Cash Operating Account	$ -543.94	6,982.36
04/01/2019	Payment		202- Misako Gratton		1010 Cash Operating Account	$ -534.61	6,447.75
04/01/2019	Payment		301 Dev. Princiotta Tower Inc.		1010 Cash Operating Account	$ -518.47	5,929.28
04/01/2019	Payment		9 Balsam - Barb Virley		1010 Cash Operating Account	$ -505.46	5,423.82
04/01/2019	Payment		107 - Josie Bellissimo		1010 Cash Operating Account	$ -472.64	4,951.18
04/01/2019	Payment		304 - David Crowe		1010 Cash Operating Account	$ -442.96	4,508.22
04/01/2019	Payment		108 - Ryan Pretty		1010 Cash Operating Account	$ -433.62	4,074.60
04/01/2019	Payment		106 - Ruth Gmehlin		1010 Cash Operating Account	$ -425.31	3,649.29
04/01/2019	Payment		207 - Sonja Lishchynski		1010 Cash Operating Account	$ -407.56	3,241.73
04/01/2019	Payment		204 - Mrs. Liu		1010 Cash Operating Account	$ -395.62	2,846.11
04/01/2019	Payment		306 - Daniel Seens		1010 Cash Operating Account	$ -375.03	2,471.08
04/01/2019	Payment		307 - Martin Dinan		1010 Cash Operating Account	$ -360.22	2,110.86
04/03/2019	Expense		394 Booth - DNS Networks	NSF - Return Payment	1010 Cash Operating Account	$518.47	2,629.33
04/03/2019	Expense		394 Booth - DNS Networks	NSF - Return Payment	1010 Cash Operating Account	$620.50	3,249.83
04/18/2019	Payment		Telus		1010 Cash Operating Account	$ -1,055.43	2,194.40
Total for 1100 Accounts Receivable						**$1,138.97**	
1110 Provisions for doubtfull account							
Beginning Balance							-6.02
Total for 1110 Provisions for doubtfull account							
1115 Prepaid Insurance							
Beginning Balance							1,263.61
Total for 1115 Prepaid Insurance							
1116 Prepaid Elevator							
Beginning Balance							322.00
Total for 1116 Prepaid Elevator							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1117 Prepaid Expenses							
Beginning Balance							971.00
04/15/2019	Journal Entry	ADJ2760		transfer of monthly prepaid to fire monitoring	-Split-	$ -56.50	914.50
Total for 1117 Prepaid Expenses						**$ -56.50**	
R1135 Reserve interest receivable							
Beginning Balance							214.00
Total for R1135 Reserve interest receivable							
R1300 Due from Operating Fund							
Beginning Balance							7,031.50
04/01/2019	Journal Entry	ADJ2758		City Locksmith Lock & Key Service Inc. - Inv#2017-0000030229 - Reserve Expense	-Split-	$ -2,724.08	4,307.42
Total for R1300 Due from Operating Fund						**$ -2,724.08**	
2000 Accounts Payable							
Beginning Balance							-246.00
04/01/2019	Bill	2930	CI Property Management		5801 Administrative Expenses:Property Management Fees	$1,371.58	1,125.58
04/01/2019	Bill		CI Property Management		-Split-	$974.06	2,099.64
04/01/2019	Bill	24684	Lock Solutions Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	$96.05	2,195.69
04/01/2019	Bill	12324	Davidson Houle Allen LLP		5832 Administrative Expenses:Legal	$621.50	2,817.19
04/01/2019	Bill	31411656	Fibre Stream		-Split-	$974.06	3,791.25
04/01/2019	Bill	2017-0000030229	City Locksmith Lock & Key Service Inc.		R6125 Reserve- Doors	$2,724.08	6,515.33
04/01/2019	Bill	904	SKY HIGH Cleaning and Restoration		5410 Contracts:Cleaning	$889.88	7,405.21
04/01/2019	Bill	10038	Optimum Mechanical Solutions		5520 General Repairs and Maintenance:HVAC	$140.12	7,545.33
04/01/2019	Bill	W26786	Baxtec Mechanical Services		5503 General Repairs and Maintenance:General Repairs & Maint	$407.93	7,953.26
04/01/2019	Bill	614903	Independent Linen Service		5412 Contracts:Mat Service	$73.89	8,027.15
04/01/2019	Bill	32727	Priority Submetering Solutions		5020 Utilities Expense:Hydro	$1,284.28	9,311.43
04/01/2019	Bill	1526	Elevation Elevator Inc		5455 Contracts:Elevator Maintenance	$349.17	9,660.60
04/01/2019	Bill	031919	Ouseley Hanvey Clipsham Deep LLP		5833 Administrative Expenses:Audit-Accounting	$4,294.00	13,954.60
04/01/2019	Bill	628	10424161 Canada Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	$169.50	14,124.10
04/01/2019	Bill	616569	Independent Linen Service		5412 Contracts:Mat Service	$73.89	14,197.99
04/01/2019	Bill	12162	Davidson Houle Allen LLP		5832 Administrative Expenses:Legal	$226.28	14,424.27
04/01/2019	Bill	10040	Optimum Mechanical Solutions		5520 General Repairs and Maintenance:HVAC	$711.90	15,136.17
04/01/2019	Bill	IN-9173233	Orkin Canada Corporation		5475 Contracts:Pest Control	$55.37	15,191.54
04/01/2019	Bill	613	10424161 Canada Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	$135.60	15,327.14
04/01/2019	Bill	1490	Elevation Elevator Inc		5455 Contracts:Elevator Maintenance	$349.17	15,676.31
04/01/2019	Bill	611540	Independent Linen Service		5412 Contracts:Mat Service	$73.89	15,750.20
04/01/2019	Bill	613220	Independent Linen Service		5412 Contracts:Mat Service	$73.89	15,824.09
04/01/2019	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	$ -1,371.58	14,452.51
04/02/2019	Bill	IN-9239973	Orkin Canada Corporation		5475 Contracts:Pest Control	$55.37	14,507.88
04/03/2019	Bill	4928	Brown & Associates Ltd.		5470 Contracts:Snow Removal	$1,276.90	15,784.78
04/08/2019	Bill		Gore Mutual		5830 Administrative Expenses:Insurance Expense/General & Liability Insurance	$674.88	16,459.66
04/08/2019	Bill Payment (Cheque)		Gore Mutual		1010 Cash Operating Account	$ -674.88	15,784.78
04/09/2019	Bill	24828	Lock Solutions Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	$96.05	15,880.83
04/15/2019	Bill Payment (Cheque)		Fibre Stream		1010 Cash Operating Account	$ -974.06	14,906.77
04/18/2019	Bill	12786	Davidson Houle Allen LLP		5832 Administrative Expenses:Legal	$621.50	15,528.27
04/23/2019	Bill	2961	CI Property Management		5805 Administrative Expenses:CAO Fees	$243.00	15,771.27
04/23/2019	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	$ -243.00	15,528.27
04/30/2019	Bill Payment (Cheque)		Enbridge-388 BOOTH ST		1010 Cash Operating Account	$ -950.99	14,577.28
04/30/2019	Bill	APR30	Enbridge-388 BOOTH ST		5010 Utilities Expense:Gas	$950.99	15,528.27
Total for 2000 Accounts Payable						**$15,774.27**	
2010 Accrued Accounts Payable							
Beginning Balance							6,277.69
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -6,277.69	0.00
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$8,934.97	8,934.97
Total for 2010 Accrued Accounts Payable						**$2,657.28**	
2020 Due to/from Reserve							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance							7,031.50
04/01/2019	Journal Entry	ADJ2758		City Locksmith Lock & Key Service Inc. - Inv#2017-0000030229 - Reserve Expense	-Split-	$ -2,724.08	4,307.42
Total for 2020 Due to/from Reserve						**$ -2,724.08**	
3200 Retained Earnings							
Beginning Balance							98,690.98
Total for 3200 Retained Earnings							
R3200 Reserve Retained Earnings							
Beginning Balance							151,667.31
Total for R3200 Reserve Retained Earnings							
4000 Income							
4005 Common Element Fees							
Beginning Balance							56,056.04
04/01/2019	Invoice	2663	107 - Josie Bellissimo		1100 Accounts Receivable	$472.64	56,528.68
04/01/2019	Invoice	2634	307 - Martin Dinan		1100 Accounts Receivable	$360.22	56,888.90
04/01/2019	Invoice	2662	205 Ingrid & James Payer		1100 Accounts Receivable	$613.23	57,502.13
04/01/2019	Invoice	2635	104 - T. Riley & Jasmine Craig		1100 Accounts Receivable	$543.94	58,046.07
04/01/2019	Invoice	2636	304 - David Crowe		1100 Accounts Receivable	$442.96	58,489.03
04/01/2019	Invoice	2660	401 Salvator Princiotta		1100 Accounts Receivable	$644.27	59,133.30
04/01/2019	Invoice	2659	206 - Timothy Hack		1100 Accounts Receivable	$327.69	59,460.99
04/01/2019	Invoice	2658	402 Salvator Princiotta		1100 Accounts Receivable	$600.29	60,061.28
04/01/2019	Invoice	2657	306 - Daniel Seens		1100 Accounts Receivable	$375.03	60,436.31
04/01/2019	Invoice	2656	207 - Sonja Lishchynski		1100 Accounts Receivable	$407.56	60,843.87
04/01/2019	Invoice	2655	203 Dev.Princiotta Tower Inc.		1100 Accounts Receivable	$620.50	61,464.37
04/01/2019	Invoice	2653	303 Salvator Princiotta		1100 Accounts Receivable	$715.17	62,179.54
04/01/2019	Invoice	2652	204 - Mrs. Liu		1100 Accounts Receivable	$395.62	62,575.16
04/01/2019	Invoice	2651	394 Booth - DNS Networks		1100 Accounts Receivable	$294.58	62,869.74
04/01/2019	Invoice	2649	302 - Orion Sheila Clark		1100 Accounts Receivable	$581.94	63,451.68
04/01/2019	Invoice	2648	108 - Ryan Pretty		1100 Accounts Receivable	$433.62	63,885.30
04/01/2019	Invoice	2647	9 Balsam - Barb Virley		1100 Accounts Receivable	$505.46	64,390.76
04/01/2019	Invoice	2646	201 - Jennifer Carter		1100 Accounts Receivable	$565.81	64,956.57
04/01/2019	Invoice	2645	301 Dev. Princiotta Tower Inc.		1100 Accounts Receivable	$518.47	65,475.04
04/01/2019	Invoice	2644	404 - Gilles Brisebois		1100 Accounts Receivable	$639.91	66,114.95
04/01/2019	Invoice	2643	305 -Andash Developments (M.B.)		1100 Accounts Receivable	$599.12	66,714.07
04/01/2019	Invoice	2642	102 - Ron Mathews/C Rainey		1100 Accounts Receivable	$585.64	67,299.71
04/01/2019	Invoice	2641	106 - Ruth Gmehlin		1100 Accounts Receivable	$425.31	67,725.02
04/01/2019	Invoice	2640	405 - Andrew Smith & Logan Marynissen		1100 Accounts Receivable	$614.81	68,339.83
04/01/2019	Invoice	2639	403 Matthew & Marjorie Pritchard		1100 Accounts Receivable	$640.74	68,980.57
04/01/2019	Invoice	2638	101 - Francesco Papalia & Amanda Cambareri		1100 Accounts Receivable	$554.87	69,535.44
04/01/2019	Invoice	2637	202- Misako Gratton		1100 Accounts Receivable	$534.61	70,070.05
Total for 4005 Common Element Fees						**$14,014.01**	
4010 Parking Income							
Beginning Balance							378.72
04/01/2019	Invoice	2654	Parking 10A - Developer		1100 Accounts Receivable	$47.34	426.06
04/01/2019	Invoice	2661	Parking 19A -Developer		1100 Accounts Receivable	$47.34	473.40
Total for 4010 Parking Income						**$94.68**	
4032 NSF Fees charged to customers							
Beginning Balance							45.00
Total for 4032 NSF Fees charged to customers							
4090 Rooftop Rental							
Beginning Balance							4,221.72
04/01/2019	Invoice	2650	Telus		1100 Accounts Receivable	$1,055.43	5,277.15
Total for 4090 Rooftop Rental						**$1,055.43**	
Total for 4000 Income						**$15,164.12**	
4030 Contribution to Reserve Fund							
Beginning Balance							18,337.68
04/01/2019	Journal Entry	ADJ2759		Transfer from OP to RF - Contribution to RF	-Split-	$4,584.42	22,922.10
Total for 4030 Contribution to Reserve Fund						**$4,584.42**	
5000 Utilities Expense							
5010 Gas							
Beginning Balance							5,445.15
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -894.13	4,551.02
04/30/2019	Bill	APR30	Enbridge-388 BOOTH ST	FOR THE PERIOD Mar 06, 2019 - Apr 06, 2019	2000 Accounts Payable	$950.99	5,502.01
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$1,024.14	6,526.15
Total for 5010 Gas						**$1,081.00**	
5020 Hydro							
Beginning Balance							310.22
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -191.10	119.12
04/01/2019	Bill	32727	Priority Submetering Solutions	Jan 27 - Mar 4 2019 - Hydro	2000 Accounts Payable	$1,284.28	1,403.40
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$2,029.58	3,432.98
Total for 5020 Hydro						**$3,122.76**	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5030 Water & Sewer							
Beginning Balance							2,827.05
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -757.67	2,069.38
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$1,446.46	3,515.84
Total for 5030 Water & Sewer						**$688.79**	
5040 Telecom Expenses							
Beginning Balance							339.00
04/01/2019	Bill		CI Property Management	monthly fibrestream phone lines paid by CIPM credit card	2000 Accounts Payable	$67.80	406.80
04/01/2019	Bill	31411656	Fibre Stream	Monthly telecom- April2019	2000 Accounts Payable	$67.80	474.60
Total for 5040 Telecom Expenses						**$135.60**	
5050 Internet							
Beginning Balance							4,531.30
04/01/2019	Bill		CI Property Management	monthly fibrestream internet paid by CIPM credit card	2000 Accounts Payable	$906.26	5,437.56
04/01/2019	Bill	31411656	Fibre Stream	Monthly internet- April 2019	2000 Accounts Payable	$906.26	6,343.82
Total for 5050 Internet						**$1,812.52**	
Total for 5000 Utilities Expense						**$6,840.67**	
5400 Contracts							
5405 Elevator/ Fire Panel Monitoring							
Beginning Balance							444.03
04/15/2019	Journal Entry	ADJ2760		transfer of monthly prepaid to fire monitoring	-Split-	$56.50	500.53
Total for 5405 Elevator/ Fire Panel Monitoring						**$56.50**	
5410 Cleaning							
Beginning Balance							4,449.40
04/01/2019	Bill	904	SKY HIGH Cleaning and Restoration	Monthly Cleaning Services for 390 Booth Street 3 times per week	2000 Accounts Payable	$889.88	5,339.28
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -889.88	4,449.40
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$889.88	5,339.28
Total for 5410 Cleaning						**$889.88**	
5412 Mat Service							
Beginning Balance							999.74
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -571.28	428.46
04/01/2019	Bill	613220	Independent Linen Service	Grey Mats	2000 Accounts Payable	$73.89	502.35
04/01/2019	Bill	611540	Independent Linen Service	Grey Mats	2000 Accounts Payable	$73.89	576.24
04/01/2019	Bill	614903	Independent Linen Service	Grey Mats	2000 Accounts Payable	$73.89	650.13
04/01/2019	Bill	616569	Independent Linen Service	Grey Mats	2000 Accounts Payable	$73.89	724.02
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$571.28	1,295.30
Total for 5412 Mat Service						**$295.56**	
5415 Waste Removal							
Beginning Balance							1,366.72
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -341.68	1,025.04
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$341.68	1,366.72
Total for 5415 Waste Removal						**$0.00**	
5440 HVAC							
Beginning Balance							375.16
Total for 5440 HVAC							
5455 Elevator Maintenance							
Beginning Balance							1,457.70
04/01/2019	Bill	1526	Elevation Elevator Inc	March 2019 - GENERAL MAINTENANCE	2000 Accounts Payable	$349.17	1,806.87
04/01/2019	Bill	1490	Elevation Elevator Inc	February 2019 - GENERAL MAINTENANCE	2000 Accounts Payable	$349.17	2,156.04
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -1,396.68	759.36
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$1,396.68	2,156.04
Total for 5455 Elevator Maintenance						**$698.34**	
5470 Snow Removal							
Beginning Balance							1,179.90
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -1,179.90	0.00
04/03/2019	Bill	4928	Brown & Associates Ltd.	Snow Contract 2018-19	2000 Accounts Payable	$1,276.90	1,276.90
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$1,179.90	2,456.80
Total for 5470 Snow Removal						**$1,276.90**	
5475 Pest Control							
Beginning Balance							276.85
04/01/2019	Journal Entry	ADJ2757		Record Monthly Accrual - Reversal	-Split-	$ -55.37	221.48
04/01/2019	Bill	IN-9173233	Orkin Canada Corporation	PEST CONTROL REF. K-72F8AA	2000 Accounts Payable	$55.37	276.85
04/02/2019	Bill	IN-9239973	Orkin Canada Corporation	PEST CONTROL REF. K-72F8AA	2000 Accounts Payable	$55.37	332.22
04/30/2019	Journal Entry	ADJ2761		Set Up Accruals - April 2019	-Split-	$55.37	387.59
Total for 5475 Pest Control						**$110.74**	
Total for 5400 Contracts						**$3,327.92**	
5500 General Repairs and Maintenance							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5502 Emergency Calls							
Beginning Balance							220.35
Total for 5502 Emergency Calls							
5503 General Repairs & Maint							
Beginning Balance							4,257.82
04/01/2019	Bill	613	10424161 Canada Inc.	Maintenance.	2000 Accounts Payable	$135.60	4,393.42
04/01/2019	Bill	628	10424161 Canada Inc.	Inspection	2000 Accounts Payable	$169.50	4,562.92
04/01/2019	Bill	24684	Lock Solutions Inc.	Service call	2000 Accounts Payable	$96.05	4,658.97
04/01/2019	Bill	W26786	Baxtec Mechanical Services	Labor, materials for investigate ramp heater	2000 Accounts Payable	$407.93	5,066.90
04/09/2019	Bill	24828	Lock Solutions Inc.	Service call	2000 Accounts Payable	$96.05	5,162.95
Total for 5503 General Repairs & Maint						**$905.13**	
5520 HVAC							
Beginning Balance							1,163.90
04/01/2019	Bill	10040	Optimum Mechanical Solutions	SERVICE CALL	2000 Accounts Payable	$711.90	1,875.80
04/01/2019	Bill	10038	Optimum Mechanical Solutions	SERVICE CALL	2000 Accounts Payable	$140.12	2,015.92
Total for 5520 HVAC						**$852.02**	
Total for 5500 General Repairs and Maintenance						**$1,757.15**	
5800 Administrative Expenses							
5801 Property Management Fees							
Beginning Balance							5,444.20
04/01/2019	Bill	2930	CI Property Management	Property Management Fees	2000 Accounts Payable	$1,371.58	6,815.78
Total for 5801 Property Management Fees						**$1,371.58**	
5805 CAO Fees							
04/23/2019	Bill	2961	CI Property Management	Condo Authority - 2019	2000 Accounts Payable	$243.00	243.00
Total for 5805 CAO Fees						**$243.00**	
5810 Office Expenses							
Beginning Balance							531.83
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							308.84
04/04/2019	Expense		Royal Bank	Activity fee	1010 Cash Operating Account	$64.73	373.57
Total for 5812 Bank Charges						**$64.73**	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							2,699.52
04/08/2019	Bill		Gore Mutual	Monthly Insurance - Gore Mutual	2000 Accounts Payable	$674.88	3,374.40
Total for 5830 Insurance Expense/General & Liability Insurance						**$674.88**	
5832 Legal							
Beginning Balance							8,411.15
04/01/2019	Bill	12162	Davidson Houle Allen LLP	OCSCC 886 General Matters 33680-100	2000 Accounts Payable	$226.28	8,637.43
04/01/2019	Bill	12324	Davidson Houle Allen LLP	OCSCC 886 General Matters 33680-100	2000 Accounts Payable	$621.50	9,258.93
04/18/2019	Bill	12786	Davidson Houle Allen LLP	OCSCC 886 General Matters 33680-100	2000 Accounts Payable	$621.50	9,880.43
Total for 5832 Legal						**$1,469.28**	
5833 Audit-Accounting							
04/01/2019	Bill	031919	Ouseley Hanvey Clipsham Deep LLP	fiscal period ended Nov 30, 2018	2000 Accounts Payable	$4,294.00	4,294.00
Total for 5833 Audit-Accounting						**$4,294.00**	
Total for 5800 Administrative Expenses						**$8,117.47**	
R6125 Reserve- Doors							
04/01/2019	Bill	2017-0000030229	City Locksmith Lock & Key Service Inc.	SERVICE CALL	2000 Accounts Payable	$2,724.08	2,724.08
Total for R6125 Reserve- Doors						**$2,724.08**	
6000 Contribution from operating							
Beginning Balance							18,337.68
04/01/2019	Journal Entry	ADJ2759		Transfer from OP to RF - Contribution to RF	-Split-	$4,584.42	22,922.10
Total for 6000 Contribution from operating						**$4,584.42**	
R4012 Reserve Fund Interest Income							
Beginning Balance							1,603.97
04/01/2019	Deposit		Royal Bank	Deposit interest	1020 Cash Reserve Fund	$439.61	2,043.58
04/04/2019	Expense		Royal Bank	Activity fee	1020 Cash Reserve Fund	$ -0.60	2,042.98
Total for R4012 Reserve Fund Interest Income						**$439.01**	

OCSCC #886

1010 Cash Operating Account, Period Ending 04/30/2019

RECONCILIATION REPORT

Reconciled on: 05/23/2019

Reconciled by: Paige Piczak

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

Summary CAD

Statement beginning balance	9,032.46
Cheques and payments cleared (8)	-10,002.63
Deposits and other credits cleared (30)	15,164.12
Statement ending balance	14,193.95
Register balance as of 04/30/2019	14,193.95
Cleared transactions after 04/30/2019	0.00
Uncleared transactions after 04/30/2019	-4,411.95
Register balance as of 05/23/2019	9,782.00

Details

Cheques and payments cleared (8)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/01/2019	Journal	ADJ2759		-4,584.42
04/01/2019	Bill Payment		CI Property Management	-1,371.58
04/03/2019	Expense		394 Booth - DNS Networks	-1,138.97
04/04/2019	Expense		Royal Bank	-64.73
04/08/2019	Bill Payment		Gore Mutual	-674.88
04/15/2019	Bill Payment		Fibre Stream	-974.06
04/23/2019	Bill Payment		CI Property Management	-243.00
04/30/2019	Bill Payment		Enbridge-388 BOOTH ST	-950.99
Total				-10,002.63

Deposits and other credits cleared (30)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/01/2019	Receive Payment		106 - Ruth Gmehlin	425.31
04/01/2019	Receive Payment		108 - Ryan Pretty	433.62
04/01/2019	Receive Payment		304 - David Crowe	442.96
04/01/2019	Receive Payment		107 - Josie Bellissimo	472.64
04/01/2019	Receive Payment		9 Balsam - Barb Virley	505.46
04/01/2019	Receive Payment		301 Dev. Princiotta Tower Inc.	518.47
04/01/2019	Receive Payment		202- Misako Gratton	534.61
04/01/2019	Receive Payment		104 - T. Riley & Jasmine Craig	543.94
04/01/2019	Receive Payment		101 - Francesco Papalia & A…	554.87
04/01/2019	Receive Payment		302 - Orion Sheila Clark	581.94
04/01/2019	Receive Payment		102 - Ron Mathews/C Rainey	585.64
04/01/2019	Receive Payment		305 -Andash Developments (…	599.12
04/01/2019	Receive Payment		402 Salvator Princiotta	600.29
04/01/2019	Receive Payment		205 Ingrid & James Payer	613.23
04/01/2019	Receive Payment		405 - Andrew Smith & Logan …	614.81
04/01/2019	Receive Payment		203 Dev.Princiotta Tower Inc.	620.50
04/01/2019	Receive Payment		404 - Gilles Brisebois	639.91
04/01/2019	Receive Payment		403 Matthew & Marjorie Pritch…	640.74
04/01/2019	Receive Payment		401 Salvator Princiotta	644.27
04/01/2019	Receive Payment		303 Salvator Princiotta	715.17
04/01/2019	Receive Payment		207 - Sonja Lishchynski	407.56
04/01/2019	Receive Payment		204 - Mrs. Liu	395.62
04/01/2019	Receive Payment		306 - Daniel Seens	375.03
04/01/2019	Receive Payment		307 - Martin Dinan	360.22
04/01/2019	Receive Payment		206 - Timothy Hack	327.69
04/01/2019	Receive Payment		394 Booth - DNS Networks	294.58

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/01/2019	Receive Payment		Parking 19A -Developer	47.34
04/01/2019	Receive Payment		Parking 10A - Developer	47.34
04/01/2019	Receive Payment		201 - Jennifer Carter	565.81
04/18/2019	Receive Payment		Telus	1,055.43
Total				15,164.12

Additional Information

Uncleared cheques and payments after 04/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
05/01/2019	Bill Payment		CI Property Management	-1,371.58
05/06/2019	Expense		Royal Bank	-58.98
05/09/2019	Bill Payment	FCN_8739_01	10424161 Canada Inc.	-305.10
05/09/2019	Bill Payment	FCN_8739-03	Baxtec Mechanical Services	-407.93
05/09/2019	Bill Payment	FCN_8739-02	Brown & Associates Ltd.	-1,276.90
05/09/2019	Bill Payment	FCN_8737_04	City Locksmith Lock & Key Se…	-2,724.08
05/09/2019	Bill Payment	FCN_8739-05	Davidson Houle Allen LLP	-1,469.28
05/09/2019	Bill Payment	FCN_8739-06	Elevation Elevator Inc	-698.34
05/09/2019	Bill Payment	FCN_8739-07	Independent Linen Service	-591.12
05/09/2019	Bill Payment	FCN_8739-08	Lock Solutions Inc.	-192.10
05/09/2019	Bill Payment	FCN_8739-09	Optimum Mechanical Solutions	-852.02
05/09/2019	Bill Payment	FCN_8739-10	Orkin Canada Corporation	-110.74
05/09/2019	Bill Payment	FCN_8739-11	Ouseley Hanvey Clipsham De…	-4,294.00
05/09/2019	Bill Payment	FCN_8739-12	Priority Submetering Solutions	-1,284.28
05/09/2019	Bill Payment	FCN_8739-13	Pyron Fire Protection Inc.	-762.75
05/09/2019	Bill Payment	FCN_8739-14	SKY HIGH Cleaning and Rest…	-1,779.76
05/09/2019	Bill Payment	FCN_8739-15	Waste Connections of Canad…	-341.68
Total				-18,520.64

Uncleared deposits and other credits after 04/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
05/01/2019	Receive Payment		207 - Sonja Lishchynski	407.56
05/01/2019	Receive Payment		Parking 10A - Developer	47.34
05/01/2019	Receive Payment		201 - Jennifer Carter	565.81
05/01/2019	Receive Payment		9 Balsam - Barb Virley	505.46
05/01/2019	Receive Payment		306 - Daniel Seens	375.03
05/01/2019	Receive Payment		402 Salvator Princiotta	600.29
05/01/2019	Receive Payment		206 - Timothy Hack	327.69
05/01/2019	Receive Payment		108 - Ryan Pretty	433.62
05/01/2019	Receive Payment		302 - Orion Sheila Clark	581.94
05/01/2019	Receive Payment		Parking 19A -Developer	47.34
05/01/2019	Receive Payment		307 - Martin Dinan	360.22
05/01/2019	Receive Payment		401 Salvator Princiotta	644.27
05/01/2019	Receive Payment		205 Ingrid & James Payer	613.23
05/01/2019	Receive Payment		107 - Josie Bellissimo	472.64
05/01/2019	Receive Payment		394 Booth - DNS Networks	294.58
05/01/2019	Receive Payment		104 - T. Riley & Jasmine Craig	543.94
05/01/2019	Receive Payment		304 - David Crowe	442.96
05/01/2019	Receive Payment		202- Misako Gratton	534.61
05/01/2019	Receive Payment		101 - Francesco Papalia & A…	554.87
05/01/2019	Receive Payment		403 Matthew & Marjorie Pritch…	640.74
05/01/2019	Receive Payment		204 - Mrs. Liu	395.62
05/01/2019	Receive Payment		405 - Andrew Smith & Logan …	614.81
05/01/2019	Receive Payment		303 Salvator Princiotta	715.17
05/01/2019	Receive Payment		106 - Ruth Gmehlin	425.31
05/01/2019	Receive Payment		102 - Ron Mathews/C Rainey	585.64
05/01/2019	Receive Payment		305 -Andash Developments (…	599.12
05/01/2019	Receive Payment		404 - Gilles Brisebois	639.91
05/01/2019	Receive Payment		301 Dev. Princiotta Tower Inc.	518.47

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
05/01/2019	Receive Payment		203 Dev.Princiotta Tower Inc.	620.50
Total				14,108.69

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

Business Account Statement

RBBDA30000_2535484 E D 00576 00645

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
OPERATING
C/O CAPITAL CONCIERGE
904 LADY ELLEN PLACE
OTTAWA ON K1Z 5L5

March 29, 2019 to April 30, 2019

Account number: 00576 100-857-2

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
200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

Opening balance on March 29, 2019	$9,032.46
Total deposits & credits (2)	+ 15,164.12
Total cheques & debits (8)	- 10,002.63
Closing balance on April 30, 2019	**= $14,193.95**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**9,032.46**
01 Apr	Direct Payment (PAD's) service total GRADS4462110000		14,108.69	23,141.15
	Account transfer ACTR4909100182	4,584.42		
	Misc Payment CAPITAL INTEGRA	1,371.58		17,185.15
03 Apr	Pre-authorised payment returns GRADS4462110000	1,138.97		16,046.18
04 Apr	Activity fee	64.73		15,981.45
08 Apr	Insurance GORE MUTUAL INS	674.88		15,306.57
15 Apr	Internet Acc. Pymt FibreStream Inc PAP ‹DEFTPYMT›	974.06		14,332.51
18 Apr	eCheque deposit 18969		1,055.43	15,387.94
23 Apr	Account transfer ACTR4911300497	243.00		15,144.94

Account Activity Details - continued

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
30 Apr	Bill payment - 2684 ENBRIDGE GAS IN	950.99		14,193.95
	Closing balance			**14,193.95**

Account Fees: $64.73

Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

OCSCC 886

April 2019

Revenue

100% of the contributions to the Reserve Fund were made for the month.

Expenses

There were reserve fund expenses $2,724.08 during the month for keys and rekeying the locks on the common entrance doors, including the locker/bicycle room..

Conclusion

The condo corporation is within budget.

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OCSCC #886

BUDGET VS. ACTUALS - FY19 P&L

April 2019

	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				
R6125 Reserve- Doors	2,724.08		2,724.08	
Total Expenses	**$2,724.08**	**$0.00**	**$2,724.08**	**0.00%**
NET OPERATING INCOME	**$ -2,724.08**	**$0.00**	**$ -2,724.08**	**0.00%**
Other Income				
6000 Contribution from operating	4,584.42		4,584.42	
R4012 Reserve Fund Interest Income	439.01		439.01	
Total Other Income	**$5,023.43**	**$0.00**	**$5,023.43**	**0.00%**
NET OTHER INCOME	**$5,023.43**	**$0.00**	**$5,023.43**	**0.00%**
NET INCOME	**$2,299.35**	**$0.00**	**$2,299.35**	**0.00%**

OCSCC #886

BUDGET VS. ACTUALS - FY19 P&L

December 2018 - April 2019

	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				
R6125 Reserve- Doors	2,724.08		2,724.08	
Total Expenses	**$2,724.08**	**$0.00**	**$2,724.08**	**0.00%**
NET OPERATING INCOME	**$ -2,724.08**	**$0.00**	**$ -2,724.08**	**0.00%**
Other Income				
6000 Contribution from operating	22,922.10		22,922.10	
R4012 Reserve Fund Interest Income	2,042.98		2,042.98	
Total Other Income	**$24,965.08**	**$0.00**	**$24,965.08**	**0.00%**
NET OTHER INCOME	**$24,965.08**	**$0.00**	**$24,965.08**	**0.00%**
NET INCOME	**$22,241.00**	**$0.00**	**$22,241.00**	**0.00%**

OCSCC #886

1020 Cash Reserve Fund, Period Ending 30-04-2019

RECONCILIATION REPORT

Reconciled on: 15-05-2019

Reconciled by: Paige Piczak

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

Summary CAD

Statement beginning balance	258,803.12
Cheques and payments cleared (1)	-0.60
Deposits and other credits cleared (2)	5,024.03
Statement ending balance	263,826.55
Register balance as of 30-04-2019	263,826.55

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-04-2019	Expense		Royal Bank	-0.60
Total				-0.60

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-04-2019	Deposit		Royal Bank	439.61
01-04-2019	Journal	ADJ2759		4,584.42
Total				5,024.03

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

Business Account Statement

RBBDA30000_2535484 E D 00576 00647

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
RESERVE
C/O CAPITAL CONCIERGE
904 LADY ELLEN PLACE
OTTAWA ON K1Z 5L5

March 29, 2019 to April 30, 2019

Account number: 00576 100-873-9

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
200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

Opening balance on March 29, 2019	$258,803.12
Total deposits & credits (2)	+ 5,024.03
Total cheques & debits (1)	- 0.60
Closing balance on April 30, 2019	**= $263,826.55**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**258,803.12**
01 Apr	Account transfer 886 RFT		4,584.42	263,387.54
	Deposit interest		439.61	263,827.15
04 Apr	Activity fee	0.60		263,826.55
	Closing balance			**263,826.55**

Deposit Interest Earned: $439.61 **Account Fees: $0.60**