

Monthly Financial Report

OCSCC 865

January 2019

OCSCC 865 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY

OCSCC 865

January 2019

Revenue

100% of Condo fees have been invoiced.

Expenses

Utility expenses overall for the month are showing slightly over budget for the month due mostly to gas and telecom. Hydro is well below budget for the month. Contracts Repair and Maintenance are overall showing over budget for the month due mostly to a cleaning invoice from August that had not been received from the old cleaning contractor and therefore was paid in January. Repair and Maintenance for the month is overall showing under budget except for waste management due to payment of the bin buddy, air freshener and garbage/recycling bins that was paid in January for the months of February, March and April. Administrative Expenses are showing over budget for the month due mostly to the increase in the insurance premium.

Year to Date:

Water and Sewer and telecom are slightly over budget due to timing issues however Hydro and Gas are well below budget. Overall Utilities are under budget for the year so far.

Contracts are overall under budget however Security and Fire Monitoring is over as an annual invoice for monitoring was prepaid for the year. Landscaping is over budget due to the decision to have the Nutri Lawn service in summer 2018. Repairs and Maintenance are overall under budget year-to-date. Administrative Expenses overall so far for the year are on budget however office expenses are over budget.

Overall YTD we are trending well with expenses approximately 11% under budget.

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BUDGET VS. ACTUALS: 2018/19 - FY19 P&L

January 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4005 Common Element Fees	18,608.45	18,609.00	-0.55	100.00 %
Billable Expense Income	948.07		948.07	
Total Income	\$19,556.52	\$18,609.00	\$947.52	105.09 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	5,210.00	5,211.00	-1.00	99.98 %
Total Cost of Goods Sold	\$5,210.00	\$5,211.00	\$ -1.00	99.98 %
GROSS PROFIT	\$14,346.52	\$13,398.00	\$948.52	107.08 %
Expenses				
5000 Utilities				
5010 Gas	1,623.15	821.00	802.15	197.70 %
5020 Hydro	1,126.62	1,624.00	-497.38	69.37 %
5030 Water & Sewer	1,352.51	1,270.00	82.51	106.50 %
5040 Telecom Expense	311.05	200.00	111.05	155.53 %
Total 5000 Utilities	4,413.33	3,915.00	498.33	112.73 %
5400 Contract Repair and Maintenance				
5405 Security and Fire Monitoring	67.80	70.00	-2.20	96.86 %
5410 General Cleaning	2,899.36	1,845.00	1,054.36	157.15 %
5412 Mat Service	478.56	460.00	18.56	104.03 %
5415 Waste System		635.00	-635.00	
5440 HVAC	258.49	0.00	258.49	
5455 Elevator Maintenance	357.31	351.00	6.31	101.80 %
5460 Fitness Equipment Maintenance	299.45	250.00	49.45	119.78 %
5465 Landscaping		0.00	0.00	
5470 Snow Removal	748.56	750.00	-1.44	99.81 %
5473 Pest Control	39.55	40.00	-0.45	98.88 %
Total 5400 Contract Repair and Maintenance	5,149.08	4,401.00	748.08	117.00 %
5500 Repair and Maintenance				
5503 General Repairs & Maintenance	937.28	1,291.00	-353.72	72.60 %
5504 Emergency Calls		66.00	-66.00	
5509 Garage Maintenance		0.00	0.00	
5510 Cleaning		84.00	-84.00	
5518 Window Cleaning		0.00	0.00	
5520 HVAC		141.00	-141.00	
5525 Waste System	635.00	100.00	535.00	635.00 %
5550 Elevator		337.00	-337.00	
Total 5500 Repair and Maintenance	1,572.28	2,019.00	-446.72	77.87 %
5800 Administrative Expenses				
5801 Property Management Fees	2,007.30	2,109.00	-101.70	95.18 %
5805 CAO Fees		41.00	-41.00	
5810 Office Expenses	676.47	0.00	676.47	
5812 Bank Charges	50.40	62.00	-11.60	81.29 %
5830 Insurance Expense	1,238.57	1,107.00	131.57	111.89 %
5832 Legal		41.00	-41.00	
5833 Audit Fees		0.00	0.00	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 5800 Administrative Expenses	3,972.74	3,360.00	612.74	118.24 %
Total Expenses	\$15,107.43	\$13,695.00	\$1,412.43	110.31 %
NET OPERATING INCOME	\$ -760.91	\$ -297.00	\$ -463.91	256.20 %
Other Income				
4012 Interest Income- Reserve	443.47		443.47	
Total Other Income	\$443.47	\$0.00	\$443.47	0.00%
NET OTHER INCOME	\$443.47	\$0.00	\$443.47	0.00%
NET INCOME	\$ -317.44	\$ -297.00	\$ -20.44	106.88 %

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BUDGET VS. ACTUALS: 2018/19 - FY19 P&L

March 2018 - January 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4005 Common Element Fees	204,692.95	204,692.00	0.95	100.00 %
4032 NSF fees charged to customers	135.00		135.00	
4035 Misc Income	1,744.75		1,744.75	
Billable Expense Income	998.92		998.92	
Total Income	\$207,571.62	\$204,692.00	\$2,879.62	101.41 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	57,310.00	57,312.00	-2.00	100.00 %
Total Cost of Goods Sold	\$57,310.00	\$57,312.00	\$ -2.00	100.00 %
GROSS PROFIT	\$150,261.62	\$147,380.00	\$2,881.62	101.96 %
Expenses				
5000 Utilities				
5010 Gas	5,722.42	9,041.00	-3,318.58	63.29 %
5020 Hydro	9,395.86	17,864.00	-8,468.14	52.60 %
5030 Water & Sewer	15,972.09	13,962.00	2,010.09	114.40 %
5040 Telecom Expense	2,497.49	2,200.00	297.49	113.52 %
Total 5000 Utilities	33,587.86	43,067.00	-9,479.14	77.99 %
5400 Contract Repair and Maintenance				
5405 Security and Fire Monitoring	1,480.30	780.00	700.30	189.78 %
5410 General Cleaning	18,146.29	20,287.00	-2,140.71	89.45 %
5412 Mat Service	1,674.96	2,300.00	-625.04	72.82 %
5415 Waste System	18.98	2,540.00	-2,521.02	0.75 %
5440 HVAC	1,027.46	900.00	127.46	114.16 %
5455 Elevator Maintenance	3,573.10	3,853.00	-279.90	92.74 %
5460 Fitness Equipment Maintenance	1,024.91	1,000.00	24.91	102.49 %
5465 Landscaping	4,738.83	4,500.00	238.83	105.31 %
5470 Snow Removal	3,742.80	3,750.00	-7.20	99.81 %
5473 Pest Control	435.05	440.00	-4.95	98.88 %
Total 5400 Contract Repair and Maintenance	35,862.68	40,350.00	-4,487.32	88.88 %
5500 Repair and Maintenance				
5503 General Repairs & Maintenance	13,438.97	14,209.00	-770.03	94.58 %
5504 Emergency Calls	101.70	734.00	-632.30	13.86 %
5509 Garage Maintenance	412.45	1,000.00	-587.55	41.25 %
5510 Cleaning		916.00	-916.00	
5518 Window Cleaning	1,243.00	1,500.00	-257.00	82.87 %
5520 HVAC	830.56	1,559.00	-728.44	53.28 %
5525 Waste System	635.00	1,100.00	-465.00	57.73 %
5550 Elevator	1,508.29	3,707.00	-2,198.71	40.69 %
5560 Additional Snow Removal & Salting	2,028.35		2,028.35	
Total 5500 Repair and Maintenance	20,198.32	24,725.00	-4,526.68	81.69 %
5542* Security and Fire Monitoring*	655.41		655.41	
5800 Administrative Expenses				
5801 Property Management Fees	23,189.47	23,191.00	-1.53	99.99 %
5805 CAO Fees	444.00	461.00	-17.00	96.31 %
5810 Office Expenses	1,737.69	975.00	762.69	178.22 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5812 Bank Charges	548.74	688.00	-139.26	79.76 %
5830 Insurance Expense	11,964.37	12,177.00	-212.63	98.25 %
5832 Legal		459.00	-459.00	
5833 Audit Fees	4,068.00	4,000.00	68.00	101.70 %
Total 5800 Administrative Expenses	41,952.27	41,951.00	1.27	100.00 %
Total Expenses	\$132,256.54	\$150,093.00	\$ -17,836.46	88.12 %
NET OPERATING INCOME	\$18,005.08	\$ -2,713.00	\$20,718.08	-663.66 %
Other Income				
4012 Interest Income- Reserve	3,798.04		3,798.04	
Total Other Income	\$3,798.04	\$0.00	\$3,798.04	0.00%
NET OTHER INCOME	\$3,798.04	\$0.00	\$3,798.04	0.00%
NET INCOME	\$21,803.12	\$ -2,713.00	\$24,516.12	-803.65 %

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PROFIT AND LOSS

January 2019

	TOTAL
INCOME	
4005 Common Element Fees	18,608.45
Billable Expense Income	948.07
Total Income	\$19,556.52
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	5,210.00
Total Cost of Goods Sold	\$5,210.00
GROSS PROFIT	\$14,346.52
EXPENSES	
5000 Utilities	
5010 Gas	1,623.15
5020 Hydro	1,126.62
5030 Water & Sewer	1,352.51
5040 Telecom Expense	311.05
Total 5000 Utilities	4,413.33
5400 Contract Repair and Maintenance	
5405 Security and Fire Monitoring	67.80
5410 General Cleaning	2,899.36
5412 Mat Service	478.56
5440 HVAC	258.49
5455 Elevator Maintenance	357.31
5460 Fitness Equipment Maintenance	299.45
5470 Snow Removal	748.56
5473 Pest Control	39.55
Total 5400 Contract Repair and Maintenance	5,149.08
5500 Repair and Maintenance	
5503 General Repairs & Maintenance	937.28
5525 Waste System	635.00
Total 5500 Repair and Maintenance	1,572.28
5800 Administrative Expenses	
5801 Property Management Fees	2,007.30
5810 Office Expenses	676.47
5812 Bank Charges	50.40
5830 Insurance Expense	1,238.57
Total 5800 Administrative Expenses	3,972.74
Total Expenses	\$15,107.43
OTHER INCOME	
4012 Interest Income- Reserve	443.47
Total Other Income	\$443.47
PROFIT	\$ -317.44

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BALANCE SHEET

As of January 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	24,114.09
1011 Cash operating- Old Management	0.00
1020 Cash Reserve	255,882.93
Total Cash and Cash Equivalent	\$279,997.02
Accounts Receivable (A/R)	
1100 Accounts Receivable	998.92
Total Accounts Receivable (A/R)	\$998.92
1101 temp for journal entry	427.28
1110 Provision doubtful account	0.00
1200 Due to/from Reserve	-8,818.50
1300 Prepaid Expenses	678.00
4101 Appropriated from General Fund	0.00
4120 Available from Reserve Fund	0.00
Total Current Assets	\$273,282.72
Non-current Assets	
1350 Investments	44,544.91
Total Non Current Assets	\$44,544.91
Total Assets	\$317,827.63
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	11,462.48
Total Accounts Payable (A/P)	\$11,462.48
2001 temp a/p for journal entry	0.00
2020 Due to / from operating	-8,818.50
2205 Reserve Payable	0.00
Total Current Liabilities	\$2,643.98
Non-current Liabilities	
2010 Accured Liabilities- Operating	12,425.48
Total Non-current Liabilities	\$12,425.48
Total Liabilities	\$15,069.46
Equity	
3560 Reserve Equity	165,336.35
3561 Reserve Fund - correction of opening	0.00
3602 Operating General Fund Equity	0.00
3603 Operating Fund - correction	0.00
Retained Earnings	90,058.80
Profit for the year	47,363.02
Total Equity	\$302,758.17
Total Liabilities and Equity	\$317,827.63

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A/R AGING SUMMARY

As of January 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
106 - Kashmeera Meghnath			50.85			\$50.85
408- Marston,Elizabeth		948.07				\$948.07
TOTAL	\$0.00	\$948.07	\$50.85	\$0.00	\$0.00	\$998.92

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A/P AGING SUMMARY

As of January 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.	135.60				-276.40	\$ -140.80
C.P. Renovations	1,717.54					\$1,717.54
CI Property Management		-770.57				\$ -770.57
Dan's Bodybuilding Equipment Inc.	299.45					\$299.45
Enbridge-323 WINONA AVE -PAP	1,590.68					\$1,590.68
Independent Linen Service		478.56				\$478.56
Jet Waste Management LTD.	635.00					\$635.00
Kone Inc		357.31				\$357.31
Lock Solutions Inc		96.05				\$96.05
McCay Duff LLP				4,068.00		\$4,068.00
Optimum Mechanical Solutions		258.49				\$258.49
Regionex		39.55				\$39.55
Reserve Fund					0.00	\$0.00
Rogers A/C # 240-746162308	66.02					\$66.02
SBL Electric Inc.	705.63	480.25				\$1,185.88
Spot Maintenance Ltd.		1,581.32				\$1,581.32
TOTAL	\$5,149.92	\$2,520.96	\$0.00	\$4,068.00	\$ -276.40	\$11,462.48

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TRANSACTION LIST BY SUPPLIER

January 2019

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
10-01-2019	Bill Payment (Cheque)	000500	Yes		1010 Cash Operating Account	-169.50
11-01-2019	Bill	532	Yes		2000 Accounts Payable	135.60
Bell A/C # 613 761 9682 (586)						
07-01-2019	Bill	JAN07FEB062019	Yes		2000 Accounts Payable	179.01
17-01-2019	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-179.01
C.P. Renovations						
06-01-2019	Bill	947	Yes		2000 Accounts Payable	1,717.54
CI Property Management						
01-01-2019	Bill	2685	Yes		2000 Accounts Payable	2,007.30
01-01-2019	Bill	2737	Yes		2000 Accounts Payable	373.78
01-01-2019	Bill	2728	Yes		2000 Accounts Payable	388.41
01-01-2019	Bill	2752	Yes		2000 Accounts Payable	474.54
02-01-2019	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-2,108.06
Dan's Bodybuilding Equipment Inc.						
07-01-2019	Bill	9934	Yes		2000 Accounts Payable	299.45
Enbridge-323 WINONA AVE -PAP						
07-01-2019	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,292.61
18-01-2019	Bill	DEC15JAN162019	Yes		2000 Accounts Payable	1,590.68
Hydro-323 WINONA AVE PL						
02-01-2019	Bill	NOV14DEC142018	Yes		2000 Accounts Payable	874.71
21-01-2019	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-874.71
Independent Linen Service						
01-01-2019	Bill	594683	Yes		2000 Accounts Payable	119.64
01-01-	Bill	593111	Yes		2000 Accounts Payable	119.64

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2019						
01-01-2019	Bill	591357	Yes		2000 Accounts Payable	119.64
15-01-2019	Bill	589594	Yes		2000 Accounts Payable	119.64
Jet Waste Management LTD.						
29-01-2019	Bill	25830	Yes		2000 Accounts Payable	635.00
Kone Inc						
01-01-2019	Bill	959147387	Yes		2000 Accounts Payable	357.31
10-01-2019	Bill Payment (Cheque)	000502	Yes		1010 Cash Operating Account	-357.31
Lock Solutions Inc						
28-01-2019	Bill	24423	Yes		2000 Accounts Payable	96.05
Optimum Mechanical Solutions						
10-01-2019	Bill	08833	Yes		2000 Accounts Payable	258.49
Ottawa Water & Sewer-323 WINONA AVE						
01-01-2019	Bill	NOV28DEC272018	Yes		2000 Accounts Payable	1,364.20
17-01-2019	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,364.20
Regionex						
09-01-2019	Bill	00364235	Yes		2000 Accounts Payable	39.55
10-01-2019	Bill Payment (Cheque)	000501	Yes		1010 Cash Operating Account	-79.10
Rogers A/C # 240-746162308						
17-01-2019	Bill	DEC16JAN152019	Yes		2000 Accounts Payable	66.02
17-01-2019	Bill Payment (Cheque)	RBCX0059	Yes		1010 Cash Operating Account	-39.55
19-01-2019	Bill	JAN16FEB152019	Yes		2000 Accounts Payable	66.02
Royal Bank						
02-01-2019	Deposit		Yes	Deposit interest	1020 Cash Reserve	443.47
07-01-2019	Expense		Yes	Activity fee	1010 Cash Operating Account	-48.40
07-01-2019	Expense		Yes	Activity fee	1020 Cash Reserve	-2.00
SBL Electric Inc.						
01-01-	Bill	8348	Yes		2000 Accounts Payable	480.25

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2019						
07-01-2019	Bill	8362	Yes		2000 Accounts Payable	476.32
29-01-2019	Bill	8387	Yes		2000 Accounts Payable	229.31
Spot Maintenance Ltd.						
15-01-2019	Bill	M0918-95	Yes		2000 Accounts Payable	1,581.32

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GENERAL LEDGER

January 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Cash Operating Account							
Beginning Balance							18,466.66
02-01-2019	Payment		310- St. Louis,Barbara		1100 Accounts Receivable	\$305.18	18,771.84
02-01-2019	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	\$ -2,108.06	16,663.78
02-01-2019	Payment		107 - Jordan Mison / Jessical Speagle		1100 Accounts Receivable	\$476.38	17,140.16
02-01-2019	Payment		301- Louis & Suzanne Birta		1100 Accounts Receivable	\$500.57	17,640.73
02-01-2019	Payment		408- Marston,Elizabeth		1100 Accounts Receivable	\$498.71	18,139.44
02-01-2019	Payment		409 Stonework Lofts Inc.		1100 Accounts Receivable	\$815.05	18,954.49
02-01-2019	Payment		205- Durocher,Alan		1100 Accounts Receivable	\$571.28	19,525.77
02-01-2019	Payment		102- Oldfield,Margot		1100 Accounts Receivable	\$407.52	19,933.29
02-01-2019	Payment		108- Stevens,Marion		1100 Accounts Receivable	\$480.10	20,413.39
02-01-2019	Payment		303 - Theresa Corneau		1100 Accounts Receivable	\$478.24	20,891.63
02-01-2019	Payment		305- Feng,Ping/Liam		1100 Accounts Receivable	\$571.28	21,462.91
02-01-2019	Payment		406- Maksymchuk,Lesa		1100 Accounts Receivable	\$476.38	21,939.29
02-01-2019	Payment		402- Friesen/Stashick,Sheldon/Wendy		1100 Accounts Receivable	\$580.58	22,519.87
02-01-2019	Payment		105- Gawron ,Barbara/Betancur, Luz		1100 Accounts Receivable	\$582.44	23,102.31
02-01-2019	Payment		208- Smith,Ian		1100 Accounts Receivable	\$509.87	23,612.18
02-01-2019	Payment		206- Pilon,Jennifer		1100 Accounts Receivable	\$478.24	24,090.42
02-01-2019	Payment		204 Stonework Lofts Inc.		1100 Accounts Receivable	\$593.61	24,684.03
02-01-2019	Payment		307 - Cordell Anthony / Audrey Gravelle		1100 Accounts Receivable	\$474.51	25,158.54
02-01-2019	Payment		403- Crockatt,Dave/Crockett, Kim		1100 Accounts Receivable	\$563.84	25,722.38
02-01-2019	Payment		210- Groulx ,Mr. Henri		1100 Accounts Receivable	\$383.33	26,105.71
02-01-2019	Payment		302 Stonework Lofts Inc.		1100 Accounts Receivable	\$480.10	26,585.81
02-01-2019	Payment		103- Bobal, Komal		1100 Accounts Receivable	\$474.51	27,060.32
02-01-2019	Payment		401- John,James		1100 Accounts Receivable	\$498.71	27,559.03
02-01-2019	Payment		304- Martin,Rowland		1100 Accounts Receivable	\$571.28	28,130.31
02-01-2019	Payment		101 - Cheryl Reed-Elder		1100 Accounts Receivable	\$491.26	28,621.57
02-01-2019	Payment		106 - Kashmeera Meghnath		1100 Accounts Receivable	\$474.51	29,096.08
02-01-2019	Payment		306 Stonework Lofts Inc.		1100 Accounts Receivable	\$481.96	29,578.04
02-01-2019	Payment		203 - Gracey, Shannon		1100 Accounts Receivable	\$476.38	30,054.42
02-01-2019	Payment		209- Arsenault,Ron		1100 Accounts Receivable	\$379.61	30,434.03
02-01-2019	Payment		202- Patel,Mikin		1100 Accounts Receivable	\$474.51	30,908.54
02-01-2019	Payment		201- Carr,Wendy		1100 Accounts Receivable	\$500.57	31,409.11
02-01-2019	Payment		407- Oh,Sujin		1100 Accounts Receivable	\$476.38	31,885.49
02-01-2019	Payment		405 - Laura Artuso		1100 Accounts Receivable	\$573.14	32,458.63
02-01-2019	Payment		404 - Sarah Smith		1100 Accounts Receivable	\$571.28	33,029.91
02-01-2019	Payment		308- Graham,Laurie		1100 Accounts Receivable	\$502.43	33,532.34
02-01-2019	Payment		207- Turcotte, Gary		1100 Accounts Receivable	\$485.68	34,018.02
04-01-2019	Payment		309- House,Mr. Richard		1100 Accounts Receivable	\$375.89	34,393.91
04-01-2019	Payment		104 Hester Crate		1100 Accounts Receivable	\$573.14	34,967.05
07-01-2019	Bill Payment (Cheque)		Enbridge-323 WINONA AVE - PAP		2000 Accounts Payable	\$ -1,292.61	33,674.44
07-01-2019	Expense		Royal Bank	Activity fee	5812 Administrative Expenses:Bank Charges	\$ -48.40	33,626.04
07-01-2019	Expense			Insurance AVIVA	5830 Administrative Expenses:Insurance Expense	\$ -1,238.57	32,387.47
10-01-2019	Bill Payment (Cheque)	000500	10424161 Canada Inc.		2000 Accounts Payable	\$ -169.50	32,217.97
10-01-2019	Bill Payment (Cheque)	000501	Regionex		2000 Accounts Payable	\$ -79.10	32,138.87
10-01-2019	Bill Payment (Cheque)	000502	Kone Inc		2000 Accounts Payable	\$ -357.31	31,781.56
16-01-2019	Expense			Online Transfer to Deposit Account-5741	4500 Contribution to Reserve Fund	\$ -5,210.00	26,571.56
17-01-2019	Bill Payment (Cheque)		Ottawa Water & Sewer-323 WINONA AVE		2000 Accounts Payable	\$ -1,364.20	25,207.36
17-01-2019	Bill Payment (Cheque)		Bell A/C # 613 761 9682 (586)		2000 Accounts Payable	\$ -179.01	25,028.35
17-01-2019	Bill Payment (Cheque)	RBCX0059	Rogers A/C # 240-746162308		2000 Accounts Payable	\$ -39.55	24,988.80
21-01-2019	Bill Payment (Cheque)		Hydro-323 WINONA AVE PL		2000 Accounts Payable	\$ -874.71	24,114.09
Total for 1010 Cash Operating Account						\$5,647.43	
1020 Cash Reserve							
Beginning Balance							250,231.46
02-01-2019	Deposit		Royal Bank	Deposit interest	4012 Interest Income- Reserve	\$443.47	250,674.93
07-01-2019	Expense		Royal Bank	Activity fee	5812 Administrative Expenses:Bank Charges	\$ -2.00	250,672.93
16-01-2019	Deposit			Online Banking transfer - 5741	R6001 Contribution from Operating	\$5,210.00	255,882.93
Total for 1020 Cash Reserve						\$5,651.47	
1100 Accounts Receivable							
Beginning Balance							50.85
01-01-2019	Invoice	3160	404 - Sarah Smith		4005 Common Element Fees	\$571.28	622.13
01-01-2019	Invoice	3159	308- Graham,Laurie		4005 Common Element Fees	\$502.43	1,124.56
01-01-2019	Invoice	3158	207- Turcotte, Gary		4005 Common Element Fees	\$485.68	1,610.24
01-01-2019	Invoice	3157	108- Stevens,Marion		4005 Common Element Fees	\$480.10	2,090.34
01-01-2019	Invoice	3156	102- Oldfield,Margot		4005 Common Element Fees	\$407.52	2,497.86

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-01-2019	Invoice	3155	205- Durocher,Alan		4005 Common Element Fees	\$571.28	3,069.14
01-01-2019	Invoice	3154	409 Stonework Lofts Inc.		4005 Common Element Fees	\$815.05	3,884.19
01-01-2019	Invoice	3153	408- Marston,Elizabeth		4005 Common Element Fees	\$498.71	4,382.90
01-01-2019	Invoice	3152	301- Louis & Suzanne Birta		4005 Common Element Fees	\$500.57	4,883.47
01-01-2019	Invoice	3151	107 - Jordan Mison / Jessical Speagle		4005 Common Element Fees	\$476.38	5,359.85
01-01-2019	Invoice	3187	303 - Theresa Corneau		4005 Common Element Fees	\$478.24	5,838.09
01-01-2019	Invoice	3186	305- Feng,Ping/Liam		4005 Common Element Fees	\$571.28	6,409.37
01-01-2019	Invoice	3185	406- Maksymchuk,Lesa		4005 Common Element Fees	\$476.38	6,885.75
01-01-2019	Invoice	3184	402- Friesen/Stashick,Sheldon/Wendy		4005 Common Element Fees	\$580.58	7,466.33
01-01-2019	Invoice	3183	105- Gawron ,Barbara/Betancur, Luz		4005 Common Element Fees	\$582.44	8,048.77
01-01-2019	Invoice	3182	309- House,Mr. Richard		4005 Common Element Fees	\$375.89	8,424.66
01-01-2019	Invoice	3181	208- Smith,Ian		4005 Common Element Fees	\$509.87	8,934.53
01-01-2019	Invoice	3180	206- Pilon,Jennifer		4005 Common Element Fees	\$478.24	9,412.77
01-01-2019	Invoice	3179	204 Stonework Lofts Inc.		4005 Common Element Fees	\$593.61	10,006.38
01-01-2019	Invoice	3178	307 - Cordell Anthony / Audrey Gravelle		4005 Common Element Fees	\$474.51	10,480.89
01-01-2019	Invoice	3177	403- Crockatt,Dave/Crockett, Kim		4005 Common Element Fees	\$563.84	11,044.73
01-01-2019	Invoice	3176	210- Groulx ,Mr. Henri		4005 Common Element Fees	\$383.33	11,428.06
01-01-2019	Invoice	3175	302 Stonework Lofts Inc.		4005 Common Element Fees	\$480.10	11,908.16
01-01-2019	Invoice	3174	103- Bobal, Komal		4005 Common Element Fees	\$474.51	12,382.67
01-01-2019	Invoice	3173	401- John,James		4005 Common Element Fees	\$498.71	12,881.38
01-01-2019	Invoice	3172	304- Martin,Rowland		4005 Common Element Fees	\$571.28	13,452.66
01-01-2019	Invoice	3171	101 - Cheryl Reed-Elder		4005 Common Element Fees	\$491.26	13,943.92
01-01-2019	Invoice	3170	106 - Kashmeera Meghnath		4005 Common Element Fees	\$474.51	14,418.43
01-01-2019	Invoice	3169	306 Stonework Lofts Inc.		4005 Common Element Fees	\$481.96	14,900.39
01-01-2019	Invoice	3168	203 - Gracey, Shannon		4005 Common Element Fees	\$476.38	15,376.77
01-01-2019	Invoice	3167	310- St. Louis,Barbara		4005 Common Element Fees	\$305.18	15,681.95
01-01-2019	Invoice	3166	209- Arsenault,Ron		4005 Common Element Fees	\$379.61	16,061.56
01-01-2019	Invoice	3165	202- Patel,Mikin		4005 Common Element Fees	\$474.51	16,536.07
01-01-2019	Invoice	3164	201- Carr,Wendy		4005 Common Element Fees	\$500.57	17,036.64
01-01-2019	Invoice	3163	104 Hester Crate		4005 Common Element Fees	\$573.14	17,609.78
01-01-2019	Invoice	3162	407- Oh,Sujin		4005 Common Element Fees	\$476.38	18,086.16
01-01-2019	Invoice	3161	405 - Laura Artuso		4005 Common Element Fees	\$573.14	18,659.30
02-01-2019	Payment		303 - Theresa Corneau		1010 Cash Operating Account	\$ -478.24	18,181.06
02-01-2019	Payment		107 - Jordan Mison / Jessical Speagle		1010 Cash Operating Account	\$ -476.38	17,704.68
02-01-2019	Payment		301- Louis & Suzanne Birta		1010 Cash Operating Account	\$ -500.57	17,204.11
02-01-2019	Payment		305- Feng,Ping/Liam		1010 Cash Operating Account	\$ -571.28	16,632.83
02-01-2019	Payment		406- Maksymchuk,Lesa		1010 Cash Operating Account	\$ -476.38	16,156.45
02-01-2019	Payment		402- Friesen/Stashick,Sheldon/Wendy		1010 Cash Operating Account	\$ -580.58	15,575.87
02-01-2019	Payment		105- Gawron ,Barbara/Betancur, Luz		1010 Cash Operating Account	\$ -582.44	14,993.43
02-01-2019	Payment		208- Smith,Ian		1010 Cash Operating Account	\$ -509.87	14,483.56
02-01-2019	Payment		206- Pilon,Jennifer		1010 Cash Operating Account	\$ -478.24	14,005.32
02-01-2019	Payment		204 Stonework Lofts Inc.		1010 Cash Operating Account	\$ -593.61	13,411.71
02-01-2019	Payment		307 - Cordell Anthony / Audrey Gravelle		1010 Cash Operating Account	\$ -474.51	12,937.20
02-01-2019	Payment		403- Crockatt,Dave/Crockett, Kim		1010 Cash Operating Account	\$ -563.84	12,373.36
02-01-2019	Payment		210- Groulx ,Mr. Henri		1010 Cash Operating Account	\$ -383.33	11,990.03
02-01-2019	Payment		302 Stonework Lofts Inc.		1010 Cash Operating Account	\$ -480.10	11,509.93
02-01-2019	Payment		103- Bobal, Komal		1010 Cash Operating Account	\$ -474.51	11,035.42
02-01-2019	Payment		401- John,James		1010 Cash Operating Account	\$ -498.71	10,536.71
02-01-2019	Payment		304- Martin,Rowland		1010 Cash Operating Account	\$ -571.28	9,965.43
02-01-2019	Payment		101 - Cheryl Reed-Elder		1010 Cash Operating Account	\$ -491.26	9,474.17
02-01-2019	Payment		106 - Kashmeera Meghnath		1010 Cash Operating Account	\$ -474.51	8,999.66
02-01-2019	Payment		306 Stonework Lofts Inc.		1010 Cash Operating Account	\$ -481.96	8,517.70
02-01-2019	Payment		203 - Gracey, Shannon		1010 Cash Operating Account	\$ -476.38	8,041.32
02-01-2019	Payment		310- St. Louis,Barbara		1010 Cash Operating Account	\$ -305.18	7,736.14
02-01-2019	Payment		209- Arsenault,Ron		1010 Cash Operating Account	\$ -379.61	7,356.53
02-01-2019	Payment		202- Patel,Mikin		1010 Cash Operating Account	\$ -474.51	6,882.02
02-01-2019	Payment		201- Carr,Wendy		1010 Cash Operating Account	\$ -500.57	6,381.45
02-01-2019	Payment		407- Oh,Sujin		1010 Cash Operating Account	\$ -476.38	5,905.07
02-01-2019	Payment		405 - Laura Artuso		1010 Cash Operating Account	\$ -573.14	5,331.93
02-01-2019	Payment		404 - Sarah Smith		1010 Cash Operating Account	\$ -571.28	4,760.65
02-01-2019	Payment		308- Graham,Laurie		1010 Cash Operating Account	\$ -502.43	4,258.22
02-01-2019	Payment		207- Turcotte, Gary		1010 Cash Operating Account	\$ -485.68	3,772.54
02-01-2019	Payment		108- Stevens,Marion		1010 Cash Operating Account	\$ -480.10	3,292.44
02-01-2019	Payment		102- Oldfield,Margot		1010 Cash Operating Account	\$ -407.52	2,884.92
02-01-2019	Payment		205- Durocher,Alan		1010 Cash Operating Account	\$ -571.28	2,313.64
02-01-2019	Payment		409 Stonework Lofts Inc.		1010 Cash Operating Account	\$ -815.05	1,498.59
02-01-2019	Payment		408- Marston,Elizabeth		1010 Cash Operating Account	\$ -498.71	999.88
04-01-2019	Payment		309- House,Mr. Richard		1010 Cash Operating Account	\$ -375.89	623.99
04-01-2019	Payment		104 Hester Crate		1010 Cash Operating Account	\$ -573.14	50.85
24-01-2019	Invoice	3188	408- Marston,Elizabeth		Billable Expense Income	\$948.07	998.92

Total for 1100 Accounts Receivable						\$948.07	
1101 temp for journal entry							
Beginning Balance							427.28

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 1101 temp for journal entry							
1200 Due to/from Reserve							
Beginning Balance							-8,818.50
Total for 1200 Due to/from Reserve							
1300 Prepaid Expenses							
Beginning Balance							745.80
01-01-2019	Journal Entry	136		to transfer monthly fire monitoring expense	-Split-	\$ -67.80	678.00
Total for 1300 Prepaid Expenses						\$ -67.80	
1350 Investments							
Beginning Balance							44,544.91
Total for 1350 Investments							
2000 Accounts Payable							
Beginning Balance							3,757.11
01-01-2019	Bill	2752	CI Property Management		5810 Administrative Expenses:Office Expenses	\$474.54	4,231.65
01-01-2019	Bill	591357	Independent Linen Service		5412 Contract Repair and Maintenance:Mat Service	\$119.64	4,351.29
01-01-2019	Bill	NOV28DEC272018	Ottawa Water & Sewer-323 WINONA AVE		5030 Utilities:Water & Sewer	\$1,364.20	5,715.49
01-01-2019	Bill	2685	CI Property Management		5801 Administrative Expenses:Property Management Fees	\$2,007.30	7,722.79
01-01-2019	Bill	593111	Independent Linen Service		5412 Contract Repair and Maintenance:Mat Service	\$119.64	7,842.43
01-01-2019	Bill	959147387	Kone Inc		5455 Contract Repair and Maintenance:Elevator Maintenance	\$357.31	8,199.74
01-01-2019	Bill	2728	CI Property Management		5810 Administrative Expenses:Office Expenses	\$388.41	8,588.15
01-01-2019	Bill	8348	SBL Electric Inc.		R6102 Reserve Fund Expenses:Building Interior R&M	\$480.25	9,068.40
01-01-2019	Bill	594683	Independent Linen Service		5412 Contract Repair and Maintenance:Mat Service	\$119.64	9,188.04
01-01-2019	Bill	2737	CI Property Management		5810 Administrative Expenses:Office Expenses	\$373.78	9,561.82
02-01-2019	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	\$ -2,108.06	7,453.76
02-01-2019	Bill	NOV14DEC142018	Hydro-323 WINONA AVE PL		5020 Utilities:Hydro	\$874.71	8,328.47
06-01-2019	Bill	947	C.P. Renovations		5410 Contract Repair and Maintenance:General Cleaning	\$1,717.54	10,046.01
07-01-2019	Bill	JAN07FEB062019	Bell A/C # 613 761 9682 (586)		5040 Utilities:Telecom Expense	\$179.01	10,225.02
07-01-2019	Bill Payment (Cheque)		Enbridge-323 WINONA AVE - PAP		1010 Cash Operating Account	\$ -1,292.61	8,932.41
07-01-2019	Bill	8362	SBL Electric Inc.		5503 Repair and Maintenance:General Repairs & Maintenance	\$476.32	9,408.73
07-01-2019	Bill	9934	Dan's Bodybuilding Equipment Inc.		5460 Contract Repair and Maintenance:Fitness Equipment Maintenance	\$299.45	9,708.18
09-01-2019	Bill	00364235	Regionex		5473 Contract Repair and Maintenance:Pest Control	\$39.55	9,747.73
10-01-2019	Bill	08833	Optimum Mechanical Solutions		5440 Contract Repair and Maintenance:HVAC	\$258.49	10,006.22
10-01-2019	Bill Payment (Cheque)	000500	10424161 Canada Inc.		1010 Cash Operating Account	\$ -169.50	9,836.72
10-01-2019	Bill Payment (Cheque)	000502	Kone Inc		1010 Cash Operating Account	\$ -357.31	9,479.41
10-01-2019	Bill Payment (Cheque)	000501	Regionex		1010 Cash Operating Account	\$ -79.10	9,400.31
11-01-2019	Bill	532	10424161 Canada Inc.		5503 Repair and Maintenance:General Repairs & Maintenance	\$135.60	9,535.91
15-01-2019	Bill	589594	Independent Linen Service		5412 Contract Repair and Maintenance:Mat Service	\$119.64	9,655.55
15-01-2019	Bill	M0918-95	Spot Maintenance Ltd.		5410 Contract Repair and Maintenance:General Cleaning	\$1,581.32	11,236.87
17-01-2019	Bill Payment (Cheque)		Bell A/C # 613 761 9682 (586)		1010 Cash Operating Account	\$ -179.01	11,057.86
17-01-2019	Bill	DEC16JAN152019	Rogers A/C # 240-746162308		5040 Utilities:Telecom Expense	\$66.02	11,123.88
17-01-2019	Bill Payment (Cheque)		Ottawa Water & Sewer-323 WINONA AVE		1010 Cash Operating Account	\$ -1,364.20	9,759.68
17-01-2019	Bill Payment (Cheque)	RBCX0059	Rogers A/C # 240-746162308		1010 Cash Operating Account	\$ -39.55	9,720.13
18-01-2019	Bill	DEC15JAN162019	Enbridge-323 WINONA AVE - PAP		5010 Utilities:Gas	\$1,590.68	11,310.81
19-01-2019	Bill	JAN16FEB152019	Rogers A/C # 240-746162308		5040 Utilities:Telecom Expense	\$66.02	11,376.83
21-01-2019	Bill Payment (Cheque)		Hydro-323 WINONA AVE PL		1010 Cash Operating Account	\$ -874.71	10,502.12
28-01-2019	Bill	24423	Lock Solutions Inc		5503 Repair and Maintenance:General Repairs & Maintenance	\$96.05	10,598.17
29-01-2019	Bill	8387	SBL Electric Inc.		5503 Repair and Maintenance:General Repairs & Maintenance	\$229.31	10,827.48
29-01-2019	Bill	25830	Jet Waste Management LTD.		5525 Repair and Maintenance:Waste System	\$635.00	11,462.48
Total for 2000 Accounts Payable						\$7,705.37	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
2020 Due to / from operating							
Beginning Balance							-8,818.50
Total for 2020 Due to / from operating							
2010 Accured Liabilities- Operating							
Beginning Balance							12,363.99
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -8,863.99	3,500.00
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$8,925.48	12,425.48
Total for 2010 Accured Liabilities- Operating						\$61.49	
3560 Reserve Equity							
Beginning Balance							165,336.35
Total for 3560 Reserve Equity							
3605 Retained Earnings							
Beginning Balance							90,058.80
Total for 3605 Retained Earnings							
4005 Common Element Fees							
Beginning Balance							186,084.50
01-01-2019	Invoice	3187	303 - Theresa Corneau		1100 Accounts Receivable	\$478.24	186,562.74
01-01-2019	Invoice	3186	305- Feng,Ping/Liam		1100 Accounts Receivable	\$571.28	187,134.02
01-01-2019	Invoice	3185	406- Maksymchuk,Lesa		1100 Accounts Receivable	\$476.38	187,610.40
01-01-2019	Invoice	3184	402- Friesen/Stashick,Sheldon/Wendy		1100 Accounts Receivable	\$580.58	188,190.98
01-01-2019	Invoice	3183	105- Gawron ,Barbara/Betancur, Luz		1100 Accounts Receivable	\$582.44	188,773.42
01-01-2019	Invoice	3182	309- House,Mr. Richard		1100 Accounts Receivable	\$375.89	189,149.31
01-01-2019	Invoice	3181	208- Smith,Ian		1100 Accounts Receivable	\$509.87	189,659.18
01-01-2019	Invoice	3180	206- Pilon,Jennifer		1100 Accounts Receivable	\$478.24	190,137.42
01-01-2019	Invoice	3179	204 Stonework Lofts Inc.		1100 Accounts Receivable	\$593.61	190,731.03
01-01-2019	Invoice	3178	307 - Cordell Anthony / Audrey Gravelle		1100 Accounts Receivable	\$474.51	191,205.54
01-01-2019	Invoice	3177	403- Crockatt,Dave/Crockett, Kim		1100 Accounts Receivable	\$563.84	191,769.38
01-01-2019	Invoice	3176	210- Groulx ,Mr. Henri		1100 Accounts Receivable	\$383.33	192,152.71
01-01-2019	Invoice	3175	302 Stonework Lofts Inc.		1100 Accounts Receivable	\$480.10	192,632.81
01-01-2019	Invoice	3174	103- Bobal, Komal		1100 Accounts Receivable	\$474.51	193,107.32
01-01-2019	Invoice	3173	401- John,James		1100 Accounts Receivable	\$498.71	193,606.03
01-01-2019	Invoice	3172	304- Martin,Rowland		1100 Accounts Receivable	\$571.28	194,177.31
01-01-2019	Invoice	3171	101 - Cheryl Reed-Elder		1100 Accounts Receivable	\$491.26	194,668.57
01-01-2019	Invoice	3170	106 - Kashmeera Meghnath		1100 Accounts Receivable	\$474.51	195,143.08
01-01-2019	Invoice	3169	306 Stonework Lofts Inc.		1100 Accounts Receivable	\$481.96	195,625.04
01-01-2019	Invoice	3168	203 - Gracey, Shannon		1100 Accounts Receivable	\$476.38	196,101.42
01-01-2019	Invoice	3167	310- St. Louis,Barbara		1100 Accounts Receivable	\$305.18	196,406.60
01-01-2019	Invoice	3166	209- Arsenault,Ron		1100 Accounts Receivable	\$379.61	196,786.21
01-01-2019	Invoice	3165	202- Patel,Mikin		1100 Accounts Receivable	\$474.51	197,260.72
01-01-2019	Invoice	3164	201- Carr,Wendy		1100 Accounts Receivable	\$500.57	197,761.29
01-01-2019	Invoice	3163	104 Hester Crate		1100 Accounts Receivable	\$573.14	198,334.43
01-01-2019	Invoice	3162	407- Oh,Sujin		1100 Accounts Receivable	\$476.38	198,810.81
01-01-2019	Invoice	3161	405 - Laura Artuso		1100 Accounts Receivable	\$573.14	199,383.95
01-01-2019	Invoice	3160	404 - Sarah Smith		1100 Accounts Receivable	\$571.28	199,955.23
01-01-2019	Invoice	3159	308- Graham,Laurie		1100 Accounts Receivable	\$502.43	200,457.66
01-01-2019	Invoice	3158	207- Turcotte, Gary		1100 Accounts Receivable	\$485.68	200,943.34
01-01-2019	Invoice	3157	108- Stevens,Marion		1100 Accounts Receivable	\$480.10	201,423.44
01-01-2019	Invoice	3156	102- Oldfield,Margot		1100 Accounts Receivable	\$407.52	201,830.96
01-01-2019	Invoice	3155	205- Durocher,Alan		1100 Accounts Receivable	\$571.28	202,402.24
01-01-2019	Invoice	3154	409 Stonework Lofts Inc.		1100 Accounts Receivable	\$815.05	203,217.29
01-01-2019	Invoice	3153	408- Marston,Elizabeth		1100 Accounts Receivable	\$498.71	203,716.00
01-01-2019	Invoice	3152	301- Louis & Suzanne Birta		1100 Accounts Receivable	\$500.57	204,216.57
01-01-2019	Invoice	3151	107 - Jordan Mison / Jessical Speagle		1100 Accounts Receivable	\$476.38	204,692.95
Total for 4005 Common Element Fees						\$18,608.45	
4032 NSF fees charged to customers							
Beginning Balance							135.00
Total for 4032 NSF fees charged to customers							
4035 Misc Income							
Beginning Balance							1,744.75
Total for 4035 Misc Income							
Billable Expense Income							
Beginning Balance							50.85
24-01-2019	Invoice	3188	408- Marston,Elizabeth	To supply and install one light	1100 Accounts Receivable	\$948.07	998.92
Total for Billable Expense Income						\$948.07	
4500 Contribution to Reserve Fund							
Beginning Balance							52,100.00
16-01-2019	Expense			Online Transfer to Deposit Account-5741	1010 Cash Operating Account	\$5,210.00	57,310.00
Total for 4500 Contribution to Reserve Fund						\$5,210.00	
5000 Utilities							
5010 Gas							
Beginning Balance							4,099.27
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -713.16	3,386.11
18-01-2019	Bill	DEC15JAN162019	Enbridge-323 WINONA AVE - PAP	Dec 15, 2018 - Jan 16, 2019	2000 Accounts Payable	\$1,590.68	4,976.79
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$745.63	5,722.42

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5010 Gas						\$1,623.15	
5020 Hydro							
Beginning Balance							
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -1,147.63	8,269.24
02-01-2019	Bill	NOV14DEC142018	Hydro-323 WINONA AVE PL	FOR THE PERIOD 2018-11-14 To/Au 2018-12-14	2000 Accounts Payable	\$874.71	7,121.61
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$1,399.54	7,996.32
Total for 5020 Hydro						\$1,126.62	
5030 Water & Sewer							
Beginning Balance							
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -1,658.14	14,619.58
01-01-2019	Bill	NOV28DEC272018	Ottawa Water & Sewer-323 WINONA AVE	NOV 28 - DEC 27 2018	2000 Accounts Payable	\$1,364.20	12,961.44
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$1,646.45	14,325.64
Total for 5030 Water & Sewer						\$1,352.51	
5040 Telecom Expense							
Beginning Balance							
07-01-2019	Bill	JAN07FEB062019	Bell A/C # 613 761 9682 (586)	Jan 07 to Feb 06, 2019	2000 Accounts Payable	\$179.01	2,186.44
17-01-2019	Bill	DEC16JAN152019	Rogers A/C # 240-746162308	Dec 16 - Jan 15 2019 (invoice dated December 16 2018)	2000 Accounts Payable	\$66.02	2,365.45
19-01-2019	Bill	JAN16FEB152019	Rogers A/C # 240-746162308	Jan 16 - Feb 15 2019	2000 Accounts Payable	\$66.02	2,431.47
Total for 5040 Telecom Expense						\$311.05	
Total for 5000 Utilities						\$4,413.33	
5400 Contract Repair and Maintenance							
5405 Security and Fire Monitoring							
Beginning Balance							
01-01-2019	Journal Entry	136		to transfer monthly fire monitoring expense	-Split-	\$67.80	1,412.50
Total for 5405 Security and Fire Monitoring						\$67.80	
5410 General Cleaning							
Beginning Balance							
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -2,094.50	15,246.93
06-01-2019	Bill	947	C.P. Renovations	cleaning for the month of december	2000 Accounts Payable	\$1,717.54	13,152.43
15-01-2019	Bill	M0918-95	Spot Maintenance Ltd.	Cleaning (invoice date August 15 2018)	2000 Accounts Payable	\$1,581.32	14,869.97
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$1,695.00	16,451.29
Total for 5410 General Cleaning						\$2,899.36	
5412 Mat Service							
Beginning Balance							
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -478.56	1,196.40
01-01-2019	Bill	594683	Independent Linen Service	Mat purchase (Dated December 25 2018)	2000 Accounts Payable	\$119.64	717.84
01-01-2019	Bill	593111	Independent Linen Service	Mat purchase (Dated December 18 2018)	2000 Accounts Payable	\$119.64	837.48
01-01-2019	Bill	591357	Independent Linen Service	Mat purchase (Dated December 11 2018)	2000 Accounts Payable	\$119.64	957.12
15-01-2019	Bill	589594	Independent Linen Service	Mat purchase (Dated December 04 2018)	2000 Accounts Payable	\$119.64	1,076.76
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$478.56	1,196.40
Total for 5412 Mat Service						\$478.56	
5415 Waste System							
Beginning Balance							
Total for 5415 Waste System							18.98
5440 HVAC							
Beginning Balance							
10-01-2019	Bill	08833	Optimum Mechanical Solutions	ROUTINE WINTER INSPECTION	2000 Accounts Payable	\$258.49	768.97
Total for 5440 HVAC						\$258.49	
5455 Elevator Maintenance							
Beginning Balance							
01-01-2019	Bill	959147387	Kone Inc	This invoice is for maintenance coverage per your agreement with KONE Inc. Billing period is 01 Jan 2019 to 31 Jan 2019.	2000 Accounts Payable	\$357.31	3,215.79
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -714.62	3,573.10
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$714.62	2,858.48
Total for 5455 Elevator Maintenance						\$357.31	
5460 Fitness Equipment Maintenance							
Beginning Balance							
07-01-2019	Bill	9934	Dan's Bodybuilding Equipment Inc.	Quarterly service charges	2000 Accounts Payable	\$299.45	725.46
Total for 5460 Fitness Equipment Maintenance						\$299.45	
5465 Landscaping							
Beginning Balance							
Total for 5465 Landscaping							4,738.83
5470 Snow Removal							
Beginning Balance							
01-01-2019	Journal Entry	137R		to record December accruals	-Split-	\$ -1,497.12	2,994.24
31-01-2019	Journal Entry	139		to record January accruals	-Split-	\$2,245.68	1,497.12
Total for 5470 Snow Removal							3,742.80

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5470 Snow Removal						\$748.56	
5473 Pest Control							
Beginning Balance							
09-01-2019	Bill	00364235	Regionex	monthly pest control for December 2018	2000 Accounts Payable	\$39.55	395.50 435.05
Total for 5473 Pest Control						\$39.55	
Total for 5400 Contract Repair and Maintenance						\$5,149.08	
5500 Repair and Maintenance							
5503 General Repairs & Maintenance							
Beginning Balance							
07-01-2019	Bill	8362	SBL Electric Inc.	Electrician Material 8 LED 4' retrofit ballast bypass lamps (4 fixtures, 2 lamps each) and one LED kit for 5th floor fixture. ESA Permit	2000 Accounts Payable	\$476.32	12,501.69 12,978.01
11-01-2019	Bill	532	10424161 Canada Inc.	Maintenance.	2000 Accounts Payable	\$135.60	13,113.61
28-01-2019	Bill	24423	Lock Solutions Inc	Service call and labour to Repair, adjust and lubricate man door next to overhand garage door.	2000 Accounts Payable	\$96.05	13,209.66
29-01-2019	Bill	8387	SBL Electric Inc.	Electrician Material 8 LED 4' retrofit ballast bypass lamps (4 fixtures, 2 lamps each) and one LED kit for 5th floor fixture. ESA Permit	2000 Accounts Payable	\$229.31	13,438.97
Total for 5503 General Repairs & Maintenance						\$937.28	
5504 Emergency Calls							
Beginning Balance							
Total for 5504 Emergency Calls							101.70
5509 Garage Maintenance							
Beginning Balance							
Total for 5509 Garage Maintenance							412.45
5518 Window Cleaning							
Beginning Balance							
Total for 5518 Window Cleaning							1,243.00
5520 HVAC							
Beginning Balance							
Total for 5520 HVAC							830.56
5525 Waste System							
29-01-2019	Bill	25830	Jet Waste Management LTD.	Rental of Bin Buddy Airfresh & Maintence No charge for odor machine	2000 Accounts Payable	\$635.00	635.00
Total for 5525 Waste System						\$635.00	
5550 Elevator							
Beginning Balance							
Total for 5550 Elevator							1,508.29
5560 Additional Snow Removal & Salting							
Beginning Balance							
Total for 5560 Additional Snow Removal & Salting							2,028.35
Total for 5500 Repair and Maintenance						\$1,572.28	
5542* Security and Fire Monitoring*							
Beginning Balance							
Total for 5542* Security and Fire Monitoring*							655.41
5800 Administrative Expenses							
5801 Property Management Fees							
Beginning Balance							
01-01-2019	Bill	2685	CI Property Management	Property Management Fees	2000 Accounts Payable	\$2,007.30	21,182.17 23,189.47
Total for 5801 Property Management Fees						\$2,007.30	
5805 CAO Fees							
Beginning Balance							
Total for 5805 CAO Fees							444.00
5810 Office Expenses							
Beginning Balance							
01-01-2019	Journal Entry	137R	CI Property Management	to record December accruals	-Split-	\$ -560.26	1,061.22 500.96
01-01-2019	Bill	2737		Office fees 4th quarter billing - April 1 to June 30/18 (December 01 2018)	2000 Accounts Payable	\$373.78	874.74
01-01-2019	Bill	2752	CI Property Management	Office fees 1st quarter - July 1 - Sept 30 office fees (December 01 2018)	2000 Accounts Payable	\$474.54	1,349.28
01-01-2019	Bill	2728	CI Property Management	Office fees 3rd quarter - Jan - March 30, 2018 (December 01 2018)	2000 Accounts Payable	\$388.41	1,737.69
Total for 5810 Office Expenses						\$676.47	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5812 Bank Charges							
Beginning Balance							498.34
07-01-2019	Expense		Royal Bank	Activity fee	1010 Cash Operating Account	\$48.40	546.74
07-01-2019	Expense		Royal Bank	Activity fee	1020 Cash Reserve	\$2.00	548.74
Total for 5812 Bank Charges						\$50.40	
5830 Insurance Expense							
Beginning Balance							10,725.80
07-01-2019	Expense			Insurance AVIVA	1010 Cash Operating Account	\$1,238.57	11,964.37
Total for 5830 Insurance Expense						\$1,238.57	
5833 Audit Fees							
Beginning Balance							4,068.00
Total for 5833 Audit Fees							
Total for 5800 Administrative Expenses						\$3,972.74	
R6000 Reserve Fund Expenses							
R6101 Reserve- General Repairs							
Beginning Balance							919.26
Total for R6101 Reserve- General Repairs							
R6102 Building Interior R&M							
Beginning Balance							26,452.09
01-01-2019	Bill	8348	SBL Electric Inc.	To supply and install one light (December 18 2018)	2000 Accounts Payable	\$480.25	26,932.34
Total for R6102 Building Interior R&M						\$480.25	
R6135 Heating & Air Conditioning HVAC							
Beginning Balance							3,898.50
Total for R6135 Heating & Air Conditioning HVAC							
Total for R6000 Reserve Fund Expenses						\$480.25	
4012 Interest Income- Reserve							
Beginning Balance							3,354.57
02-01-2019	Deposit		Royal Bank	Deposit interest	1020 Cash Reserve	\$443.47	3,798.04
Total for 4012 Interest Income- Reserve						\$443.47	
R6001 Contribution from Operating							
Beginning Balance							52,100.00
16-01-2019	Deposit			Online Banking transfer - 5741	1020 Cash Reserve	\$5,210.00	57,310.00
Total for R6001 Contribution from Operating						\$5,210.00	

OCCSCC #865

1010 Cash Operating Account, Period Ending 31-01-2019

RECONCILIATION REPORT

Reconciled on: 05-02-2019

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	25,339.95
Cheques and payments cleared (12)	-14,771.58
Deposits and other credits cleared (37)	18,608.45
Statement ending balance	29,176.82

Uncleared transactions as of 31-01-2019	-5,062.73
Register balance as of 31-01-2019	24,114.09
Cleared transactions after 31-01-2019	0.00
Uncleared transactions after 31-01-2019	-2,108.06
Register balance as of 05-02-2019	22,006.03

Details

Cheques and payments cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07-12-2018	Bill Payment	498	SBL Electric Inc.	-129.18
07-12-2018	Bill Payment	497	Oceanus Plumbing & Renov...	-1,929.98
02-01-2019	Bill Payment		CI Property Management	-2,108.06
07-01-2019	Expense		Royal Bank	-48.40
07-01-2019	Bill Payment		Enbridge-323 WINONA AVE ...	-1,292.61
07-01-2019	Expense			-1,238.57
10-01-2019	Bill Payment	000502	Kone Inc	-357.31
16-01-2019	Expense			-5,210.00
17-01-2019	Bill Payment		Bell A/C # 613 761 9682 (586)	-179.01
17-01-2019	Bill Payment	RBCX0059	Rogers A/C # 240-746162308	-39.55
17-01-2019	Bill Payment		Ottawa Water & Sewer-323 ...	-1,364.20
21-01-2019	Bill Payment		Hydro-323 WINONA AVE PL	-874.71

Total -14,771.58

Deposits and other credits cleared (37)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-01-2019	Receive Payment		201- Carr,Wendy	500.57
02-01-2019	Receive Payment		202- Patel,Mikin	474.51
02-01-2019	Receive Payment		209- Arsenault,Ron	379.61
02-01-2019	Receive Payment		310- St. Louis,Barbara	305.18
02-01-2019	Receive Payment		203 - Gracey, Shannon	476.38
02-01-2019	Receive Payment		306 Stonework Lofts Inc.	481.96
02-01-2019	Receive Payment		106 - Kashmeera Meghnath	474.51
02-01-2019	Receive Payment		101 - Cheryl Reed-Elder	491.26
02-01-2019	Receive Payment		401- John,James	498.71
02-01-2019	Receive Payment		103- Bobal, Komal	474.51
02-01-2019	Receive Payment		302 Stonework Lofts Inc.	480.10
02-01-2019	Receive Payment		210- Groulx ,Mr. Henri	383.33
02-01-2019	Receive Payment		403- Crockatt,Dave/Crockett,...	563.84
02-01-2019	Receive Payment		307 - Cordell Anthony / Audr...	474.51
02-01-2019	Receive Payment		204 Stonework Lofts Inc.	593.61
02-01-2019	Receive Payment		206- Pilon,Jennifer	478.24
02-01-2019	Receive Payment		208- Smith,Ian	509.87
02-01-2019	Receive Payment		105- Gawron ,Barbara/Betan...	582.44
02-01-2019	Receive Payment		402- Friesen/Stashick,Sheld...	580.58
02-01-2019	Receive Payment		406- Maksymchuk,Lesa	476.38
02-01-2019	Receive Payment		305- Feng,Ping/Liam	571.28
02-01-2019	Receive Payment		303 - Theresa Corneau	478.24
02-01-2019	Receive Payment		407- Oh,Sujin	476.38
02-01-2019	Receive Payment		405 - Laura Artuso	573.14
02-01-2019	Receive Payment		404 - Sarah Smith	571.28
02-01-2019	Receive Payment		308- Graham,Laurie	502.43

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-01-2019	Receive Payment		207- Turcotte, Gary	485.68
02-01-2019	Receive Payment		108- Stevens, Marion	480.10
02-01-2019	Receive Payment		102- Oldfield, Margot	407.52
02-01-2019	Receive Payment		205- Durocher, Alan	571.28
02-01-2019	Receive Payment		409 Stonework Lofts Inc.	815.05
02-01-2019	Receive Payment		408- Marston, Elizabeth	498.71
02-01-2019	Receive Payment		301- Louis & Suzanne Birta	500.57
02-01-2019	Receive Payment		107 - Jordan Mison / Jessical...	476.38
02-01-2019	Receive Payment		304- Martin, Rowland	571.28
04-01-2019	Receive Payment		104 Hester Crate	573.14
04-01-2019	Receive Payment		309- House, Mr. Richard	375.89

Total 18,608.45

Additional Information

Uncleared cheques and payments as of 31-01-2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
30-11-2016	Bill Payment		Spot Maintenance Ltd.	-1,779.75
12-12-2016	Bill Payment		Regionex	-39.55
16-05-2017	Bill Payment	369	Jet Waste Management LTD.	-632.46
24-04-2018	Journal	106		-151.93
18-11-2018	Bill Payment	SEP28	Rogers A/C # 240-746162308	-264.08
07-12-2018	Bill Payment	496	Regionex	-39.55
18-12-2018	Bill Payment		CI Property Management	-1,906.81
10-01-2019	Bill Payment	000500	10424161 Canada Inc.	-169.50
10-01-2019	Bill Payment	000501	Regionex	-79.10

Total -5,062.73

Uncleared cheques and payments after 31-01-2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-02-2019	Bill Payment		CI Property Management	-2,108.06

Total -2,108.06



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

Business Account Statement

RBBD30000_8100453 E D 00576 00575

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION

OPERATING ACCOUNT

C/O CAPITAL CONCIERGE

904 LADY ELLEN PL

OTTAWA ON K1Z 5L5

December 31, 2018 to January 31, 2019

Account number: 00576 101-185-7

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 December 31, 2018	\$25,339.95
Total deposits & credits (2)	+ 18,608.45
Total cheques & debits (12)	- 14,771.58
Closing balance on January 31, 2019	= \$29,176.82

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			25,339.95
02 Jan	Direct Payment (PAD's) service total GRADS5217310000		17,659.42	42,999.37
	Misc Payment CAPITAL INTEGRA	2,108.06		40,891.31
03 Jan	Cheque - 497	1,929.98		38,961.33
04 Jan	BR TO BR - 9057		949.03	39,910.36
07 Jan	Activity fee	48.40		
	Insurance AVIVA	1,238.57		
	Utility Bill Pmt Enbridge Gas Pre-authorized	1,292.61		37,330.78
14 Jan	Cheque - 499	129.18		37,201.60
16 Jan	Online Transfer to Deposit Account-5741	5,210.00		31,991.60
17 Jan	Bill payment - 0059 ROGERS CABLE	39.55		
	Telephone Bill Pmt BELL CANADA EFT	179.01		
	Utility Bill Pmt OTTAWA WATER	1,364.20		30,408.84



Business Account Statement

December 31, 2018 to January 31, 2019
Account number: 00576 101-185-7

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
21 Jan	Hydro Bill Pmt Hydro Ottawa	874.71		29,534.13
28 Jan	Cheque - 502	357.31		29,176.82
	Closing balance			29,176.82

Account Fees: \$48.40



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

Business Account Statement

December 31, 2018 to January 31, 2019
Account number: 00576 101-185-7

Serial #: 497

Amount: \$1,929.98

000497

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION # 885
80 BREIDENBACH ROAD, UNIT 301
OTTAWA, ON K2J 4P6

ROYAL BANK OF CANADA
ELGIN & LEGGARD BRANCH
395 ELGIN STREET, MAIN FLOOR
OTTAWA, ON K2P 1L2

DATE 07122018
DDMMYYYY

One thousand nine hundred twenty-nine and 98/100

PAY \$ **1,929.98

Oceanus Plumbing & Renovations Inc.
3613 Magleway Road
Cumberland ON K4B 1P6

TO THE ORDER OF

PER [Signature]

PER [Signature]

#000497# #00576#003# 101-185-7#

R66PC 222087635575
61176-002 8781052
Scotiabank
INNES ROAD

03-Jan-2019
8781052 61176-002
61176 0021415

For Deposit to the Credit Of:
Oceanus Plumbing & Renovations Inc.
The Bank of Nova Scotia
TD #81176-002 Acct# 00214-16

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp / Endossement - Signature ou timbre

BACK/VERSO

80522-000 BNS
CIBC Toronto ON
03 Jan 2019
2229645561

Serial #: 499

Amount: \$129.18

000499

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION # 885
80 BREIDENBACH ROAD, UNIT 301
OTTAWA, ON K2J 4P6

ROYAL BANK OF CANADA
ELGIN & LEGGARD BRANCH
395 ELGIN STREET, MAIN FLOOR
OTTAWA, ON K2P 1L2

DATE 07122018
DDMMYYYY

One hundred twenty-nine and 18/100

PAY \$ **129.18

SBL Electric Inc.
5450 Canotek Road, Unit 77
Ottawa ON K1J 9G8

TO THE ORDER OF

PER [Signature]

PER [Signature]

#000499# #00576#003# 101-185-7#

20100114
Krona2
0794 00612746
6264465728 00000000331565211733
TTC# 1001016 TCM
20190114 1001 2144003847
CR 20190114 101

SBL ELECTRIC DEPOSIT
ACCT# 3010-1021 0250

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp / Endossement - Signature ou timbre

BACK/VERSO

Serial #: 502

Amount: \$357.31

000502

OTTAWA-CARLETON STANDARD

ROYAL BANK OF CANADA
ELGIN & LEGGARD BRANCH
395 ELGIN STREET, MAIN FLOOR
OTTAWA, ON K2P 1L2

DATE 10012019
DDMMYYYY

Three hundred fifty-seven and 31/100

PAY \$ **357.31

Kone Inc
Postal Station A
P O Box 4220
Toronto ON M5W 5V2

TO THE ORDER OF

PER [Signature]

PER [Signature]

#000502# #00576#003# 101-185-7#

01282019 TR0023C
110801 0017
704064001

MEMO/LOCOMOTIVE DESK
NAT CAC 10782-616

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

Printer ID# 1021
ID d'imprimeur 1021

BACK/VERSO

Monthly Reserve Report

OCSCC 865

January 2019

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

OCSCC 865

January 2019

Revenue

100% of budgeted contributions have been contributed.

Expenses

There was an expense from the reserve fund of \$480.25 to replace two electrical receptacles on each residential floor.

OCSCC #865

PROFIT AND LOSS

January 2019

	TOTAL
EXPENSES	
R6000 Reserve Fund Expenses	
R6102 Building Interior R&M	480.25
Total R6000 Reserve Fund Expenses	480.25
Total Expenses	\$480.25
OTHER INCOME	
R6001 Contribution from Operating	5,210.00
Total Other Income	\$5,210.00
PROFIT	\$4,729.75

OCSCC #865

PROFIT AND LOSS

March 2018 - January 2019

	TOTAL
EXPENSES	
R6000 Reserve Fund Expenses	
R6101 Reserve- General Repairs	919.26
R6102 Building Interior R&M	26,932.34
R6135 Heating & Air Conditioning HVAC	3,898.50
Total R6000 Reserve Fund Expenses	31,750.10
Total Expenses	\$31,750.10
OTHER INCOME	
R6001 Contribution from Operating	57,310.00
Total Other Income	\$57,310.00
PROFIT	\$25,559.90

OCSCC #865

1020 Cash Reserve, Period Ending 31-01-2019

RECONCILIATION REPORT

Reconciled on: 05-02-2019

Reconciled by: Jen Walker

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

Summary	CAD
Statement beginning balance	250,231.46
Cheques and payments cleared (1)	-2.00
Deposits and other credits cleared (2)	5,653.47
Statement ending balance	<u>255,882.93</u>
Register balance as of 31-01-2019	255,882.93

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07-01-2019	Expense		Royal Bank	-2.00
Total				-2.00

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-01-2019	Deposit		Royal Bank	443.47
16-01-2019	Deposit			5,210.00
Total				5,653.47



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

Business Account Statement

RBDDA30000_8100453 E D 00576 00576

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION

RESERVE ACCOUNT

C/O CAPITAL CONCIERGE

904 LADY ELLEN PL

OTTAWA ON K1Z 5L5

December 31, 2018 to January 31, 2019

Account number: 00576 101-189-9

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 December 31, 2018	\$250,231.46
Total deposits & credits (2)	+ 5,653.47
Total cheques & debits (1)	- 2.00
Closing balance on January 31, 2019	= \$255,882.93

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			250,231.46
02 Jan	Deposit interest		443.47	250,674.93
07 Jan	Activity fee	2.00		250,672.93
16 Jan	Online Banking transfer - 5741		5,210.00	255,882.93
	Closing balance			255,882.93

Deposit Interest Earned: \$443.47

Account Fees: \$2.00