

MONTHLY FINANCIAL REPORT

CCC 634

January 2019

CCC634 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY

OCCC634

January, 2019

Revenue

100% of condo fees have been invoiced.

No other major variances to report in the revenues.

Expenses

Utilities are well under budget by \$1,201.69. This will clear as the seasons change and gas usage charges.

Contracts are overall under budget however for Pest Control the code is over due to the infestation on the roof and the subsequent repairs. What is keeping this code under budget is snow removal.

Repairs and Maintenance are under budget as the expenses for common area painting and sprinkler head relocations were transferred to reserve. As well we are not receiving the emergency calls that were budgeted for.

Administrative: the audit has not been billed the account will clear when invoiced. Electronic communication is reflected in the savings of the office expenses. Bank charges are almost double the budget and should be negotiated with the bank.

Legal costs for the declaration and by law review as well as the enclosed parking spot and easement for the vestibule investigation has added extra unforeseen costs.



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OCSCC #634

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

January 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	20,658.16	19,706.50	951.66	104.83 %
4031 Key Replacement	50.00		50.00	
4037 Unrecoverable condo fees A11		119.00	-119.00	
Total 4000 Income	20,708.16	19,825.50	882.66	104.45 %
Total Income	\$20,708.16	\$19,825.50	\$882.66	104.45 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	7,492.10	7,492.09	0.01	100.00 %
Total Cost of Goods Sold	\$7,492.10	\$7,492.09	\$0.01	100.00 %
GROSS PROFIT	\$13,216.06	\$12,333.41	\$882.65	107.16 %
Expenses				
5000 Utilities				
5010 Gas	1,020.76	375.00	645.76	272.20 %
5020 Hydro	823.24	789.91	33.33	104.22 %
5030 Water & Sewer	818.08	1,029.00	-210.92	79.50 %
5040 Telecom Expenses	338.39	296.25	42.14	114.22 %
Total 5000 Utilities	3,000.47	2,490.16	510.31	120.49 %
5400 Contracts				
5410 General Cleaning	836.30	1,065.16	-228.86	78.51 %
5415 Waste management	170.07	175.16	-5.09	97.09 %
5430 Fire System Maintenance	221.44	366.50	-145.06	60.42 %
5440 Mechanical Maintenance/HVAC	-49.72	226.59	-276.31	-21.94 %
5455 Elevator Maintenance	870.15	833.34	36.81	104.42 %
5465 Landscaping	704.53	0.00	704.53	
5470 Snow Removal	248.99	1,417.00	-1,168.01	17.57 %
5475 Pest Control	50.85	83.34	-32.49	61.02 %
Total 5400 Contracts	3,052.61	4,167.09	-1,114.48	73.26 %
5500 General Repairs & Maintenance				
5503 General Repairs & Maint	1,091.52	1,750.00	-658.48	62.37 %
5504 Emergency Calls	271.20	330.00	-58.80	82.18 %
5518 Window Cleaning		0.00	0.00	
5570 Additional Snow/Salt	988.75		988.75	
Total 5500 General Repairs & Maintenance	2,351.47	2,080.00	271.47	113.05 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	1,288.91	1,268.17	20.74	101.64 %
5805 CAO Fees		34.00	-34.00	
5810 Office Expenses		23.25	-23.25	
5812 Bank Charges	65.95	58.50	7.45	112.74 %
5830 Insurance Expense/General & Liability Insurance	1,875.29	1,582.75	292.54	118.48 %
5832 Legal/ Professional Fees		83.34	-83.34	
5833 Audit-Accounting	0.00	0.00	0.00	
Total 5800 Administrative & Professional Expenses	3,230.15	3,050.01	180.14	105.91 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5900 Contingency/ Initiatives				
5905 General Contingency		188.75	-188.75	
5910 Deficit Recover		102.34	-102.34	
5911 A11- unrecoverable fees	951.60	119.00	832.60	799.66 %
Total 5900 Contingency/ Initiatives	951.60	410.09	541.51	232.05 %
Total Expenses	\$12,586.30	\$12,197.35	\$388.95	103.19 %
NET OPERATING INCOME	\$629.76	\$136.06	\$493.70	462.85 %
NET INCOME	\$629.76	\$136.06	\$493.70	462.85 %

OCSCC #634

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

March 2018 - January 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	216,772.14	216,771.50	0.64	100.00 %
4031 Key Replacement	50.00		50.00	
4037 Unrecoverable condo fees A11	951.60	1,309.00	-357.40	72.70 %
Total 4000 Income	217,773.74	218,080.50	-306.76	99.86 %
Total Income	\$217,773.74	\$218,080.50	\$ -306.76	99.86 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	82,412.91	82,412.91	0.00	100.00 %
Total Cost of Goods Sold	\$82,412.91	\$82,412.91	\$0.00	100.00 %
GROSS PROFIT	\$135,360.83	\$135,667.59	\$ -306.76	99.77 %
Expenses				
5000 Utilities				
5010 Gas	4,280.81	4,135.00	145.81	103.53 %
5020 Hydro	8,127.24	8,689.09	-561.85	93.53 %
5030 Water & Sewer	10,236.12	11,319.00	-1,082.88	90.43 %
5040 Telecom Expenses	3,555.98	3,258.75	297.23	109.12 %
Total 5000 Utilities	26,200.15	27,401.84	-1,201.69	95.61 %
5400 Contracts				
5405 Fire Panel Monitorin	813.60		813.60	
5410 General Cleaning	12,323.22	11,716.84	606.38	105.18 %
5415 Waste management	1,870.77	1,926.84	-56.07	97.09 %
5430 Fire System Maintenance	3,164.64	4,031.50	-866.86	78.50 %
5440 Mechanical Maintenance/HVAC	5,196.60	2,492.41	2,704.19	208.50 %
5455 Elevator Maintenance	8,434.75	9,166.66	-731.91	92.02 %
5465 Landscaping	987.39	1,500.00	-512.61	65.83 %
5470 Snow Removal	3,593.19	7,083.00	-3,489.81	50.73 %
5475 Pest Control	2,056.60	916.66	1,139.94	224.36 %
Total 5400 Contracts	38,440.76	38,833.91	-393.15	98.99 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	1,260.87		1,260.87	
5503 General Repairs & Maint	17,156.86	19,250.00	-2,093.14	89.13 %
5504 Emergency Calls	542.40	3,630.00	-3,087.60	14.94 %
5510 Additional Building Cleaning	0.00		0.00	
5518 Window Cleaning	2,022.70	3,125.00	-1,102.30	64.73 %
5530 Fire System Repairs	0.00		0.00	
5537 Doors, Keys & Locks	370.64		370.64	
5540 HVAC	0.00		0.00	
5570 Additional Snow/Salt	988.75		988.75	
Total 5500 General Repairs & Maintenance	22,342.22	26,005.00	-3,662.78	85.92 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	13,916.84	13,949.83	-32.99	99.76 %
5805 CAO Fees	360.00	374.00	-14.00	96.26 %
5810 Office Expenses	115.87	255.75	-139.88	45.31 %
5812 Bank Charges	1,123.55	643.50	480.05	174.60 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense/General & Liability Insurance	22,888.24	17,410.25	5,477.99	131.46 %
5832 Legal/ Professional Fees	5,292.45	916.66	4,375.79	577.36 %
5833 Audit-Accounting	0.00	2,575.00	-2,575.00	0.00 %
Total 5800 Administrative & Professional Expenses	43,696.95	36,124.99	7,571.96	120.96 %
5900 Contingency/ Initiatives				
5905 General Contingency		2,076.25	-2,076.25	
5910 Deficit Recover		1,125.66	-1,125.66	
5911 A11- unrecoverable fees	951.60	1,309.00	-357.40	72.70 %
Total 5900 Contingency/ Initiatives	951.60	4,510.91	-3,559.31	21.10 %
Total Expenses	\$131,631.68	\$132,876.65	\$ -1,244.97	99.06 %
NET OPERATING INCOME	\$3,729.15	\$2,790.94	\$938.21	133.62 %
NET INCOME	\$3,729.15	\$2,790.94	\$938.21	133.62 %

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PROFIT AND LOSS

January 2019

	TOTAL
INCOME	
4000 Income	
4001 Condo Fees	20,658.16
4031 Key Replacement	50.00
Total 4000 Income	20,708.16
Total Income	\$20,708.16
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	7,492.10
Total Cost of Goods Sold	\$7,492.10
GROSS PROFIT	\$13,216.06
EXPENSES	
5000 Utilities	
5010 Gas	1,020.76
5020 Hydro	823.24
5030 Water & Sewer	818.08
5040 Telecom Expenses	338.39
Total 5000 Utilities	3,000.47
5400 Contracts	
5410 General Cleaning	836.30
5415 Waste management	170.07
5430 Fire System Maintenance	221.44
5440 Mechanical Maintenance/HVAC	-49.72
5455 Elevator Maintenance	870.15
5465 Landscaping	704.53
5470 Snow Removal	248.99
5475 Pest Control	50.85
Total 5400 Contracts	3,052.61
5500 General Repairs & Maintenance	
5503 General Repairs & Maint	1,091.52
5504 Emergency Calls	271.20
5570 Additional Snow/Salt	988.75
Total 5500 General Repairs & Maintenance	2,351.47
5800 Administrative & Professional Expenses	
5801 Property Management Fees	1,288.91
5812 Bank Charges	65.95
5830 Insurance Expense/General & Liability Insurance	1,875.29
5833 Audit-Accounting	0.00
Total 5800 Administrative & Professional Expenses	3,230.15
5900 Contingency/ Initiatives	
5911 A11- unrecoverable fees	951.60
Total 5900 Contingency/ Initiatives	951.60
Total Expenses	\$12,586.30
PROFIT	\$629.76

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BALANCE SHEET

As of January 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	20,622.06
1020 Reserve Account	239,760.76
Total Cash and Cash Equivalent	\$260,382.82
Accounts Receivable (A/R)	
1100 Accounts Receivable	3,042.62
Total Accounts Receivable (A/R)	\$3,042.62
1200 Due to/from	3,797.97
1300 Prepaid Expenses	0.00
1101 1101 Misc AR - Receivable	270.00
Total 1300 Prepaid Expenses	270.00
Uncategorized Asset	
1500 Undeposited Funds	50.85
Total Uncategorized Asset	50.85
Total Current Assets	\$267,544.26
Total Assets	\$267,544.26
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	11,168.03
Total Accounts Payable (A/P)	\$11,168.03
2005 Accrued Liabilities	10,719.41
2500 Due to/from Operating	3,797.97
Total Current Liabilities	\$25,685.41
Total Liabilities	\$25,685.41
Equity	
Opening Balance Equity	0.00
Retained Earnings	190,978.48
Profit for the year	50,880.37
Total Equity	\$241,858.85
Total Liabilities and Equity	\$267,544.26

OCSCC #634

A/R AGING SUMMARY

As of January 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
101 - Jared Adams		-555.11				\$ -555.11
110, Dimitri Joannides	598.73					\$598.73
201 - Shannel Rajan					175.00	\$175.00
310 Susan Mary Leclerc & David Russell Dunlop			-1.00			\$ -1.00
Hydro Ottawa Ltd					2,825.00	\$2,825.00
TOTAL	\$598.73	\$ -555.11	\$ -1.00	\$0.00	\$3,000.00	\$3,042.62

OCSCC #634

A/P AGING SUMMARY

As of January 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc. o/a OMS	271.20					\$271.20
177863 Canada Inc. Nature		101.70				\$101.70
Brown & Associates					879.40	\$879.40
C. Levett Renovation Inc.		548.05				\$548.05
C.P Renovations	1,356.00					\$1,356.00
CANDOR PLUMBING AND HEATING LTD.		192.10			685.02	\$877.12
CI PROPERTY MANAGEMENT	14.86					\$14.86
CITY OF OTTAWA - WATER AND SEWER					20.66	\$20.66
Cody Building Services					2,022.70	\$2,022.70
D&R Maintenance Solutions Inc.		2,909.74				\$2,909.74
DODD'S JANITORIAL LIMITED					1,005.70	\$1,005.70
Door Doctor		351.37				\$351.37
Suzan Ball Dunlop	704.53					\$704.53
Technical Standard and Safety Authority	105.00					\$105.00
TOTAL	\$2,451.59	\$4,102.96	\$0.00	\$0.00	\$4,613.48	\$11,168.03

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TRANSACTION LIST BY SUPPLIER

January 2019

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc. o/a OMS						
31/01/2019	Bill	2051	Yes		2000 Accounts Payable	271.20
177863 Canada Inc. Nature						
01/01/2019	Bill	25946	Yes		2000 Accounts Payable	50.85
10/01/2019	Bill Payment (Cheque)	1058	Yes		1010 Operating Account	-50.85
21/01/2019	Bill	26397	Yes		2000 Accounts Payable	50.85
Ainger						
10/01/2019	Bill Payment (Cheque)	1059	Yes		1010 Operating Account	-813.60
Baxtec Mechanical Services						
10/01/2019	Journal Entry	ADJW25438	Yes			
10/01/2019	Bill Payment (Cheque)	PMT-W25438	Yes			0.00
10/01/2019	Journal Entry	ADJC018288	Yes			
10/01/2019	Bill Payment (Cheque)	1057	Yes		1010 Operating Account	-1,083.39
10/01/2019	Bill Payment (Cheque)	1060	Yes		1010 Operating Account	-361.60
BELL - 613 563 1280(916)						
01/01/2019	Bill	JAN01JAN312019	Yes		2000 Accounts Payable	56.22
14/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-56.22
BELL- 613 569 1306 (063)						
01/01/2019	Bill	DEC16JAN152019	Yes		2000 Accounts Payable	282.17
14/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-282.17
C. Levett Renovation Inc.						
01/01/2019	Bill	2339	Yes		2000 Accounts Payable	548.05
10/01/2019	Bill Payment (Cheque)	1004	Yes		1020 Reserve Account	-16,034.70
10/01/2019	Bill Payment (Cheque)	1061	Yes		1010 Operating Account	-1,350.35
C.P Renovations						
06/01/2019	Bill	948	Yes		2000 Accounts Payable	1,356.00
10/01/2019	Bill Payment (Cheque)	1063	Yes		1010 Operating Account	-1,401.20
CANDOR PLUMBING AND HEATING LTD.						
13/01/2019	Bill	17154	Yes		2000 Accounts Payable	192.10

CI PROPERTY MANAGEMENT

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01/01/2019	Bill	2716	Yes		2000 Accounts Payable	1,268.17
02/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-1,268.17
10/01/2019	Bill Payment (Cheque)	1062	Yes		1010 Operating Account	-82.26
12/01/2019	Bill	2766	Yes		2000 Accounts Payable	14.86
13/01/2019	Bill	2681	Yes		2000 Accounts Payable	5.88

CITY OF OTTAWA - WATER AND SEWER

01/01/2019	Bill	OCT30DEC282018	Yes		2000 Accounts Payable	1,696.46
21/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-1,696.46

D&R Maintenance Solutions Inc.

01/01/2019	Bill	DR-7493B	Yes		2000 Accounts Payable	640.33
01/01/2019	Bill	DR-7494B	Yes		2000 Accounts Payable	640.33
01/01/2019	Bill	DR-7495B	Yes		2000 Accounts Payable	640.33
24/01/2019	Bill	DR-7501B	Yes		2000 Accounts Payable	988.75

Door Doctor

13/01/2019	Bill	116842	Yes		2000 Accounts Payable	351.37
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ENBRIDGE -03 65 03 01412 6

09/01/2019	Bill	DEC05JAN07	Yes		2000 Accounts Payable	904.14
29/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-904.14

HYDRO OTTAWA

07/01/2019	Bill	NOV19DEC192018	Yes		2000 Accounts Payable	670.48
28/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-670.48

Quality Lock

01/01/2019	Bill Payment (Cheque)	1058	Yes			0.00
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Redflag Security Inc

10/01/2019	Bill Payment (Cheque)	1005	Yes		1020 Reserve Account	-1,836.25
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Sani-Sol

10/01/2019	Bill Payment (Cheque)	1064	Yes		1010 Operating Account	-2,410.29
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Suzan Ball Dunlop

31/01/2019	Bill	DEC182018	Yes		2000 Accounts Payable	704.53
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Technical Standard and Safety Authority

31/01/2019	Bill	6401048	Yes		2000 Accounts Payable	105.00
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WASTE CONNECTIONS OF CANADA INC.

01/01/2019	Bill	7140-0000789320	Yes		2000 Accounts Payable	170.07
21/01/2019	Bill Payment (Cheque)		Yes		1010 Operating Account	-170.07

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
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OCSCC #634

GENERAL LEDGER

January 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
	Beginning Balance						23,488.20
02/01/2019	Payment		306		1100 Accounts Receivable	\$783.11	24,271.31
02/01/2019	Deposit		308		4031 Income:Key Replacement	\$50.00	24,321.31
02/01/2019	Bill Payment (Cheque)		CI PROPERTY MANAGEMENT		2000 Accounts Payable	\$ -1,268.17	23,053.14
02/01/2019	Payment		101 - Jared Adams		1100 Accounts Receivable	\$555.11	23,608.25
02/01/2019	Payment		207		1100 Accounts Receivable	\$567.01	24,175.26
02/01/2019	Payment		204		1100 Accounts Receivable	\$567.01	24,742.27
02/01/2019	Payment		102		1100 Accounts Receivable	\$567.01	25,309.28
02/01/2019	Payment		108		1100 Accounts Receivable	\$582.87	25,892.15
02/01/2019	Payment		201 - Shannel Rajan		1100 Accounts Receivable	\$584.85	26,477.00
02/01/2019	Payment		203		1100 Accounts Receivable	\$584.85	27,061.85
02/01/2019	Payment		103		1100 Accounts Receivable	\$586.83	27,648.68
02/01/2019	Payment		104		1100 Accounts Receivable	\$598.73	28,247.41
02/01/2019	Payment		303		1100 Accounts Receivable	\$602.70	28,850.11
02/01/2019	Payment		107		1100 Accounts Receivable	\$602.70	29,452.81
02/01/2019	Payment		302		1100 Accounts Receivable	\$634.42	30,087.23
02/01/2019	Payment		205		1100 Accounts Receivable	\$646.31	30,733.54
02/01/2019	Payment		105		1100 Accounts Receivable	\$646.31	31,379.85
02/01/2019	Payment		209		1100 Accounts Receivable	\$650.28	32,030.13
02/01/2019	Payment		109		1100 Accounts Receivable	\$652.26	32,682.39
02/01/2019	Payment		202		1100 Accounts Receivable	\$668.12	33,350.51
02/01/2019	Payment		210		1100 Accounts Receivable	\$668.12	34,018.63
02/01/2019	Payment		206, Roch Boulanger		1100 Accounts Receivable	\$678.03	34,696.66
02/01/2019	Expense			INSURANCE GORE MUTUAL INS	5830 Administrative & Professional Expenses:Insurance Expense/General & Liability Insurance	\$ -1,875.29	32,821.37
02/01/2019	Payment		305		1100 Accounts Receivable	\$743.46	33,564.83
02/01/2019	Payment		308		1100 Accounts Receivable	\$739.49	34,304.32
02/01/2019	Payment		309		1100 Accounts Receivable	\$739.49	35,043.81
02/01/2019	Payment		301		1100 Accounts Receivable	\$723.63	35,767.44
02/01/2019	Payment		307 - Zach Healy & Sean O'Reilly		1100 Accounts Receivable	\$721.65	36,489.09
02/01/2019	Payment		208		1100 Accounts Receivable	\$699.84	37,188.93
02/01/2019	Payment		304 Mike Pelley		1100 Accounts Receivable	\$689.93	37,878.86
02/01/2019	Payment		106		1100 Accounts Receivable	\$678.03	38,556.89
07/01/2019	Expense			ACCOUNT TRANSFER ACTR4900700062	4500 Contribution to Reserve Fund	\$ -7,482.08	31,074.81
07/01/2019	Expense			ACTIVITY FEE	5812 Administrative & Professional Expenses:Bank Charges	\$ -65.35	31,009.46
10/01/2019	Bill Payment (Cheque)	1059	Ainger		2000 Accounts Payable	\$ -813.60	30,195.86
10/01/2019	Bill Payment (Cheque)	1060	Baxtec Mechanical Services		2000 Accounts Payable	\$ -361.60	29,834.26
10/01/2019	Bill Payment (Cheque)	1057	Baxtec Mechanical Services		2000 Accounts Payable	\$ -1,083.39	28,750.87
10/01/2019	Bill Payment (Cheque)	1063	C.P Renovations		2000 Accounts Payable	\$ -1,401.20	27,349.67
10/01/2019	Bill Payment (Cheque)	1064	Sani-Sol		2000 Accounts Payable	\$ -2,410.29	24,939.38
10/01/2019	Bill Payment (Cheque)	1058	177863 Canada Inc. Nature		2000 Accounts Payable	\$ -50.85	24,888.53
10/01/2019	Bill Payment (Cheque)	1062	CI PROPERTY MANAGEMENT		2000 Accounts Payable	\$ -82.26	24,806.27
10/01/2019	Bill Payment (Cheque)	1061	C. Levett Renovation Inc.		2000 Accounts Payable	\$ -1,350.35	23,455.92
14/01/2019	Bill Payment (Cheque)		BELL- 613 569 1306 (063)		2000 Accounts Payable	\$ -282.17	23,173.75
14/01/2019	Bill Payment (Cheque)		BELL - 613 563 1280(916)		2000 Accounts Payable	\$ -56.22	23,117.53
21/01/2019	Bill Payment (Cheque)		CITY OF OTTAWA - WATER AND SEWER		2000 Accounts Payable	\$ -1,696.46	21,421.07
21/01/2019	Bill Payment (Cheque)		WASTE CONNECTIONS OF CANADA INC.		2000 Accounts Payable	\$ -170.07	21,251.00
22/01/2019	Payment	043	310 Susan Mary Leclerc & David Russell Dunlop		1100 Accounts Receivable	\$945.68	22,196.68
28/01/2019	Bill Payment (Cheque)		HYDRO OTTAWA		2000 Accounts Payable	\$ -670.48	21,526.20
29/01/2019	Bill Payment (Cheque)		ENBRIDGE -03 65 03 01412 6		2000 Accounts Payable	\$ -904.14	20,622.06
Total for 1010 Operating Account						\$ -2,866.14	
1020 Reserve Account							
	Beginning Balance						249,727.72
03/01/2019	Deposit			DEPOSIT INTEREST	6002 Interest income for reserve	\$422.51	250,150.23
07/01/2019	Expense			ACTIVITY FEE	5812 Administrative & Professional Expenses:Bank Charges	\$ -0.60	250,149.63
07/01/2019	Deposit			ACCOUNT TRANSFER RF TRANSFER	6001 Contribution from operating	\$7,482.08	257,631.71
10/01/2019	Bill Payment (Cheque)	1005	Redflag Security Inc		2000 Accounts Payable	\$ -1,836.25	255,795.46
10/01/2019	Bill Payment (Cheque)	1004	C. Levett Renovation Inc.		2000 Accounts Payable	\$ -16,034.70	239,760.76
Total for 1020 Reserve Account						\$ -9,966.96	
1100 Accounts Receivable							
	Beginning Balance						2,443.89

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/01/2019	Invoice	1352	210		4001 Income:Condo Fees	\$668.12	3,112.01
01/01/2019	Invoice	1351	102		4001 Income:Condo Fees	\$567.01	3,679.02
01/01/2019	Invoice	1323	206, Roch Boulanger		4001 Income:Condo Fees	\$678.03	4,357.05
01/01/2019	Invoice	1324	103		4001 Income:Condo Fees	\$586.83	4,943.88
01/01/2019	Invoice	1325	207		4001 Income:Condo Fees	\$567.01	5,510.89
01/01/2019	Invoice	1326	303		4001 Income:Condo Fees	\$602.70	6,113.59
01/01/2019	Invoice	1327	306		4001 Income:Condo Fees	\$783.11	6,896.70
01/01/2019	Invoice	1328	101 - Jared Adams		4001 Income:Condo Fees	\$555.11	7,451.81
01/01/2019	Invoice	1329	106		4001 Income:Condo Fees	\$678.03	8,129.84
01/01/2019	Invoice	1330	309		4001 Income:Condo Fees	\$739.49	8,869.33
01/01/2019	Invoice	1331	205		4001 Income:Condo Fees	\$646.31	9,515.64
01/01/2019	Invoice	1332	307 - Zach Healy & Sean O'Reilly		4001 Income:Condo Fees	\$721.65	10,237.29
01/01/2019	Invoice	1333	310 Susan Mary Leclerc & David Russell Dunlop		4001 Income:Condo Fees	\$945.68	11,182.97
01/01/2019	Invoice	1334	308		4001 Income:Condo Fees	\$739.49	11,922.46
01/01/2019	Invoice	1335	208		4001 Income:Condo Fees	\$699.84	12,622.30
01/01/2019	Invoice	1336	209		4001 Income:Condo Fees	\$650.28	13,272.58
01/01/2019	Invoice	1337	301		4001 Income:Condo Fees	\$723.63	13,996.21
01/01/2019	Invoice	1338	302		4001 Income:Condo Fees	\$634.42	14,630.63
01/01/2019	Invoice	1339	108		4001 Income:Condo Fees	\$582.87	15,213.50
01/01/2019	Invoice	1340	109		4001 Income:Condo Fees	\$652.26	15,865.76
01/01/2019	Invoice	1341	304 Mike Pelley		4001 Income:Condo Fees	\$689.93	16,555.69
01/01/2019	Invoice	1342	305		4001 Income:Condo Fees	\$743.46	17,299.15
01/01/2019	Invoice	1343	110, Dimitri Joannides		4001 Income:Condo Fees	\$598.73	17,897.88
01/01/2019	Invoice	1344	104		4001 Income:Condo Fees	\$598.73	18,496.61
01/01/2019	Invoice	1345	105		4001 Income:Condo Fees	\$646.31	19,142.92
01/01/2019	Invoice	1346	107		4001 Income:Condo Fees	\$602.70	19,745.62
01/01/2019	Invoice	1347	201 - Shannel Rajan		4001 Income:Condo Fees	\$584.85	20,330.47
01/01/2019	Invoice	1348	203		4001 Income:Condo Fees	\$584.85	20,915.32
01/01/2019	Invoice	1349	204		4001 Income:Condo Fees	\$567.01	21,482.33
01/01/2019	Invoice	1350	202		4001 Income:Condo Fees	\$668.12	22,150.45
02/01/2019	Payment		207		1010 Operating Account	\$ -567.01	21,583.44
02/01/2019	Payment		101 - Jared Adams		1010 Operating Account	\$ -555.11	21,028.33
02/01/2019	Payment		102		1010 Operating Account	\$ -567.01	20,461.32
02/01/2019	Payment		108		1010 Operating Account	\$ -582.87	19,878.45
02/01/2019	Payment		201 - Shannel Rajan		1010 Operating Account	\$ -584.85	19,293.60
02/01/2019	Payment		203		1010 Operating Account	\$ -584.85	18,708.75
02/01/2019	Payment		103		1010 Operating Account	\$ -586.83	18,121.92
02/01/2019	Payment		104		1010 Operating Account	\$ -598.73	17,523.19
02/01/2019	Payment		303		1010 Operating Account	\$ -602.70	16,920.49
02/01/2019	Payment		107		1010 Operating Account	\$ -602.70	16,317.79
02/01/2019	Payment		302		1010 Operating Account	\$ -634.42	15,683.37
02/01/2019	Payment		205		1010 Operating Account	\$ -646.31	15,037.06
02/01/2019	Payment		105		1010 Operating Account	\$ -646.31	14,390.75
02/01/2019	Payment		209		1010 Operating Account	\$ -650.28	13,740.47
02/01/2019	Payment		109		1010 Operating Account	\$ -652.26	13,088.21
02/01/2019	Payment		202		1010 Operating Account	\$ -668.12	12,420.09
02/01/2019	Payment		210		1010 Operating Account	\$ -668.12	11,751.97
02/01/2019	Payment		206, Roch Boulanger		1010 Operating Account	\$ -678.03	11,073.94
02/01/2019	Payment		106		1010 Operating Account	\$ -678.03	10,395.91
02/01/2019	Payment		304 Mike Pelley		1010 Operating Account	\$ -689.93	9,705.98
02/01/2019	Payment		208		1010 Operating Account	\$ -699.84	9,006.14
02/01/2019	Payment		307 - Zach Healy & Sean O'Reilly		1010 Operating Account	\$ -721.65	8,284.49
02/01/2019	Payment		301		1010 Operating Account	\$ -723.63	7,560.86
02/01/2019	Payment		309		1010 Operating Account	\$ -739.49	6,821.37
02/01/2019	Payment		308		1010 Operating Account	\$ -739.49	6,081.88
02/01/2019	Payment		305		1010 Operating Account	\$ -743.46	5,338.42
02/01/2019	Payment		306		1010 Operating Account	\$ -783.11	4,555.31
02/01/2019	Payment		204		1010 Operating Account	\$ -567.01	3,988.30
22/01/2019	Payment	043	310 Susan Mary Leclerc & David Russell Dunlop		1010 Operating Account	\$ -945.68	3,042.62
Total for 1100 Accounts Receivable						\$598.73	
1200 Due to/from							
Beginning Balance							3,807.99
31/01/2019	Journal Entry	295		to record amount owing to RF at year end	-Split-	\$ -10.02	3,797.97
Total for 1200 Due to/from						\$ -10.02	
1300 Prepaid Expenses							
1101 1101 Misc AR - Receivable							
Beginning Balance							270.00
Total for 1101 1101 Misc AR - Receivable							
Total for 1300 Prepaid Expenses							
Uncategorized Asset							
1500 Undeposited Funds							
Beginning Balance							50.85
Total for 1500 Undeposited Funds							
Total for Uncategorized Asset							
2000 Accounts Payable							
Beginning Balance							30,081.81
01/01/2019	Bill Payment (Cheque)	1058	Quality Lock		-Split-		30,081.81

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/01/2019	Bill	DR-7494B	D&R Maintenance Solutions Inc.		5470 Contracts:Snow Removal	\$640.33	30,722.14
01/01/2019	Bill	JAN01JAN312019	BELL - 613 563 1280(916)		5040 Utilities:Telecom Expenses	\$56.22	30,778.36
01/01/2019	Bill	OCT30DEC282018	CITY OF OTTAWA - WATER AND SEWER		5030 Utilities:Water & Sewer	\$1,696.46	32,474.82
01/01/2019	Bill	DR-7495B	D&R Maintenance Solutions Inc.		5470 Contracts:Snow Removal	\$640.33	33,115.15
01/01/2019	Bill	DEC16JAN152019	BELL- 613 569 1306 (063)		5040 Utilities:Telecom Expenses	\$282.17	33,397.32
01/01/2019	Bill	2716	CI PROPERTY MANAGEMENT		5801 Administrative & Professional Expenses:Property Management Fees	\$1,268.17	34,665.49
01/01/2019	Bill	25946	177863 Canada Inc. Nature		5475 Contracts:Pest Control	\$50.85	34,716.34
01/01/2019	Bill	7140-0000789320	WASTE CONNECTIONS OF CANADA INC.		5415 Contracts:Waste management	\$170.07	34,886.41
01/01/2019	Bill	DR-7493B	D&R Maintenance Solutions Inc.		5470 Contracts:Snow Removal	\$640.33	35,526.74
01/01/2019	Bill	2339	C. Levett Renovation Inc.		5503 General Repairs & Maintenance:General Repairs & Maint	\$548.05	36,074.79
02/01/2019	Bill Payment (Cheque)		CI PROPERTY MANAGEMENT		1010 Operating Account	\$ -1,268.17	34,806.62
06/01/2019	Bill	948	C.P Renovations		5410 Contracts:General Cleaning	\$1,356.00	36,162.62
07/01/2019	Bill	NOV19DEC192018	HYDRO OTTAWA		5020 Utilities:Hydro	\$670.48	36,833.10
09/01/2019	Bill	DEC05JAN07	ENBRIDGE -03 65 03 01412 6		5010 Utilities:Gas	\$904.14	37,737.24
10/01/2019	Bill Payment (Cheque)	1064	Sani-Sol		1010 Operating Account	\$ -2,410.29	35,326.95
10/01/2019	Bill Payment (Cheque)	1063	C.P Renovations		1010 Operating Account	\$ -1,401.20	33,925.75
10/01/2019	Bill Payment (Cheque)	1061	C. Levett Renovation Inc.		1010 Operating Account	\$ -1,350.35	32,575.40
10/01/2019	Bill Payment (Cheque)	1060	Baxtec Mechanical Services		1010 Operating Account	\$ -361.60	32,213.80
10/01/2019	Bill Payment (Cheque)	1059	Ainger		1010 Operating Account	\$ -813.60	31,400.20
10/01/2019	Bill Payment (Cheque)	1058	177863 Canada Inc. Nature		1010 Operating Account	\$ -50.85	31,349.35
10/01/2019	Bill Payment (Cheque)	1005	Redflag Security Inc		1020 Reserve Account	\$ -1,836.25	29,513.10
10/01/2019	Bill Payment (Cheque)	1004	C. Levett Renovation Inc.		1020 Reserve Account	\$ -16,034.70	13,478.40
10/01/2019	Bill Payment (Cheque)	1057	Baxtec Mechanical Services		1010 Operating Account	\$ -1,083.39	12,395.01
10/01/2019	Bill Payment (Cheque)	PMT-W25438	Baxtec Mechanical Services		-Split-		12,395.01
10/01/2019	Bill Payment (Cheque)	1062	CI PROPERTY MANAGEMENT		1010 Operating Account	\$ -82.26	12,312.75
10/01/2019	Journal Entry	ADJC018288		To adjust invoice C018288 to correct balance	-Split-	\$877.73	13,190.48
10/01/2019	Journal Entry	ADJW25438		To Adjust invoice W25438 to correct balance	-Split-	\$ -927.45	12,263.03
12/01/2019	Bill	2766	CI PROPERTY MANAGEMENT		5801 Administrative & Professional Expenses:Property Management Fees	\$14.86	12,277.89
13/01/2019	Bill	17154	CANDOR PLUMBING AND HEATING LTD.		5503 General Repairs & Maintenance:General Repairs & Maint	\$192.10	12,469.99
13/01/2019	Bill	116842	Door Doctor		5503 General Repairs & Maintenance:General Repairs & Maint	\$351.37	12,821.36
13/01/2019	Bill	2681	CI PROPERTY MANAGEMENT		5801 Administrative & Professional Expenses:Property Management Fees	\$5.88	12,827.24
14/01/2019	Bill Payment (Cheque)		BELL- 613 569 1306 (063)		1010 Operating Account	\$ -282.17	12,545.07
14/01/2019	Bill Payment (Cheque)		BELL - 613 563 1280(916)		1010 Operating Account	\$ -56.22	12,488.85
21/01/2019	Bill Payment (Cheque)		CITY OF OTTAWA - WATER AND SEWER		1010 Operating Account	\$ -1,696.46	10,792.39
21/01/2019	Bill Payment (Cheque)		WASTE CONNECTIONS OF CANADA INC.		1010 Operating Account	\$ -170.07	10,622.32
21/01/2019	Bill	26397	177863 Canada Inc. Nature		5475 Contracts:Pest Control	\$50.85	10,673.17
24/01/2019	Bill	DR-7501B	D&R Maintenance Solutions Inc.		5570 General Repairs & Maintenance:Additional Snow/Salt	\$988.75	11,661.92
28/01/2019	Bill Payment (Cheque)		HYDRO OTTAWA		1010 Operating Account	\$ -670.48	10,991.44
29/01/2019	Bill Payment (Cheque)		ENBRIDGE -03 65 03 01412 6		1010 Operating Account	\$ -904.14	10,087.30
31/01/2019	Bill	6401048	Technical Standard and Safety Authority		5455 Contracts:Elevator Maintenance	\$105.00	10,192.30
31/01/2019	Bill	DEC182018	Suzan Ball Dunlop		5465 Contracts:Landscaping	\$704.53	10,896.83
31/01/2019	Bill	2051	10424161 Canada Inc. o/a OMS		5504 General Repairs & Maintenance:Emergency Calls	\$271.20	11,168.03
Total for 2000 Accounts Payable						\$ -18,913.78	
2005 Accrued Liabilities							
Beginning Balance							12,584.37
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -12,584.27	0.10
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$10,719.31	10,719.41
Total for 2005 Accrued Liabilities						\$ -1,864.96	
2500 Due to/from Operating							
Beginning Balance							3,807.99
31/01/2019	Journal Entry	295		to record amount owing to RF at year end	-Split-	\$ -10.02	3,797.97
Total for 2500 Due to/from Operating						\$ -10.02	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Retained Earnings							
Beginning Balance							190,978.48
Total for Retained Earnings							
4000 Income							
4001 Condo Fees							
Beginning Balance							196,113.98
01/01/2019	Invoice	1352	210		1100 Accounts Receivable	\$668.12	196,782.10
01/01/2019	Invoice	1351	102	monthly condo fees	1100 Accounts Receivable	\$567.01	197,349.11
01/01/2019	Invoice	1350	202		1100 Accounts Receivable	\$668.12	198,017.23
01/01/2019	Invoice	1349	204		1100 Accounts Receivable	\$567.01	198,584.24
01/01/2019	Invoice	1348	203		1100 Accounts Receivable	\$584.85	199,169.09
01/01/2019	Invoice	1347	201 - Shannel Rajan		1100 Accounts Receivable	\$584.85	199,753.94
01/01/2019	Invoice	1346	107		1100 Accounts Receivable	\$602.70	200,356.64
01/01/2019	Invoice	1345	105		1100 Accounts Receivable	\$646.31	201,002.95
01/01/2019	Invoice	1344	104		1100 Accounts Receivable	\$598.73	201,601.68
01/01/2019	Invoice	1343	110, Dimitri Joannides		1100 Accounts Receivable	\$598.73	202,200.41
01/01/2019	Invoice	1342	305		1100 Accounts Receivable	\$743.46	202,943.87
01/01/2019	Invoice	1341	304 Mike Pelley		1100 Accounts Receivable	\$689.93	203,633.80
01/01/2019	Invoice	1340	109		1100 Accounts Receivable	\$652.26	204,286.06
01/01/2019	Invoice	1339	108		1100 Accounts Receivable	\$582.87	204,868.93
01/01/2019	Invoice	1338	302		1100 Accounts Receivable	\$634.42	205,503.35
01/01/2019	Invoice	1337	301		1100 Accounts Receivable	\$723.63	206,226.98
01/01/2019	Invoice	1336	209		1100 Accounts Receivable	\$650.28	206,877.26
01/01/2019	Invoice	1335	208		1100 Accounts Receivable	\$699.84	207,577.10
01/01/2019	Invoice	1334	308		1100 Accounts Receivable	\$739.49	208,316.59
01/01/2019	Invoice	1333	310 Susan Mary Leclerc & David Russell Dunlop		1100 Accounts Receivable	\$945.68	209,262.27
01/01/2019	Invoice	1332	307 - Zach Healy & Sean O'Reilly		1100 Accounts Receivable	\$721.65	209,983.92
01/01/2019	Invoice	1331	205		1100 Accounts Receivable	\$646.31	210,630.23
01/01/2019	Invoice	1330	309		1100 Accounts Receivable	\$739.49	211,369.72
01/01/2019	Invoice	1329	106		1100 Accounts Receivable	\$678.03	212,047.75
01/01/2019	Invoice	1328	101 - Jared Adams	monthly condo fees	1100 Accounts Receivable	\$555.11	212,602.86
01/01/2019	Invoice	1327	306		1100 Accounts Receivable	\$783.11	213,385.97
01/01/2019	Invoice	1326	303		1100 Accounts Receivable	\$602.70	213,988.67
01/01/2019	Invoice	1325	207		1100 Accounts Receivable	\$567.01	214,555.68
01/01/2019	Invoice	1324	103		1100 Accounts Receivable	\$586.83	215,142.51
01/01/2019	Invoice	1323	206, Roch Boulanger		1100 Accounts Receivable	\$678.03	215,820.54
31/01/2019	Journal Entry	296		to reverse as condo owned parking spot	-Split-	\$951.60	216,772.14
Total for 4001 Condo Fees						\$20,658.16	
4031 Key Replacement							
02/01/2019	Deposit		308	2 keys purchased	1010 Operating Account	\$50.00	50.00
Total for 4031 Key Replacement						\$50.00	
4037 Unrecoverable condo fees A11							
Beginning Balance							951.60
Total for 4037 Unrecoverable condo fees A11							
Total for 4000 Income						\$20,708.16	
4500 Contribution to Reserve Fund							
Beginning Balance							74,920.81
07/01/2019	Expense			ACCOUNT TRANSFER ACTR4900700062	1010 Operating Account	\$7,482.08	82,402.89
31/01/2019	Journal Entry	295		to record amount owing to RF at year end	-Split-	\$10.02	82,412.91
Total for 4500 Contribution to Reserve Fund						\$7,492.10	
5000 Utilities							
5010 Gas							
Beginning Balance							3,260.05
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -540.94	2,719.11
09/01/2019	Bill	DEC05JAN07	ENBRIDGE -03 65 03 01412 6	Dec 05, 2018 - Jan 07, 2019	2000 Accounts Payable	\$904.14	3,623.25
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$657.56	4,280.81
Total for 5010 Gas						\$1,020.76	
5020 Hydro							
Beginning Balance							7,304.00
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -1,645.54	5,658.46
07/01/2019	Bill	NOV19DEC192018	HYDRO OTTAWA	FOR THE PERIOD 2018-11-19 To/Au 2018-12-19	2000 Accounts Payable	\$670.48	6,328.94
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$1,798.30	8,127.24
Total for 5020 Hydro						\$823.24	
5030 Water & Sewer							
Beginning Balance							9,418.04
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -1,856.00	7,562.04
01/01/2019	Bill	OCT30DEC282018	CITY OF OTTAWA - WATER AND SEWER	OCT 30, 2018 to DEC 28, 2018	2000 Accounts Payable	\$1,696.46	9,258.50
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$977.62	10,236.12
Total for 5030 Water & Sewer						\$818.08	
5040 Telecom Expenses							
Beginning Balance							3,217.59
01/01/2019	Bill	DEC16JAN152019	BELL- 613 569 1306 (063)	Dec 16 to Jan 15, 2018. (dated December 16 2018)	2000 Accounts Payable	\$282.17	3,499.76
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -141.09	3,358.67
01/01/2019	Bill	JAN01JAN312019	BELL - 613 563 1280(916)	Jan 01 toJan 31, 2019.	2000 Accounts Payable	\$56.22	3,414.89

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$141.09	3,555.98
Total for 5040 Telecom Expenses						\$338.39	
Total for 5000 Utilities						\$3,000.47	
5400 Contracts							
5405 Fire Panel Monitorin							
Beginning Balance							813.60
Total for 5405 Fire Panel Monitorin							
5410 General Cleaning							
Beginning Balance							11,486.92
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -1,875.70	9,611.22
06/01/2019	Bill	948	C.P Renovations	cleaning for the month	2000 Accounts Payable	\$1,356.00	10,967.22
				December			
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$1,356.00	12,323.22
Total for 5410 General Cleaning						\$836.30	
5415 Waste management							
Beginning Balance							1,700.70
01/01/2019	Bill	7140-0000789320	WASTE CONNECTIONS OF CANADA INC.	WASTE SERVICE FOR December (invoice dated December 31 2018)	2000 Accounts Payable	\$170.07	1,870.77
Total for 5415 Waste management						\$170.07	
5430 Fire System Maintenance							
Beginning Balance							2,943.20
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -2,214.35	728.85
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$2,435.79	3,164.64
Total for 5430 Fire System Maintenance						\$221.44	
5440 Mechanical Maintenance/HVAC							
Beginning Balance							5,246.32
10/01/2019	Journal Entry	ADJW25438		To Adjust invoice W25438 to correct balance	-Split-	\$ -927.45	4,318.87
10/01/2019	Journal Entry	ADJC018288		To adjust invoice C018288 to correct balance	-Split-	\$877.73	5,196.60
Total for 5440 Mechanical Maintenance/HVAC						\$ -49.72	
5455 Elevator Maintenance							
Beginning Balance							7,564.60
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -1,530.30	6,034.30
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$2,295.45	8,329.75
31/01/2019	Bill	6401048	Technical Standard and Safety Authority	elevating device licence (invoice dated November 27 2018)	2000 Accounts Payable	\$105.00	8,434.75
Total for 5455 Elevator Maintenance						\$870.15	
5465 Landscaping							
Beginning Balance							282.86
31/01/2019	Bill	DEC182018	Suzan Ball Dunlop	Gardening Committee Supplies (Invoice dated December 18 2018)	2000 Accounts Payable	\$704.53	987.39
Total for 5465 Landscaping						\$704.53	
5470 Snow Removal							
Beginning Balance							3,344.20
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -2,508.00	836.20
01/01/2019	Bill	DR-7494B	D&R Maintenance Solutions Inc.	SERVICE CONTRACT FOR SNOW REMOVAL - DECEMBERR(December 01 2018)	2000 Accounts Payable	\$640.33	1,476.53
01/01/2019	Bill	DR-7495B	D&R Maintenance Solutions Inc.	SERVICE CONTRACT FOR SNOW REMOVAL - JANUARY	2000 Accounts Payable	\$640.33	2,116.86
01/01/2019	Bill	DR-7493B	D&R Maintenance Solutions Inc.	SERVICE CONTRACT FOR SNOW REMOVAL - NOVEMBER(November 01 2018)	2000 Accounts Payable	\$640.33	2,757.19
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$836.00	3,593.19
Total for 5470 Snow Removal						\$248.99	
5475 Pest Control							
Beginning Balance							2,005.75
01/01/2019	Bill	25946	177863 Canada Inc. Nature	MONTHLY SERVICE(December 21 2018)	2000 Accounts Payable	\$50.85	2,056.60
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -50.85	2,005.75
21/01/2019	Bill	26397	177863 Canada Inc. Nature	MONTHLY SERVICE	2000 Accounts Payable	\$50.85	2,056.60
Total for 5475 Pest Control						\$50.85	
Total for 5400 Contracts						\$3,052.61	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							1,260.87
Total for 5501 Reimbursable Expense							
5503 General Repairs & Maint							
Beginning Balance							16,065.34
01/01/2019	Bill	2339	C. Levett Renovation Inc.	Unit 301 main entrance door: removed door adjusted to fit frame,(December 21 2018)	2000 Accounts Payable	\$548.05	16,613.39
13/01/2019	Bill	116842	Door Doctor	WORK DONE ON MAIN OVERHEAD DOOR	2000 Accounts Payable	\$351.37	16,964.76
13/01/2019	Bill	17154	CANDOR PLUMBING AND HEATING LTD.	Check complaint of leak on drain in parking garage.	2000 Accounts Payable	\$192.10	17,156.86

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5503 General Repairs & Maint						\$1,091.52	
5504 Emergency Calls							
Beginning Balance							271.20
31/01/2019	Bill	2051	10424161 Canada Inc. o/a OMS	AFTER HOURS ON-SITE SERVICE	2000 Accounts Payable	\$271.20	542.40
Total for 5504 Emergency Calls						\$271.20	
5518 Window Cleaning							
Beginning Balance							2,022.70
Total for 5518 Window Cleaning							
5537 Doors, Keys & Locks							
Beginning Balance							370.64
Total for 5537 Doors, Keys & Locks							
5570 Additional Snow/Salt							
24/01/2019	Bill	DR-7501B	D&R Maintenance Solutions Inc.	Removal of 5 loads of snow	2000 Accounts Payable	\$988.75	988.75
Total for 5570 Additional Snow/Salt						\$988.75	
Total for 5500 General Repairs & Maintenance						\$2,351.47	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							12,627.93
01/01/2019	Bill	2716	CI PROPERTY MANAGEMENT	Property Management Fees Monthly management fees	2000 Accounts Payable	\$1,268.17	13,896.10
12/01/2019	Bill	2766	CI PROPERTY MANAGEMENT	PPO Postage Standard - December PPO	2000 Accounts Payable	\$14.86	13,910.96
13/01/2019	Bill	2681	CI PROPERTY MANAGEMENT	Printing and Copies 8.5x11 PPO Printing & copies - November 2018	2000 Accounts Payable	\$5.88	13,916.84
Total for 5801 Property Management Fees						\$1,288.91	
5805 CAO Fees							
Beginning Balance							360.00
Total for 5805 CAO Fees							
5810 Office Expenses							
Beginning Balance							115.87
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							1,057.60
07/01/2019	Expense			ACTIVITY FEE	1010 Operating Account	\$65.35	1,122.95
07/01/2019	Expense			ACTIVITY FEE	1020 Reserve Account	\$0.60	1,123.55
Total for 5812 Bank Charges						\$65.95	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							21,012.95
02/01/2019	Expense			INSURANCE GORE MUTUAL INS	1010 Operating Account	\$1,875.29	22,888.24
Total for 5830 Insurance Expense/General & Liability Insurance						\$1,875.29	
5832 Legal/ Professional Fees							
Beginning Balance							5,292.45
Total for 5832 Legal/ Professional Fees							
5833 Audit-Accounting							
01/01/2019	Journal Entry	ADJC018289R		to reverse December accruals	-Split-	\$ -221.50	-221.50
31/01/2019	Journal Entry	294		to record January accruals	-Split-	\$221.50	0.00
Total for 5833 Audit-Accounting						\$0.00	
Total for 5800 Administrative & Professional Expenses						\$3,230.15	
5900 Contingency/ Initiatives							
5911 A11- unrecoverable fees							
31/01/2019	Journal Entry	296		to reverse as condo owned parking spot	-Split-	\$951.60	951.60
Total for 5911 A11- unrecoverable fees						\$951.60	
Total for 5900 Contingency/ Initiatives						\$951.60	
6101 Reserve Fund General Expenses							
Beginning Balance							1,836.25
Total for 6101 Reserve Fund General Expenses							
6103 Building Exterioror R&M							
Beginning Balance							3,277.00
Total for 6103 Building Exterioror R&M							
6112 Reserve Bank charges							
Beginning Balance							43.80
Total for 6112 Reserve Bank charges							
6120 Reserve- Roof							
Beginning Balance							2,420.00
Total for 6120 Reserve- Roof							
6130 Reserve- Windows							
Beginning Balance							16,988.14
Total for 6130 Reserve- Windows							
6145 Garage Repairs & Cleaning							
Beginning Balance							6,328.00
Total for 6145 Garage Repairs & Cleaning							
6190 Reserve- General Repairs							
Beginning Balance							7,677.78

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 6190 Reserve- General Repairs							
6001 Contribution from operating							
Beginning Balance							
07/01/2019	Deposit			ACCOUNT TRANSFER RF TRANSFER	1020 Reserve Account	\$7,482.08	82,402.89
31/01/2019	Journal Entry	295		to record amount owing to RF at year end	-Split-	\$10.02	82,412.91
Total for 6001 Contribution from operating						\$7,492.10	
6002 Interest income for reserve							
Beginning Balance							
03/01/2019	Deposit			DEPOSIT INTEREST	1020 Reserve Account	\$422.51	3,309.28
Total for 6002 Interest income for reserve						\$422.51	
Not Specified							
01/01/2019	Bill Payment (Cheque)	1058	Quality Lock		2000 Accounts Payable		
10/01/2019	Bill Payment (Cheque)	PMT-W25438	Baxtec Mechanical Services		2000 Accounts Payable		
Total for Not Specified							

OCSCC #634

1020 Reserve Account, Period Ending 31/01/2019

RECONCILIATION REPORT

Reconciled on: 04/02/2019

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	249,727.72
Cheques and payments cleared (1)	-0.60
Deposits and other credits cleared (2)	7,904.59
Statement ending balance	257,631.71
Uncleared transactions as of 31/01/2019	-17,870.95
Register balance as of 31/01/2019	239,760.76

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/01/2019	Expense			-0.60

Total -0.60

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03/01/2019	Deposit			422.51
07/01/2019	Deposit			7,482.08

Total 7,904.59

Additional Information

Uncleared cheques and payments as of 31/01/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/01/2019	Bill Payment	1005	Redflag Security Inc	-1,836.25
10/01/2019	Bill Payment	1004	C. Levett Renovation Inc.	-16,034.70
Total				-17,870.95



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

Business Account Statement

RBDDA30000_8100453 E D 00006 00171

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634

OPERATING ACCOUNT

C/O CAPITAL INTEGRAL

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

December 31, 2018 to January 31, 2019

Account number: 00006 114-533-3

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on December 31, 2018	\$26,070.25
Total deposits & credits (3)	+ 19,157.83
Total cheques & debits (10)	- 14,470.43
Closing balance on January 31, 2019	= \$30,757.65

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			26,070.25
02 Jan	Direct Payment (PAD's) service total GRADS8951710000		18,162.15	44,232.40
	BR TO BR - 1326		50.00	
	Bill Payment CAPITAL INTEGRA	1,268.17		
	Insurance GORE MUTUAL INS	1,875.29		41,138.94
07 Jan	Account transfer ACTR4900700062	7,482.08		
	Activity fee	65.35		33,591.51
14 Jan	Telephone Bill Pmt BELL CANADA EFT	56.22		
	Telephone Bill Pmt BELL CANADA EFT	282.17		33,253.12
21 Jan	Misc Payment WASTE DISP	170.07		
	Utility Bill Pmt OTTAWA WATER	1,696.46		31,386.59
22 Jan	eCheque deposit 18969		945.68	32,332.27
28 Jan	Hydro Bill Pmt Hydro Ottawa	670.48		31,661.79



Business Account Statement

December 31, 2018 to January 31, 2019
Account number: 00006 114-533-3

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
29 Jan	Utility Bill Pmt Enbridge Gas Pre-authorized	904.14		30,757.65
	Closing balance			30,757.65

Account Fees: \$65.35

MONTHLY RESERVE FINANCIAL REPORT

CCC 634

January 2019

MONTHLY RESERVE FUND REPORT SUMMARY

OCCC#634

January, 2019

Revenue:

There is \$0.00 due to reserve.

Expenses:

There are no expenses for this period.

OCSCC #634

PROFIT AND LOSS

January 2019

	TOTAL
OTHER INCOME	
6001 Contribution from operating	7,492.10
6002 Interest income for reserve	422.51
Total Other Income	\$7,914.61
PROFIT	\$7,914.61

OCSCC #634

PROFIT AND LOSS

March 2018 - January 2019

	TOTAL
EXPENSES	
6101 Reserve Fund General Expenses	1,836.25
6103 Building Exterior R&M	3,277.00
6112 Reserve Bank charges	43.80
6120 Reserve- Roof	2,420.00
6130 Reserve- Windows	16,988.14
6145 Garage Repairs & Cleaning	6,328.00
6190 Reserve- General Repairs	7,677.78
Total Expenses	\$38,570.97
OTHER INCOME	
6001 Contribution from operating	82,412.91
6002 Interest income for reserve	3,309.28
Total Other Income	\$85,722.19
PROFIT	\$47,151.22

OCCSCC #634

1010 Operating Account, Period Ending 31/01/2019

RECONCILIATION REPORT

Reconciled on: 04/02/2019

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	26,070.25
Cheques and payments cleared (10)	-14,470.43
Deposits and other credits cleared (30)	19,157.83
Statement ending balance	30,757.65

Uncleared transactions as of 31/01/2019	-10,135.59
Register balance as of 31/01/2019	20,622.06
Cleared transactions after 31/01/2019	0.00
Uncleared transactions after 31/01/2019	276.24
Register balance as of 04/02/2019	20,898.30

Details

Cheques and payments cleared (10)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/01/2019	Expense			-1,875.29
02/01/2019	Bill Payment		CI PROPERTY MANAGEME...	-1,268.17
07/01/2019	Expense			-65.35
07/01/2019	Expense			-7,482.08
14/01/2019	Bill Payment		BELL - 613 563 1280(916)	-56.22
14/01/2019	Bill Payment		BELL- 613 569 1306 (063)	-282.17
21/01/2019	Bill Payment		CITY OF OTTAWA - WATER...	-1,696.46
21/01/2019	Bill Payment		WASTE CONNECTIONS OF...	-170.07
28/01/2019	Bill Payment		HYDRO OTTAWA	-670.48
29/01/2019	Bill Payment		ENBRIDGE -03 65 03 01412 6	-904.14

Total -14,470.43

Deposits and other credits cleared (30)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/01/2019	Receive Payment		107	602.70
02/01/2019	Receive Payment		302	634.42
02/01/2019	Receive Payment		205	646.31
02/01/2019	Receive Payment		105	646.31
02/01/2019	Receive Payment		209	650.28
02/01/2019	Receive Payment		109	652.26
02/01/2019	Receive Payment		202	668.12
02/01/2019	Receive Payment		210	668.12
02/01/2019	Receive Payment		206, Roch Boulanger	678.03
02/01/2019	Receive Payment		106	678.03
02/01/2019	Receive Payment		304 Mike Pelley	689.93
02/01/2019	Receive Payment		208	699.84
02/01/2019	Receive Payment		307 - Zach Healy & Sean O'...	721.65
02/01/2019	Receive Payment		301	723.63
02/01/2019	Receive Payment		309	739.49
02/01/2019	Receive Payment		308	739.49
02/01/2019	Receive Payment		305	743.46
02/01/2019	Receive Payment		306	783.11
02/01/2019	Receive Payment		303	602.70
02/01/2019	Receive Payment		104	598.73
02/01/2019	Receive Payment		103	586.83
02/01/2019	Receive Payment		203	584.85
02/01/2019	Receive Payment		201 - Shannel Rajan	584.85
02/01/2019	Receive Payment		108	582.87
02/01/2019	Receive Payment		102	567.01
02/01/2019	Receive Payment		204	567.01
02/01/2019	Receive Payment		207	567.01
02/01/2019	Receive Payment		101 - Jared Adams	555.11

19/02/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/01/2019	Deposit		308	50.00
22/01/2019	Receive Payment	043	310 Susan Mary Leclerc & D...	945.68
Total				19,157.83

Additional Information

Uncleared cheques and payments as of 31/01/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
28/11/2018	Bill Payment	1050	C. Levett Renovation Inc.	-2,582.05
10/01/2019	Bill Payment	1064	Sani-Sol	-2,410.29
10/01/2019	Bill Payment	1060	Baxtec Mechanical Services	-361.60
10/01/2019	Bill Payment	1059	Ainger	-813.60
10/01/2019	Bill Payment	1058	177863 Canada Inc. Nature	-50.85
10/01/2019	Bill Payment	1061	C. Levett Renovation Inc.	-1,350.35
10/01/2019	Bill Payment	1063	C.P Renovations	-1,401.20
10/01/2019	Bill Payment	1062	CI PROPERTY MANAGEME...	-82.26
10/01/2019	Bill Payment	1057	Baxtec Mechanical Services	-1,083.39
Total				-10,135.59

Uncleared cheques and payments after 31/01/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Bill Payment		CI PROPERTY MANAGEME...	-1,268.17
Total				-1,268.17

Uncleared deposits and other credits after 31/01/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/02/2019	Receive Payment	044	310 Susan Mary Leclerc & D...	945.68
01/02/2019	Receive Payment	87140729	110, Dimitri Joannides	598.73
Total				1,544.41



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

Business Account Statement

RBDDA30000_8100453 E D 00006 00172

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634

RESERVE

C/O CAPITAL INTEGRAL

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

December 31, 2018 to January 31, 2019

Account number: 00006 114-534-1

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on December 31, 2018	\$249,727.72
Total deposits & credits (2)	+ 7,904.59
Total cheques & debits (1)	- 0.60
Closing balance on January 31, 2019	= \$257,631.71

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			249,727.72
02 Jan	Deposit interest		422.51	250,150.23
07 Jan	Account transfer RF TRANSFER		7,482.08	257,632.31
	Activity fee	0.60		257,631.71
	Closing balance			257,631.71

Deposit Interest Earned: \$422.51

Account Fees: \$0.60