

MONTHLY FINANCIAL REPORT

ccc 279

December 2018

CCC 279 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY

**CCC 279
December, 2018**

Revenue

100% of condo fees have been invoiced.

2 GIC's were cashed in from RBC as they were up for renewal and the funds were transferred to TD Bank. Those funds are in the amount of \$26,074.13 and \$26,713.28. The funds were deposited to the operating accounting while awaiting TD investment consultant.

Interest Revenue is over budget by \$89.

Expenses

Utilities are over budget by \$1,069. Water usage is \$2,955.77 over budget. Hydro is under budget by \$1,855. This was an extremely hot summer and plants required excessive watering.

Contracts are under budget by \$9,374 but the HVAC maintenance has not occurred as the AMU/boiler replacement is pending a date.

General maintenance is over budget due to the flood from 502. Emergency Repairs completed and paid to be reimbursed from insurance

Fire System over budget due to invoice for annual services paid. Code will clear as year progresses.

Pest Control is over budget due to the 6 month invoice paid in September

Plumbing is the backflow preventor inspection and will be transferred to General Maintenance.

Management fees have been credited and reflect same.

Bank fees are over budget by \$422.

Audit code will clear as months progress.



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

www.cimmanagement.ca

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BUDGET VS. ACTUALS: 2018/2019 BUDGET - FY19 P&L

December 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Condo Fees	20,995.00	20,944.00	51.00	100.24 %
4036 Party Room Rental		41.67	-41.67	
4038 Interest Income	64.23	41.67	22.56	154.14 %
Total 4000 Income	21,059.23	21,027.34	31.89	100.15 %
Total Income	\$21,059.23	\$21,027.34	\$31.89	100.15 %
Cost of Goods Sold				
Minus				
4500 Contribution to Reserve	8,726.75	8,726.75	0.00	100.00 %
Total Minus	8,726.75	8,726.75	0.00	100.00 %
Total Cost of Goods Sold	\$8,726.75	\$8,726.75	\$0.00	100.00 %
GROSS PROFIT	\$12,332.48	\$12,300.59	\$31.89	100.26 %
Expenses				
5000 Utilities				
5020 Hydro	7,373.12	3,750.00	3,623.12	196.62 %
5030 Water & Sewer	1,185.22	1,013.25	171.97	116.97 %
5040 Media/Telecommunications	137.16	135.75	1.41	101.04 %
Total 5000 Utilities	8,695.50	4,899.00	3,796.50	177.50 %
5400 Contracts				
5410 General Cleaning	3,220.50	1,939.08	1,281.42	166.08 %
5425 Garage Maintenance		61.42	-61.42	
5430 Fire Protection and Monitoring	847.50	187.17	660.33	452.80 %
5440 HVAC Maintenance		333.33	-333.33	
5455 Elevator Maintenance	396.68	515.42	-118.74	76.96 %
5465 Landscaping Summer Grounds		291.67	-291.67	
5470 Snow Removal		291.67	-291.67	
5482 Security Cameras and Maintenance		260.42	-260.42	
Total 5400 Contracts	4,464.68	3,880.18	584.50	115.06 %
5500 General Repairs and Maintenances				
5503 General Maintenance and Repairs	5,028.41	291.67	4,736.74	1,724.01 %
5518 Window & Skylights Cleaning		114.75	-114.75	
5525 Electrical		263.00	-263.00	
5535 Pest Control		26.00	-26.00	
5565 Landscaping Services	1,356.00		1,356.00	
5570 Roof & Attic Maintenance		58.17	-58.17	
Total 5500 General Repairs and Maintenances	6,384.41	753.59	5,630.82	847.20 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	950.41	950.42	-0.01	100.00 %
5805 CAO Fees		19.25	-19.25	
5810 Office Expense	190.81		190.81	
5812 Bank Fees	46.62	27.67	18.95	168.49 %
5815 Misc. Expenses		443.08	-443.08	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense/General Liability		1,000.00	-1,000.00	
5833 Audit-Accounting		291.67	-291.67	
5870 Postage/Printing		35.92	-35.92	
Total 5800 Administrative & Professional Expenses	1,187.84	2,768.01	-1,580.17	42.91 %
Total Expenses	\$20,732.43	\$12,300.78	\$8,431.65	168.55 %
NET OPERATING INCOME	\$ -8,399.95	\$ -0.19	\$ -8,399.76	4,421,026.32 %
NET INCOME	\$ -8,399.95	\$ -0.19	\$ -8,399.76	4,421,026.32 %

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BUDGET VS. ACTUALS: 2018/2019 BUDGET - FY19 P&L

April - December, 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly Condo Fees	188,955.00	188,496.00	459.00	100.24 %
4031 Guest Suite Revenue	360.00		360.00	
4036 Party Room Rental	750.00	375.03	374.97	199.98 %
4037 Misc Income	90.00		90.00	
4038 Interest Income	463.57	375.03	88.54	123.61 %
Total 4000 Income	190,618.57	189,246.06	1,372.51	100.73 %
Billable Expense Income	2,778.97		2,778.97	
Services	0.00		0.00	
Total Income	\$193,397.54	\$189,246.06	\$4,151.48	102.19 %
Cost of Goods Sold				
Minus				
4500 Contribution to Reserve	78,540.75	78,540.75	0.00	100.00 %
Total Minus	78,540.75	78,540.75	0.00	100.00 %
Total Cost of Goods Sold	\$78,540.75	\$78,540.75	\$0.00	100.00 %
GROSS PROFIT	\$114,856.79	\$110,705.31	\$4,151.48	103.75 %
Expenses				
5000 Utilities				
5020 Hydro	31,895.38	33,750.00	-1,854.62	94.50 %
5030 Water & Sewer	12,075.02	9,119.25	2,955.77	132.41 %
5040 Media/Telecommunications	1,189.99	1,221.75	-31.76	97.40 %
Total 5000 Utilities	45,160.39	44,091.00	1,069.39	102.43 %
5400 Contracts				
5410 General Cleaning	16,249.20	17,451.72	-1,202.52	93.11 %
5425 Garage Maintenance	271.20	552.78	-281.58	49.06 %
5430 Fire Protection and Monitoring	2,570.20	1,684.53	885.67	152.58 %
5440 HVAC Maintenance	0.00	2,999.97	-2,999.97	0.00 %
5455 Elevator Maintenance	4,674.09	4,638.78	35.31	100.76 %
5465 Landscaping Summer Grounds	1,783.38	2,625.03	-841.65	67.94 %
5470 Snow Removal	0.00	2,625.03	-2,625.03	0.00 %
5482 Security Cameras and Maintenance	0.00	2,343.78	-2,343.78	0.00 %
Total 5400 Contracts	25,548.07	34,921.62	-9,373.55	73.16 %
5500 General Repairs and Maintenances				
5501 Reimbursement Expense	2,778.97		2,778.97	
5502 General Repairs - Exterior	0.00		0.00	
5503 General Maintenance and Repairs	34,979.66	2,625.03	32,354.63	1,332.54 %
5511 Cleaning Supplies	0.00		0.00	
5518 Window & Skylights Cleaning	847.50	1,032.75	-185.25	82.06 %
5525 Electrical	0.00	2,367.00	-2,367.00	0.00 %
5529 Plumbing	146.90		146.90	
5535 Pest Control	318.83	234.00	84.83	136.25 %
5550 Mechanical Equipment and Generator	214.70		214.70	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5560 Remotes, Locks, Fobs and Keys	-30.00		-30.00	
5565 Landscaping Services	2,034.00		2,034.00	
5570 Roof & Attic Maintenance		523.53	-523.53	
Total 5500 General Repairs and Maintenances	41,290.56	6,782.31	34,508.25	608.80 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	8,492.26	8,553.78	-61.52	99.28 %
5805 CAO Fees		173.25	-173.25	
5810 Office Expense	287.06		287.06	
5812 Bank Fees	670.80	249.03	421.77	269.37 %
5815 Misc. Expenses	0.00	3,987.72	-3,987.72	0.00 %
5830 Insurance Expense/General Liability	1,876.48	9,000.00	-7,123.52	20.85 %
5832 Legal and Professional Fees	8,819.43		8,819.43	
5833 Audit-Accounting	3,762.29	2,625.03	1,137.26	143.32 %
5870 Postage/Printing	93.88	323.28	-229.40	29.04 %
Total 5800 Administrative & Professional Expenses	24,002.20	24,912.09	-909.89	96.35 %
Total Expenses	\$136,001.22	\$110,707.02	\$25,294.20	122.85 %
NET OPERATING INCOME	\$ -21,144.43	\$ -1.71	\$ -21,142.72	1,236,516.37 %
NET INCOME	\$ -21,144.43	\$ -1.71	\$ -21,142.72	1,236,516.37 %

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PROFIT AND LOSS

December 2018

	TOTAL
INCOME	
4000 Income	
4001 Monthly Condo Fees	20,995.00
4038 Interest Income	64.23
Total 4000 Income	21,059.23
Total Income	\$21,059.23
COST OF GOODS SOLD	
Minus	
4500 Contribution to Reserve	8,726.75
Total Minus	8,726.75
Total Cost of Goods Sold	\$8,726.75
GROSS PROFIT	\$12,332.48
EXPENSES	
5000 Utilities	
5020 Hydro	7,373.12
5030 Water & Sewer	1,185.22
5040 Media/Telecommunications	137.16
Total 5000 Utilities	8,695.50
5400 Contracts	
5410 General Cleaning	3,220.50
5430 Fire Protection and Monitoring	847.50
5455 Elevator Maintenance	396.68
Total 5400 Contracts	4,464.68
5500 General Repairs and Maintenances	
5503 General Maintenance and Repairs	5,028.41
5565 Landscaping Services	1,356.00
Total 5500 General Repairs and Maintenances	6,384.41
5800 Administrative & Professional Expenses	
5801 Property Management Fees	950.41
5810 Office Expense	190.81
5812 Bank Fees	46.62
Total 5800 Administrative & Professional Expenses	1,187.84
Total Expenses	\$20,732.43
PROFIT	\$ -8,399.95

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BALANCE SHEET

As of December 31, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	70,081.31
1020 Reserve Account	167,657.90
Total Cash and Cash Equivalent	\$237,739.21
Accounts Receivable (A/R)	
Accounts Receivable (A/R)	58.85
Total Accounts Receivable (A/R)	\$58.85
1200 Due From/To Reserve	-62,620.85
1300 Prepaid Expense	4,225.32
RBC Cash GICs	-260.21
RBC Non GICs	-476.79
Reserve - Due from Operating	0.00
Reserve Investment Interest Rec	99.00
Uncategorized Asset	335.67
UnDeposited Funds	0.00
Total Current Assets	\$179,100.20
Total Assets	\$179,100.20
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	10,965.84
Total Accounts Payable (A/P)	\$10,965.84
2005 Accrued Liabilities	16,633.09
2500 -R- Due from Operating	-62,620.85
Total Current Liabilities	\$ -35,021.92
Total Liabilities	\$ -35,021.92
Equity	
Reserve Retained Earnings - Previous Yr	181,329.58
Retained Earnings - Previous Yr	27,670.63
Profit for the year	5,121.91
Total Equity	\$214,122.12
Total Liabilities and Equity	\$179,100.20

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A/R AGING SUMMARY

As of December 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
202 Robert Walsh & Carol Michon					-105.00	\$ -105.00
302 Shaheer Nawar		163.85				\$163.85
Evelyn Hendershott (502)					0.00	\$0.00
TOTAL	\$0.00	\$163.85	\$0.00	\$0.00	\$ -105.00	\$58.85

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A/P AGING SUMMARY

As of December 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Affiliated Tradesmen Inc.					0.00	\$0.00
AUER	678.00	678.00			-4,350.50	\$ -2,994.50
Bell (944)		137.16				\$137.16
Canadian Condominium Institute (CCI)		146.90				\$146.90
Candor Plumbing and Heating Ltd		135.60				\$135.60
CI Property Management	43.91					\$43.91
Clearview Window Cleaning Multiservices Inc					0.00	\$0.00
DCM Services		1,610.25				\$1,610.25
GENTECH SERVICES					214.70	\$214.70
GMS		4.43				\$4.43
Hydro (6000) PL	5,654.65				0.00	\$5,654.65
KELLER ENGINEERING					0.00	\$0.00
o/a Ottawa Maintenance Solutions					-135.60	\$ -135.60
other payables					-109.22	\$ -109.22
PYRON FIRE PROTECTION INC.	847.50					\$847.50
Randall's Paints					125.00	\$125.00
Regional Elevator	396.68					\$396.68
Sani-Sol	4,888.38					\$4,888.38
suppliers					0.00	\$0.00
TOTAL	\$12,509.12	\$2,712.34	\$0.00	\$0.00	\$ -4,255.62	\$10,965.84

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TRANSACTION LIST BY SUPPLIER

December 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
AUER						
01/12/2018	Bill	6078	Yes		2000 Accounts Payable	678.00
31/12/2018	Bill	6085	Yes		2000 Accounts Payable	678.00
Bell (944)						
13/12/2018	Bill	DEC13- JAN12/18	Yes		2000 Accounts Payable	137.16
Canadian Condominium Institute (CCI)						
05/12/2018	Bill	7513	Yes		2000 Accounts Payable	146.90
Candor Plumbing and Heating Ltd						
01/12/2018	Bill	16984	Yes		2000 Accounts Payable	135.60
CI Property Management						
01/12/2018	Bill		Yes		2000 Accounts Payable	950.41
01/12/2018	Bill	2618	Yes		2000 Accounts Payable	24.18
03/12/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-950.41
13/12/2018	Bill	2677	Yes		2000 Accounts Payable	19.73
City of Ottawa_ Water & Sewer						
21/12/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-2,332.21
DCM Services						
01/12/2018	Bill	A012-067	Yes		2000 Accounts Payable	1,610.25
01/12/2018	Bill		Yes		2000 Accounts Payable	1,610.25
GMS						
01/12/2018	Bill	99961	Yes		2000 Accounts Payable	4.43
Hydro (288)						
17/12/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-373.17
Hydro (6000) PL						
17/12/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-2,648.69
31/12/2018	Bill	NOV13- DEC13/18	Yes		2000 Accounts Payable	5,654.65
PYRON FIRE PROTECTION INC.						
06/12/2018	Bill	84522	Yes		2000 Accounts Payable	847.50
Regional Elevator						
01/12/2018	Bill	2137	Yes		2000 Accounts Payable	396.68
Sani-Sol						
01/12/2018	Bill	340758	Yes		2000 Accounts Payable	4,888.38

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
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GENERAL LEDGER

December 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
Beginning Balance							11,312.52
03/12/2018	Payment	049	302 Shaheer Nawar		Accounts Receivable (A/R)	\$1,235.00	12,547.52
03/12/2018	Payment		402 Ken & Linda Killin		Accounts Receivable (A/R)	\$1,235.00	13,782.52
03/12/2018	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	\$ -950.41	12,832.11
03/12/2018	Payment		801 Morris Davison		Accounts Receivable (A/R)	\$1,235.00	14,067.11
03/12/2018	Payment		702 Agnes Sermann		Accounts Receivable (A/R)	\$1,235.00	15,302.11
03/12/2018	Payment		401 Mr. James & Mullin, Leith		Accounts Receivable (A/R)	\$1,235.00	16,537.11
03/12/2018	Payment		501 Gilbert Lauzon & Francine Chartrand-Lauzon		Accounts Receivable (A/R)	\$1,235.00	17,772.11
03/12/2018	Payment		101 Robin Hill		Accounts Receivable (A/R)	\$1,235.00	19,007.11
03/12/2018	Payment		602 Jean & Christopher Rath		Accounts Receivable (A/R)	\$1,235.00	20,242.11
03/12/2018	Payment		102 Louise Sweatman		Accounts Receivable (A/R)	\$1,235.00	21,477.11
03/12/2018	Payment		103 Dorene Hurtig		Accounts Receivable (A/R)	\$1,235.00	22,712.11
03/12/2018	Payment		201 Daniel Harrison Kuzell		Accounts Receivable (A/R)	\$1,235.00	23,947.11
03/12/2018	Payment		802 Dann Michols & Louise Mantha		Accounts Receivable (A/R)	\$1,235.00	25,182.11
03/12/2018	Payment		601 Julian & Elizabeth Szirtes		Accounts Receivable (A/R)	\$1,235.00	26,417.11
03/12/2018	Payment		202 Robert Walsh & Carol Michon		Accounts Receivable (A/R)	\$1,235.00	27,652.11
03/12/2018	Payment		701 François Roberge		Accounts Receivable (A/R)	\$1,235.00	28,887.11
03/12/2018	Payment		502 Peter & Judith Rinfret		Accounts Receivable (A/R)	\$1,235.00	30,122.11
03/12/2018	Payment		301 Mary Sinclair		Accounts Receivable (A/R)	\$1,235.00	31,357.11
17/12/2018	Bill Payment (Cheque)		Hydro (6000) PL		2000 Accounts Payable	\$ -2,648.69	28,708.42
17/12/2018	Bill Payment (Cheque)		Hydro (288)		2000 Accounts Payable	\$ -373.17	28,335.25
20/12/2018	Deposit			GC 3324-DEPOSIT	RBC Non GICs	\$26,713.28	55,048.53
21/12/2018	Journal Entry	27		TR to Reserve for monthly contribution - for December	-Split-	\$ -8,726.75	46,321.78
21/12/2018	Bill Payment (Cheque)		City of Ottawa_Water & Sewer		2000 Accounts Payable	\$ -2,332.21	43,989.57
21/12/2018	Expense			EFT Billing	5812 Administrative & Professional Expenses:Bank Fees	\$ -21.02	43,968.55
21/12/2018	Expense			EFT Billing	5812 Administrative & Professional Expenses:Bank Fees	\$ -25.60	43,942.95
28/12/2018	Deposit			GC 0794-DEPOSIT	RBC Cash GICs	\$26,074.13	70,017.08
31/12/2018	Journal Entry	30		Interest Credit	-Split-	\$64.23	70,081.31
Total for 1010 Operating Account						\$58,768.79	
1020 Reserve Account							
Beginning Balance							158,663.25
21/12/2018	Journal Entry	27		TR to Reserve for monthly contribution - for December	-Split-	\$8,726.75	167,390.00
31/12/2018	Deposit			INTEREST CREDIT	6002 Reserve-Interest Revenue	\$267.90	167,657.90
Total for 1020 Reserve Account						\$8,994.65	
Accounts Receivable (A/R)							
Beginning Balance							58.85
01/12/2018	Invoice	1110	801 Morris Davison		4001 Income:Monthly Condo Fees	\$1,235.00	1,293.85
01/12/2018	Invoice	1124	501 Gilbert Lauzon & Francine Chartrand-Lauzon		4001 Income:Monthly Condo Fees	\$1,235.00	2,528.85
01/12/2018	Invoice	1112	502 Peter & Judith Rinfret		4001 Income:Monthly Condo Fees	\$1,235.00	3,763.85
01/12/2018	Invoice	1113	701 François Roberge		4001 Income:Monthly Condo Fees	\$1,235.00	4,998.85
01/12/2018	Invoice	1114	202 Robert Walsh & Carol Michon		4001 Income:Monthly Condo Fees	\$1,235.00	6,233.85
01/12/2018	Invoice	1115	601 Julian & Elizabeth Szirtes		4001 Income:Monthly Condo Fees	\$1,235.00	7,468.85
01/12/2018	Invoice	1116	802 Dann Michols & Louise Mantha		4001 Income:Monthly Condo Fees	\$1,235.00	8,703.85
01/12/2018	Invoice	1117	201 Daniel Harrison Kuzell		4001 Income:Monthly Condo Fees	\$1,235.00	9,938.85
01/12/2018	Invoice	1118	103 Dorene Hurtig		4001 Income:Monthly Condo Fees	\$1,235.00	11,173.85
01/12/2018	Invoice	1119	302 Shaheer Nawar		4001 Income:Monthly Condo Fees	\$1,235.00	12,408.85
01/12/2018	Invoice	1120	102 Louise Sweatman		4001 Income:Monthly Condo Fees	\$1,235.00	13,643.85
01/12/2018	Invoice	1121	602 Jean & Christopher Rath		4001 Income:Monthly Condo Fees	\$1,235.00	14,878.85
01/12/2018	Invoice	1122	101 Robin Hill		4001 Income:Monthly Condo Fees	\$1,235.00	16,113.85
01/12/2018	Invoice	1123	402 Ken & Linda Killin		4001 Income:Monthly Condo Fees	\$1,235.00	17,348.85
01/12/2018	Invoice	1126	702 Agnes Sermann		4001 Income:Monthly Condo Fees	\$1,235.00	18,583.85
01/12/2018	Invoice	1125	401 Mr. James & Mullin, Leith		4001 Income:Monthly Condo Fees	\$1,235.00	19,818.85
01/12/2018	Invoice	1111	301 Mary Sinclair		4001 Income:Monthly Condo Fees	\$1,235.00	21,053.85
03/12/2018	Payment		301 Mary Sinclair		1010 Operating Account	\$ -1,235.00	19,818.85
03/12/2018	Payment		801 Morris Davison		1010 Operating Account	\$ -1,235.00	18,583.85
03/12/2018	Payment		502 Peter & Judith Rinfret		1010 Operating Account	\$ -1,235.00	17,348.85
03/12/2018	Payment		701 François Roberge		1010 Operating Account	\$ -1,235.00	16,113.85
03/12/2018	Payment		202 Robert Walsh & Carol Michon		1010 Operating Account	\$ -1,235.00	14,878.85
03/12/2018	Payment		601 Julian & Elizabeth Szirtes		1010 Operating Account	\$ -1,235.00	13,643.85
03/12/2018	Payment		802 Dann Michols & Louise Mantha		1010 Operating Account	\$ -1,235.00	12,408.85
03/12/2018	Payment		201 Daniel Harrison Kuzell		1010 Operating Account	\$ -1,235.00	11,173.85
03/12/2018	Payment		103 Dorene Hurtig		1010 Operating Account	\$ -1,235.00	9,938.85
03/12/2018	Payment		102 Louise Sweatman		1010 Operating Account	\$ -1,235.00	8,703.85
03/12/2018	Payment		602 Jean & Christopher Rath		1010 Operating Account	\$ -1,235.00	7,468.85

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
03/12/2018	Payment		101 Robin Hill		1010 Operating Account	\$ -1,235.00	6,233.85
03/12/2018	Payment		501 Gilbert Lauzon & Francine Chartrand-Lauzon		1010 Operating Account	\$ -1,235.00	4,998.85
03/12/2018	Payment		401 Mr. James & Mullin, Leith		1010 Operating Account	\$ -1,235.00	3,763.85
03/12/2018	Payment	049	302 Shaheer Nawar		1010 Operating Account	\$ -1,235.00	2,528.85
03/12/2018	Payment		402 Ken & Linda Killin		1010 Operating Account	\$ -1,235.00	1,293.85
03/12/2018	Payment		702 Agnes Sermann		1010 Operating Account	\$ -1,235.00	58.85
Total for Accounts Receivable (A/R)						\$0.00	
1200 Due From/To Reserve							
Beginning Balance							-62,620.85
Total for 1200 Due From/To Reserve							
1300 Prepaid Expense							
Beginning Balance							4,225.32
Total for 1300 Prepaid Expense							
RBC Cash GICs							
Beginning Balance							25,813.92
28/12/2018	Deposit			GC 0794-DEPOSIT	1010 Operating Account	\$ -26,074.13	-260.21
Total for RBC Cash GICs						\$ -26,074.13	
RBC Non GICs							
Beginning Balance							26,236.49
20/12/2018	Deposit			GC 3324-DEPOSIT	1010 Operating Account	\$ -26,713.28	-476.79
Total for RBC Non GICs						\$ -26,713.28	
Reserve Investment Interest Rec							
Beginning Balance							99.00
Total for Reserve Investment Interest Rec							
Uncategorized Asset							
Beginning Balance							335.67
Total for Uncategorized Asset							
2000 Accounts Payable							
Beginning Balance							-511.80
01/12/2018	Bill		DCM Services		5410 Contracts:General Cleaning	\$1,610.25	1,098.45
01/12/2018	Bill	340758	Sani-Sol		5503 General Repairs and Maintenances:General Maintenance and Repairs	\$4,888.38	5,986.83
01/12/2018	Bill		CI Property Management		5801 Administrative & Professional Expenses:Property Management Fees	\$950.41	6,937.24
01/12/2018	Bill	A012-067	DCM Services		5410 Contracts:General Cleaning	\$1,610.25	8,547.49
01/12/2018	Bill	2137	Regional Elevator		5455 Contracts:Elevator Maintenance	\$396.68	8,944.17
01/12/2018	Bill	16984	Candor Plumbing and Heating Ltd		5503 General Repairs and Maintenances:General Maintenance and Repairs	\$135.60	9,079.77
01/12/2018	Bill	9996I	GMS		5503 General Repairs and Maintenances:General Maintenance and Repairs	\$4.43	9,084.20
01/12/2018	Bill	6078	AUER		5565 General Repairs and Maintenances:Landscaping Services	\$678.00	9,762.20
01/12/2018	Bill	2618	CI Property Management		5810 Administrative & Professional Expenses:Office Expense	\$24.18	9,786.38
03/12/2018	Bill Payment (Cheque)		CI Property Management		1010 Operating Account	\$ -950.41	8,835.97
05/12/2018	Bill	7513	Canadian Condominium Institute (CCI)		5810 Administrative & Professional Expenses:Office Expense	\$146.90	8,982.87
06/12/2018	Bill	84522	PYRON FIRE PROTECTION INC.		5430 Contracts:Fire Protection and Monitoring	\$847.50	9,830.37
13/12/2018	Bill	2677	CI Property Management		5810 Administrative & Professional Expenses:Office Expense	\$19.73	9,850.10
13/12/2018	Bill	DEC13-JAN12/18	Bell (944)		5040 Utilities:Media/Telecommunications	\$137.16	9,987.26
17/12/2018	Bill Payment (Cheque)		Hydro (288)		1010 Operating Account	\$ -373.17	9,614.09
17/12/2018	Bill Payment (Cheque)		Hydro (6000) PL		1010 Operating Account	\$ -2,648.69	6,965.40
21/12/2018	Bill Payment (Cheque)		City of Ottawa_Water & Sewer		1010 Operating Account	\$ -2,332.21	4,633.19
31/12/2018	Bill	NOV13-DEC13/18	Hydro (6000) PL		5020 Utilities:Hydro	\$5,654.65	10,287.84
31/12/2018	Bill	6085	AUER		5565 General Repairs and Maintenances:Landscaping Services	\$678.00	10,965.84
Total for 2000 Accounts Payable						\$11,477.64	
2005 Accrued Liabilities							
Beginning Balance							13,729.40
01/12/2018	Journal Entry	25R		To Reverse November accruals	-Split-	\$ -1,758.57	11,970.83
31/12/2018	Journal Entry	28		December Utility Accrual - Per client	-Split-	\$4,662.26	16,633.09
Total for 2005 Accrued Liabilities						\$2,903.69	
2500 -R- Due from Operating							
Beginning Balance							-62,620.85
Total for 2500 -R- Due from Operating							
Reserve Retained Earnings - Previous Yr							
Beginning Balance							181,329.58
Total for Reserve Retained Earnings - Previous Yr							
Retained Earnings - Previous Yr							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance							27,670.63
Total for Retained Earnings - Previous Yr							
4000 Income							
4001 Monthly Condo Fees							
Beginning Balance							167,960.00
01/12/2018	Invoice	1121	602 Jean & Christopher Rath		Accounts Receivable (A/R)	\$1,235.00	169,195.00
01/12/2018	Invoice	1110	801 Morris Davison		Accounts Receivable (A/R)	\$1,235.00	170,430.00
01/12/2018	Invoice	1111	301 Mary Sinclair		Accounts Receivable (A/R)	\$1,235.00	171,665.00
01/12/2018	Invoice	1112	502 Peter & Judith Rinfret		Accounts Receivable (A/R)	\$1,235.00	172,900.00
01/12/2018	Invoice	1113	701 François Roberge		Accounts Receivable (A/R)	\$1,235.00	174,135.00
01/12/2018	Invoice	1114	202 Robert Walsh & Carol Michon		Accounts Receivable (A/R)	\$1,235.00	175,370.00
01/12/2018	Invoice	1115	601 Julian & Elizabeth Szirtes		Accounts Receivable (A/R)	\$1,235.00	176,605.00
01/12/2018	Invoice	1116	802 Dann Michols & Louise Mantha		Accounts Receivable (A/R)	\$1,235.00	177,840.00
01/12/2018	Invoice	1117	201 Daniel Harrison Kuzell		Accounts Receivable (A/R)	\$1,235.00	179,075.00
01/12/2018	Invoice	1118	103 Dorene Hurtig		Accounts Receivable (A/R)	\$1,235.00	180,310.00
01/12/2018	Invoice	1119	302 Shaheer Nawar		Accounts Receivable (A/R)	\$1,235.00	181,545.00
01/12/2018	Invoice	1120	102 Louise Sweatman		Accounts Receivable (A/R)	\$1,235.00	182,780.00
01/12/2018	Invoice	1122	101 Robin Hill		Accounts Receivable (A/R)	\$1,235.00	184,015.00
01/12/2018	Invoice	1123	402 Ken & Linda Killin		Accounts Receivable (A/R)	\$1,235.00	185,250.00
01/12/2018	Invoice	1124	501 Gilbert Lauzon & Francine Chartrand-Lauzon		Accounts Receivable (A/R)	\$1,235.00	186,485.00
01/12/2018	Invoice	1125	401 Mr. James & Mullin, Leith		Accounts Receivable (A/R)	\$1,235.00	187,720.00
01/12/2018	Invoice	1126	702 Agnes Sermann		Accounts Receivable (A/R)	\$1,235.00	188,955.00
Total for 4001 Monthly Condo Fees						\$20,995.00	
4031 Guest Suite Revenue							
Beginning Balance							360.00
Total for 4031 Guest Suite Revenue							
4036 Party Room Rental							
Beginning Balance							750.00
Total for 4036 Party Room Rental							
4037 Misc Income							
Beginning Balance							90.00
Total for 4037 Misc Income							
4038 Interest Income							
Beginning Balance							399.34
31/12/2018	Journal Entry	30		Interest Credit	-Split-	\$64.23	463.57
Total for 4038 Interest Income						\$64.23	
Total for 4000 Income						\$21,059.23	
Billable Expense Income							
Beginning Balance							2,778.97
Total for Billable Expense Income							
Minus							
4500 Contribution to Reserve							
Beginning Balance							69,814.00
21/12/2018	Journal Entry	27		TR to Reserve for monthly contribution - for December	-Split-	\$8,726.75	78,540.75
Total for 4500 Contribution to Reserve						\$8,726.75	
Total for Minus						\$8,726.75	
5000 Utilities							
5020 Hydro							
Beginning Balance							24,522.26
01/12/2018	Journal Entry	25R		To Reverse November accruals	-Split-	\$ -1,758.57	22,763.69
31/12/2018	Bill	NOV13-DEC13/18	Hydro (6000) PL	NOV13-DEC13/18	2000 Accounts Payable	\$5,654.65	28,418.34
31/12/2018	Journal Entry	28		Hydro Utility Accrual - Per client	-Split-	\$3,477.04	31,895.38
Total for 5020 Hydro						\$7,373.12	
5030 Water & Sewer							
Beginning Balance							10,889.80
31/12/2018	Journal Entry	28		Water Utility Accrual - Per client	-Split-	\$1,185.22	12,075.02
Total for 5030 Water & Sewer						\$1,185.22	
5040 Media/Telecommunications							
Beginning Balance							1,052.83
13/12/2018	Bill	DEC13-JAN12/18	Bell (944)	DEC13-JAN12/18	2000 Accounts Payable	\$137.16	1,189.99
Total for 5040 Media/Telecommunications						\$137.16	
Total for 5000 Utilities						\$8,695.50	
5400 Contracts							
5410 General Cleaning							
Beginning Balance							13,028.70
01/12/2018	Bill		DCM Services	Cleaning Services	2000 Accounts Payable	\$1,610.25	14,638.95
01/12/2018	Bill	A012-067	DCM Services	Cleaning Services	2000 Accounts Payable	\$1,610.25	16,249.20
Total for 5410 General Cleaning						\$3,220.50	
5425 Garage Maintenance							
Beginning Balance							271.20
Total for 5425 Garage Maintenance							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5430 Fire Protection and Monitoring							
Beginning Balance							1,722.70
06/12/2018	Bill	84522	PYRON FIRE PROTECTION INC.	Annual Fire Alarm Test and Description	2000 Accounts Payable	\$847.50	2,570.20
Total for 5430 Fire Protection and Monitoring						\$847.50	
5455 Elevator Maintenance							
Beginning Balance							4,277.41
01/12/2018	Bill	2137	Regional Elevator	Maintenance for monthly contract December 2018	2000 Accounts Payable	\$396.68	4,674.09
Total for 5455 Elevator Maintenance						\$396.68	
5465 Landscaping Summer Grounds							
Beginning Balance							1,783.38
Total for 5465 Landscaping Summer Grounds							
Total for 5400 Contracts						\$4,464.68	
5500 General Repairs and Maintenances							
5501 Reimbursement Expense							
Beginning Balance							2,778.97
Total for 5501 Reimbursement Expense							
5503 General Maintenance and Repairs							
Beginning Balance							29,951.25
01/12/2018	Bill	99961	GMS	Alarme labour (Invoiced on Sep 20, 2018) - interest	2000 Accounts Payable	\$4.43	29,955.68
01/12/2018	Bill	16984	Candor Plumbing and Heating Ltd	Winterize lawn Services - Oct 2018	2000 Accounts Payable	\$135.60	30,091.28
01/12/2018	Bill	340758	Sani-Sol	Magic Mat Charcoal - 08/11/18	2000 Accounts Payable	\$4,888.38	34,979.66
Total for 5503 General Maintenance and Repairs						\$5,028.41	
5518 Window & Skylights Cleaning							
Beginning Balance							847.50
Total for 5518 Window & Skylights Cleaning							
5529 Plumbing							
Beginning Balance							146.90
Total for 5529 Plumbing							
5535 Pest Control							
Beginning Balance							318.83
Total for 5535 Pest Control							
5550 Mechanical Equipment and Generator							
Beginning Balance							214.70
Total for 5550 Mechanical Equipment and Generator							
5560 Remotes, Locks, Fobs and Keys							
Beginning Balance							-30.00
Total for 5560 Remotes, Locks, Fobs and Keys							
5565 Landscaping Services							
Beginning Balance							678.00
01/12/2018	Bill	6078	AUER	Maintenance for the month of Nov, 2018	2000 Accounts Payable	\$678.00	1,356.00
31/12/2018	Bill	6085	AUER	Maintenance for the month of Dec, 2018	2000 Accounts Payable	\$678.00	2,034.00
Total for 5565 Landscaping Services						\$1,356.00	
Total for 5500 General Repairs and Maintenances						\$6,384.41	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							7,541.85
01/12/2018	Bill		CI Property Management	Monthly management fees	2000 Accounts Payable	\$950.41	8,492.26
Total for 5801 Property Management Fees						\$950.41	
5810 Office Expense							
Beginning Balance							96.25
01/12/2018	Bill	2618	CI Property Management	PPO - Printing - for Sept 15	2000 Accounts Payable	\$24.18	120.43
05/12/2018	Bill	7513	Canadian Condominium Institute (CCI)	Condo Corps 1-49	2000 Accounts Payable	\$146.90	267.33
13/12/2018	Bill	2677	CI Property Management	PPO - Printing	2000 Accounts Payable	\$19.73	287.06
Total for 5810 Office Expense						\$190.81	
5812 Bank Fees							
Beginning Balance							624.18
21/12/2018	Expense			EFT Billing	1010 Operating Account	\$21.02	645.20
21/12/2018	Expense			EFT Billing	1010 Operating Account	\$25.60	670.80
Total for 5812 Bank Fees						\$46.62	
5830 Insurance Expense/General Liability							
Beginning Balance							1,876.48
Total for 5830 Insurance Expense/General Liability							
5832 Legal and Professional Fees							
Beginning Balance							8,819.43
Total for 5832 Legal and Professional Fees							
5833 Audit-Accounting							
Beginning Balance							3,762.29
Total for 5833 Audit-Accounting							
5870 Postage/Printing							
Beginning Balance							93.88
Total for 5870 Postage/Printing							
Total for 5800 Administrative & Professional Expenses						\$1,187.84	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
6000 Reserve Expenses							
6130 Reserve-Windows & Skylights							
Beginning Balance							1,130.00
Total for 6130 Reserve-Windows & Skylights							
6142 Reserve-Electrical & Lighting							
Beginning Balance							52,720.85
Total for 6142 Reserve-Electrical & Lighting							
Total for 6000 Reserve Expenses							
6001 Contribution from Operating							
Beginning Balance							69,814.00
21/12/2018	Journal Entry	27		TR to Reserve for monthly contribution - for December	-Split-	\$8,726.75	78,540.75
Total for 6001 Contribution from Operating						\$8,726.75	
6002 Reserve-Interest Revenue							
Beginning Balance							1,308.54
31/12/2018	Deposit			INTEREST CREDIT	1020 Reserve Account	\$267.90	1,576.44
Total for 6002 Reserve-Interest Revenue						\$267.90	

CCC #279

1010 Operating Account, Period Ending 31/12/2018

RECONCILIATION REPORT

Reconciled on: 17/01/2019

Reconciled by: Blair Simkins

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

Summary

CAD

Statement beginning balance	45,616.47
Cheques and payments cleared (11)	-51,300.38
Deposits and other credits cleared (20)	73,846.64
Statement ending balance	68,162.73

Uncleared transactions as of 31/12/2018	1,918.58
Register balance as of 31/12/2018	70,081.31
Cleared transactions after 31/12/2018	0.00
Uncleared transactions after 31/12/2018	19,760.00
Register balance as of 17/01/2019	89,841.31

Details

Cheques and payments cleared (11)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
30/11/2018	Bill Payment	TD_7-4	Affiliated Tradesmen Inc.	-33,051.37
30/11/2018	Bill Payment	TD_7-3	GMS	-259.05
30/11/2018	Bill Payment	TD_7-2	DCM Services	-1,610.25
30/11/2018	Bill Payment	TD_7-1	Regional Elevator	-1,301.86
03/12/2018	Bill Payment		CI Property Management	-950.41
17/12/2018	Bill Payment		Hydro (6000) PL	-2,648.69
17/12/2018	Bill Payment		Hydro (288)	-373.17
21/12/2018	Journal	27		-8,726.75
21/12/2018	Expense			-25.60
21/12/2018	Expense			-21.02
21/12/2018	Bill Payment		City of Ottawa_Water & Sewer	-2,332.21

Total -51,300.38

Deposits and other credits cleared (20)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03/12/2018	Receive Payment		301 Mary Sinclair	1,235.00
03/12/2018	Receive Payment		801 Morris Davison	1,235.00
03/12/2018	Receive Payment		402 Ken & Linda Killin	1,235.00
03/12/2018	Receive Payment	049	302 Shaheer Nawar	1,235.00
03/12/2018	Receive Payment		502 Peter & Judith Rinfret	1,235.00
03/12/2018	Receive Payment		702 Agnes Sermann	1,235.00
03/12/2018	Receive Payment		401 Mr. James & Mullin, Leith	1,235.00
03/12/2018	Receive Payment		701 François Roberge	1,235.00
03/12/2018	Receive Payment		202 Robert Walsh & Carol Mi...	1,235.00
03/12/2018	Receive Payment		601 Julian & Elizabeth Szirtes	1,235.00
03/12/2018	Receive Payment		802 Dann Michols & Louise ...	1,235.00
03/12/2018	Receive Payment		201 Daniel Harrison Kuzell	1,235.00
03/12/2018	Receive Payment		103 Dorene Hurtig	1,235.00
03/12/2018	Receive Payment		102 Louise Sweatman	1,235.00
03/12/2018	Receive Payment		602 Jean & Christopher Rath	1,235.00
03/12/2018	Receive Payment		101 Robin Hill	1,235.00
03/12/2018	Receive Payment		501 Gilbert Lauzon & Franci...	1,235.00
20/12/2018	Deposit			26,713.28
28/12/2018	Deposit			26,074.13
31/12/2018	Journal	30		64.23

Total 73,846.64

Additional Information

Uncleared cheques and payments as of 31/12/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31/07/2018	Journal	6		-164.42
31/07/2018	Journal	6		-395.50
Total				-559.92

Uncleared deposits and other credits as of 31/12/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/10/2018	Journal	21		750.00
01/10/2018	Journal	21		30.00
01/10/2018	Journal	20		1,638.50
01/10/2018	Journal	21		60.00
Total				2,478.50

Uncleared deposits and other credits after 31/12/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/01/2019	Receive Payment		502 Peter & Judith Rinfret	1,235.00
02/01/2019	Receive Payment		701 François Roberge	1,235.00
02/01/2019	Receive Payment		601 Julian & Elizabeth Szirtes	1,235.00
02/01/2019	Receive Payment		802 Dann Michols & Louise ...	1,235.00
02/01/2019	Receive Payment		103 Dorene Hurtig	1,235.00
02/01/2019	Receive Payment		102 Louise Sweatman	1,235.00
02/01/2019	Receive Payment		602 Jean & Christopher Rath	1,235.00
02/01/2019	Receive Payment		101 Robin Hill	1,235.00
02/01/2019	Receive Payment		402 Ken & Linda Killin	1,235.00
02/01/2019	Receive Payment		501 Gilbert Lauzon & Franci...	1,235.00
02/01/2019	Receive Payment		401 Mr. James & Mullin, Leith	1,235.00
02/01/2019	Receive Payment		301 Mary Sinclair	1,235.00
02/01/2019	Receive Payment		801 Morris Davison	1,235.00
02/01/2019	Deposit		201 Daniel Harrison Kuzell	1,235.00
02/01/2019	Receive Payment		702 Agnes Sermann	1,235.00
02/01/2019	Receive Payment		202 Robert Walsh & Carol Mi...	1,235.00
Total				19,760.00

9140280 CANADA INC.

Statement of Account (Bank)

Saturday, December 01, 2018 - Monday, December 31, 2018

Account Name:	Account:	Branch:	Currency:
279 OP	5306364	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			12/03/2018	\$45,616.47
	RDC DEPOSIT		\$1,235.00	12/03/2018	
	PRFD-TPCCC32381-0008	\$36,222.53		12/03/2018	
	TWCCC32385 0011 EFT		\$19,760.00	12/03/2018	
	CAPITAL INTEGRA BPY	\$950.41		12/03/2018	\$29,438.53
	Hydro Ottawa BPY	\$373.17		12/17/2018	
	Hydro Ottawa BPY	\$2,648.69		12/17/2018	\$26,416.67
	GC 3324-DEPOSIT		\$26,713.28	12/20/2018	\$53,129.95
	JR261 To0354 5306372	\$8,726.75		12/21/2018	
	OTTAWA WATER BPY	\$2,332.21		12/21/2018	
	EFT Billing	\$21.02		12/21/2018	
	EFT Billing	\$25.60		12/21/2018	\$42,024.37
	GC 0794-DEPOSIT		\$26,074.13	12/28/2018	\$68,098.50
	INTEREST CREDIT		\$64.23	12/31/2018	\$68,162.73
	Closing Balance			12/31/2018	\$68,162.73

Totals:	\$51,300.38	\$73,846.64
Item Count:	8	5

MONTHLY RESERVE FINANCIAL REPORT

ccc 279

December 2018

MONTHLY RESERVE FUND REPORT SUMMARY

CCC#279

December, 2018

Revenue:

There is \$0.00 due to reserve.

Expenses:

There are no expenses for this period.

CCC #279

PROFIT AND LOSS

December 2018

	TOTAL
OTHER INCOME	
6001 Contribution from Operating	8,726.75
6002 Reserve-Interest Revenue	267.90
Total Other Income	\$8,994.65
PROFIT	\$8,994.65

CCC #279

PROFIT AND LOSS

April - December, 2018

	TOTAL
EXPENSES	
6000 Reserve Expenses	
6003 Reserve-Bank Charges	0.00
6130 Reserve-Windows & Skylights	1,130.00
6142 Reserve-Electrical & Lighting	52,720.85
Total 6000 Reserve Expenses	53,850.85
Total Expenses	\$53,850.85
OTHER INCOME	
6001 Contribution from Operating	78,540.75
6002 Reserve-Interest Revenue	1,576.44
Total Other Income	\$80,117.19
PROFIT	\$26,266.34

1020 Reserve Account, Period Ending 31/12/2018

RECONCILIATION REPORT

Reconciled on: 17/01/2019

Reconciled by: Blair Simkins

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

Summary

CAD

Statement beginning balance	158,663.25
Cheques and payments cleared (0)	0.00
Deposits and other credits cleared (2)	8,994.65
Statement ending balance	167,657.90
Register balance as of 31/12/2018	167,657.90

Details

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
21/12/2018	Journal	27		8,726.75
31/12/2018	Deposit			267.90
Total				8,994.65

9140280 CANADA INC.

Statement of Account (Bank)

Saturday, December 01, 2018 - Monday, December 31, 2018

Account Name:	Account:	Branch:	Currency:
279 RES	5306372	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			12/03/2018	\$158,663.25
	JR261 Fr0354 5306364		\$8,726.75	12/21/2018	\$167,390.00
	INTEREST CREDIT		\$267.90	12/31/2018	\$167,657.90
	Closing Balance			12/31/2018	\$167,657.90

Totals:	\$0.00	\$8,994.65
Item Count:	0	2