

OCSCC 994

Monthly Financial Report

SEPTEMBER 2019

OCSCC 994 Monthly Financials

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MONTHLY OPERATING FINANCIAL REPORT

OCSCC 994

September 2019

**OCSCC No. 994
Operating Summary September 2019**

Revenue

Currently, OCSCC No. 994 has invoiced 100% of the budgeted revenue.

Expenses

Utilities

5010 Gas – There was a condo works invoice that was approved with an incorrect amount in August. This was corrected in Sept when discovered but creates a credit for expense for Sept.

5030 - Water and sewer is over budget due to water main break. As well as an error in budgeting.

5040 Telecom - a large credit is on our account due to misbilling from the utility.

Overall Utilities are on budget for the YTD.

Contracts

5418 - Elevator expenses higher due quarterly billing in advance.

5445 - Pest control is under budget due to no contract.

5475- Garage Door is a quarterly billing and will adjust accordingly.

Overall - Over budget for YTD.

General expenses

5504 - Overall is slightly over budget due mainly to the high amount of after hours emergency calls and HVAC work.

Overall - under budget for YTD

Administration

5830 - Property management fees are now overall equal to budget with the adjustments made in Sept.

5845 - Bank Charges due to activity fees

Conclusion:

The corporation is running over budget.

Expenses should be watched carefully.

OCSCC 994

BUDGET VS. ACTUALS

September 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	27,349.14	27,348.83	0.31	100.00 %
4015 Hydro Recovery - Enercare	3,606.87	2,500.00	1,106.87	144.27 %
Total 4000 Income	30,956.01	29,848.83	1,107.18	103.71 %
Total Income	\$30,956.01	\$29,848.83	\$1,107.18	103.71 %
Cost of Goods Sold				
4030 Contribution to Reserve Fund	8,615.50	8,615.50	0.00	100.00 %
Total Cost of Goods Sold	\$8,615.50	\$8,615.50	\$0.00	100.00 %
GROSS PROFIT	\$22,340.51	\$21,233.33	\$1,107.18	105.21 %
Expenses				
5000 Utilities Expense				
5010 Gas	-2,433.85	1,875.00	-4,308.85	-129.81 %
5020 Hydro	3,480.67	3,958.33	-477.66	87.93 %
5030 Water & Sewer	5,493.77	1,833.33	3,660.44	299.66 %
5040 Enterphone & Elevator Phone Lines	-71.04	41.67	-112.71	-170.48 %
Total 5000 Utilities Expense	6,469.55	7,708.33	-1,238.78	83.93 %
5400 Contracts				
5405 Annual Fire Inspection	200.59	250.00	-49.41	80.24 %
5418 Elevator	1,423.80	479.17	944.63	297.14 %
5420 Fire Alarm Monitoring		54.17	-54.17	
5424 Garbage/Recycling Bin Removal	389.85	408.33	-18.48	95.47 %
5425 HVAC Preventative Maintenance		166.67	-166.67	
5430 Cleaning Contract	1,729.94	1,666.67	63.27	103.80 %
5435 Landscaping	572.25	583.33	-11.08	98.10 %
5445 Pest Control		58.33	-58.33	
5450 Security Contract	345.78	250.00	95.78	138.31 %
5475 Garage Door Maintenance Contract	214.36	141.67	72.69	151.31 %
Total 5400 Contracts	4,876.57	4,058.34	818.23	120.16 %
5500 General Repairs & Maintenance				
5502 Materials & Supplies		41.67	-41.67	
5503 General Repairs and Maintenance		833.33	-833.33	
5504 Emergency Calls	644.10	100.00	544.10	644.10 %
5505 Locks & Keys		41.67	-41.67	
5518 Cleaning		275.00	-275.00	
5520 Landscaping	363.86	500.00	-136.14	72.77 %
5527 Garbage & Recycling		62.50	-62.50	
5535 Snow Removal		83.33	-83.33	
5536 Security	135.60		135.60	
5540 HVAC		166.67	-166.67	
5550 Elevator		83.33	-83.33	
5555 Garage Door R&M		41.67	-41.67	
Total 5500 General Repairs & Maintenance	1,143.56	2,229.17	-1,085.61	51.30 %
5800 Administrative Expenses				
5805 Audit & Financial		291.67	-291.67	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5806 CAO Fees	60.00	91.67	-31.67	65.45 %
5810 Insurance Expense/General & Liability Insurance	2,141.64	2,291.67	-150.03	93.45 %
5820 Legal		166.67	-166.67	
5830 Property Management Fees	1,616.15	3,541.67	-1,925.52	45.63 %
5842 Postage, Meeting & Miscellaneous Expenses		41.67	-41.67	
5845 Bank Charges	124.35	62.50	61.85	198.96 %
5846 Office Expenses		166.67	-166.67	
Total 5800 Administrative Expenses	3,942.14	6,654.19	-2,712.05	59.24 %
Total Expenses	\$16,431.82	\$20,650.03	\$ -4,218.21	79.57 %
NET OPERATING INCOME	\$5,908.69	\$583.30	\$5,325.39	1,012.98 %
NET INCOME	\$5,908.69	\$583.30	\$5,325.39	1,012.98 %

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BUDGET VS. ACTUALS

June - September, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	109,396.56	109,395.32	1.24	100.00 %
4015 Hydro Recovery - Enercare	11,178.92	10,000.00	1,178.92	111.79 %
4035 Misc. Income	205.11		205.11	
Total 4000 Income	120,780.59	119,395.32	1,385.27	101.16 %
Sales	-50.88		-50.88	
Total Income	\$120,729.71	\$119,395.32	\$1,334.39	101.12 %
Cost of Goods Sold				
4030 Contribution to Reserve Fund	34,462.00	34,462.00	0.00	100.00 %
Total Cost of Goods Sold	\$34,462.00	\$34,462.00	\$0.00	100.00 %
GROSS PROFIT	\$86,267.71	\$84,933.32	\$1,334.39	101.57 %
Expenses				
5000 Utilities Expense				
5010 Gas	-1,590.57	7,500.00	-9,090.57	-21.21 %
5020 Hydro	15,497.94	15,833.32	-335.38	97.88 %
5030 Water & Sewer	14,588.04	7,333.32	7,254.72	198.93 %
5040 Enterphone & Elevator Phone Lines	1,724.04	166.68	1,557.36	1,034.34 %
Total 5000 Utilities Expense	30,219.45	30,833.32	-613.87	98.01 %
5400 Contracts				
5405 Annual Fire Inspection	480.24	1,000.00	-519.76	48.02 %
5416 Dryer Vent Cleaning	107.35		107.35	
5418 Elevator	1,423.80	1,916.68	-492.88	74.28 %
5420 Fire Alarm Monitoring	305.10	216.68	88.42	140.81 %
5424 Garbage/Recycling Bin Removal	1,955.10	1,633.32	321.78	119.70 %
5425 HVAC Preventative Maintenance		666.68	-666.68	
5430 Cleaning Contract	6,919.76	6,666.68	253.08	103.80 %
5435 Landscaping	572.25	2,333.32	-1,761.07	24.53 %
5445 Pest Control		233.32	-233.32	
5450 Security Contract	345.78	1,000.00	-654.22	34.58 %
5455 Snow Removal Contract	1,423.80	0.00	1,423.80	
5457 R&M Visitor's Parking	1,037.34		1,037.34	
5465 Garage Cleaning	2,289.00		2,289.00	
5475 Garage Door Maintenance Contract	214.36	566.68	-352.32	37.83 %
Total 5400 Contracts	17,073.88	16,233.36	840.52	105.18 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	28,795.70		28,795.70	
5502 Materials & Supplies		166.68	-166.68	
5503 General Repairs and Maintenance	1,085.90	3,333.32	-2,247.42	32.58 %
5504 Emergency Calls	1,895.50	400.00	1,495.50	473.88 %
5505 Locks & Keys	60.00	166.68	-106.68	36.00 %
5518 Cleaning		1,100.00	-1,100.00	
5519 Electrical Maintenance & Supplies	1,570.70		1,570.70	
5520 Landscaping	532.81	2,000.00	-1,467.19	26.64 %
5527 Garbage & Recycling		250.00	-250.00	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5531 Signs & Markings	396.43		396.43	
5535 Snow Removal		333.32	-333.32	
5536 Security	1,652.06		1,652.06	
5540 HVAC	1,845.87	666.68	1,179.19	276.87 %
5550 Elevator	243.60	333.32	-89.72	73.08 %
5555 Garage Door R&M		166.68	-166.68	
Total 5500 General Repairs & Maintenance	38,078.57	8,916.68	29,161.89	427.05 %
5800 Administrative Expenses				
5805 Audit & Financial		1,166.68	-1,166.68	
5806 CAO Fees	432.10	366.68	65.42	117.84 %
5810 Insurance Expense/General & Liability Insurance	8,566.56	9,166.68	-600.12	93.45 %
5820 Legal	3,175.91	666.68	2,509.23	476.38 %
5830 Property Management Fees	14,166.68	14,166.68	0.00	100.00 %
5842 Postage, Meeting & Miscellaneous Expenses		166.68	-166.68	
5845 Bank Charges	292.57	250.00	42.57	117.03 %
5846 Office Expenses		666.68	-666.68	
Total 5800 Administrative Expenses	26,633.82	26,616.76	17.06	100.06 %
Total Expenses	\$112,005.72	\$82,600.12	\$29,405.60	135.60 %
NET OPERATING INCOME	\$ -25,738.01	\$2,333.20	\$ -28,071.21	-1,103.12 %
NET INCOME	\$ -25,738.01	\$2,333.20	\$ -28,071.21	-1,103.12 %

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BALANCE SHEET

As of September 30, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	-14,903.43
1020 Cash Reserve Fund	49,329.90
Total Cash and Cash Equivalent	\$34,426.47
Accounts Receivable (A/R)	
1100 Accounts Receivable	19,061.58
Total Accounts Receivable (A/R)	\$19,061.58
1041 Due from Developer	459.00
1101 Misc AR	-255.19
1103 Other AR - Enercare	1,866.00
1117 Prepaid - Enbridge Deposit	2,816.00
1118 Prepaid Expenses - Other	919.35
1130 Reserve Accrued Interest	1,980.50
Receivable	
R1300 Due from Operating Fund	7,087.58
Total Current Assets	\$68,361.29
Non-current Assets	
1300 RBC DS Investment Account	188,858.95
Total Non Current Assets	\$188,858.95
Total Assets	\$257,220.24
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	28,331.76
Total Accounts Payable (A/P)	\$28,331.76
2010 Accrued Liabilities	13,892.92
2020 Due to/from Reserve	7,087.58
Total Current Liabilities	\$49,312.26
Total Liabilities	\$49,312.26
Equity	
3000 Opening Balance Equity	37,299.00
Retained Earnings	186,005.03
Profit for the year	-15,396.05
Total Equity	\$207,907.98
Total Liabilities and Equity	\$257,220.24

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A/R AGING SUMMARY

As of September 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
103 - Burke, Melville & Paulette			410.12			\$410.12
105 - Huisman, Darcy					152.65	\$152.65
113-Greatwise Developments(OLD OWNER)			326.98		653.96	\$980.94
113-Vasi Hatzopoulos		326.98				\$326.98
116 - Anna Davydova					405.00	\$405.00
117 - Kaitlin Dunn					-423.53	\$ -423.53
118- Michael Mrozek		307.02	307.02		917.22	\$1,531.26
202 - Nathan Dresser		485.33	485.33		505.19	\$1,475.85
204-Amaan Ahmad		312.49				\$312.49
205- Derek Doucett & Christine Volden	-49.98					\$ -49.98
221 - Rihana Peiman					-365.77	\$ -365.77
306 - Rafoul, Elias				-417.73	-332.73	\$ -750.46
306 - Stephen Yeoh					665.46	\$665.46
307-Mark McCrae-Robert		232.38	232.38		232.38	\$697.14
309 - Ruoyu Zhou(OLD OWNER)			326.98			\$326.98
309-Wen Lin		326.98				\$326.98
402 - Leung, David and Pauline					9,043.97	\$9,043.97
415 - Voyce, Geoff & Jackie					-469.28	\$ -469.28
419 - Okwir, Joseph					312.26	\$312.26
Greatwise Developments		475.16	475.16		1,888.70	\$2,839.02
(102) Greatwise					-40.50	\$ -40.50
113 Greatwise Developments					645.80	\$645.80
118 Greatwise Developments					491.33	\$491.33
GreatWise Developments (208)					-308.58	\$ -308.58
Total Greatwise Developments		475.16	475.16		2,676.75	\$3,627.07
Spot Maintenance					525.45	\$525.45
TOTAL	\$ -49.98	\$2,466.34	\$2,563.97	\$ -417.73	\$14,498.98	\$19,061.58

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A/P AGING SUMMARY

As of September 30, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.		644.10				\$644.10
Ainger Cabling & Security	135.60					\$135.60
Bell		-35.52	1,659.48			\$1,623.96
CI Property Management		-533.51	-874.92		-581.23	\$ -1,989.66
Enbridge					-2,623.67	\$ -2,623.67
Exact Interlock Ltd.		572.25				\$572.25
Greatwise Developments Corporation					19,040.51	\$19,040.51
Hydro Ottawa		4,341.13				\$4,341.13
Linda Chatette				36.23		\$36.23
Nutri-Lawn		363.86				\$363.86
OTIS Canada Inc		1,423.80				\$1,423.80
Pivotech Doors Inc.	214.36					\$214.36
Redwood Residents					2,621.60	\$2,621.60
Spot Maintenance Ltd.	1,729.94					\$1,729.94
Technical Standards and Safety Authority					-299.45	\$ -299.45
Tremblay Fire Solutions Ltd.		107.35				\$107.35
Waste Connections of Canada Inc.	389.85					\$389.85
TOTAL	\$2,469.75	\$6,883.46	\$784.56	\$36.23	\$18,157.76	\$28,331.76

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GENERAL LEDGER

September 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Cash Operating Account							
Beginning Balance							1,669.95
09/03/2019	Payment		403 - Janzen, Erika & Jack		1100 Accounts Receivable	\$415.32	2,085.27
09/03/2019	Payment		319 - Oliver Lamothe		1100 Accounts Receivable	\$282.13	2,367.40
09/03/2019	Payment		318 - Tran, Tahn-Tinh		1100 Accounts Receivable	\$177.14	2,544.54
09/03/2019	Payment		310 - Maria Andruczyk		1100 Accounts Receivable	\$332.73	2,877.27
09/03/2019	Payment		305 - Lafrance, Aline & Alberelli, Raymond		1100 Accounts Receivable	\$307.02	3,184.29
09/03/2019	Payment		302 - Dham, Houssam		1100 Accounts Receivable	\$521.13	3,705.42
09/03/2019	Payment		220 - Erika Frank		1100 Accounts Receivable	\$272.01	3,977.43
09/03/2019	Payment		219 - Hewitt, Richard & Sharon		1100 Accounts Receivable	\$282.13	4,259.56
09/03/2019	Payment		216 - Mattai, Anjelina		1100 Accounts Receivable	\$410.12	4,669.68
09/03/2019	Payment		203 - Yue Zhang		1100 Accounts Receivable	\$415.32	5,085.00
09/03/2019	Payment		201 - Rotter, Roland & Barbara		1100 Accounts Receivable	\$406.57	5,491.57
09/03/2019	Payment		110 - Devine, Jake		1100 Accounts Receivable	\$326.98	5,818.55
09/03/2019	Payment		106 - Victoria Ashcroft		1100 Accounts Receivable	\$326.98	6,145.53
09/03/2019	Bill Payment (Cheque)	PAPSep32019	CI Property Management		2000 Accounts Payable	\$ -4,075.18	2,070.35
09/03/2019	Bill Payment (Cheque)	PAPSep32019	Hydro Ottawa	Bank rec-Sep 2019	2000 Accounts Payable	\$ -5,094.59	-3,024.24
09/03/2019	Payment		418- Peter Mclean		1100 Accounts Receivable	\$272.01	-2,752.23
09/03/2019	Payment		417 - McIntyre, Amanda		1100 Accounts Receivable	\$282.13	-2,470.10
09/03/2019	Payment		413 - Baskin, Meaghan		1100 Accounts Receivable	\$277.75	-2,192.35
09/03/2019	Payment		412 - Laframboise, John & Candice		1100 Accounts Receivable	\$272.01	-1,920.34
09/03/2019	Payment		411 - Laframboise, John & Candice		1100 Accounts Receivable	\$277.75	-1,642.59
09/03/2019	Payment		410 - Lepage, Denis		1100 Accounts Receivable	\$272.01	-1,370.58
09/03/2019	Payment		406 - Herman & Ann-Marie Cornel		1100 Accounts Receivable	\$332.73	-1,037.85
09/03/2019	Payment		405 - Brendan Davie		1100 Accounts Receivable	\$307.02	-730.83
09/03/2019	Payment		402 - Leung, David and Pauline		1100 Accounts Receivable	\$485.33	-245.50
09/03/2019	Payment		401 - Silgado, Anne		1100 Accounts Receivable	\$406.57	161.07
09/03/2019	Payment		320 - Barker, Connie		1100 Accounts Receivable	\$272.01	433.08
09/03/2019	Payment		317 - Milne, Bradley		1100 Accounts Receivable	\$291.98	725.06
09/03/2019	Payment		316 - Sophia & Paul Chudis		1100 Accounts Receivable	\$410.12	1,135.18
09/03/2019	Payment		315 - Vi-linh Du		1100 Accounts Receivable	\$415.32	1,550.50
09/03/2019	Payment		314 - Armstrong, Carol & Thomas		1100 Accounts Receivable	\$332.73	1,883.23
09/03/2019	Payment		313 - King, Brian		1100 Accounts Receivable	\$326.98	2,210.21
09/03/2019	Payment		312 - Slocinski, Mieczyslaw & Irena		1100 Accounts Receivable	\$236.21	2,446.42
09/03/2019	Payment		311 - Pretty, Caylea		1100 Accounts Receivable	\$326.98	2,773.40
09/03/2019	Payment		308 - Burda, Veronika		1100 Accounts Receivable	\$312.49	3,085.89
09/03/2019	Payment		306 - Stephen Yeoh		1100 Accounts Receivable	\$332.73	3,418.62
09/03/2019	Payment		304 - Zaher, Andre & Liana		1100 Accounts Receivable	\$312.49	3,731.11
09/03/2019	Payment		303 - Hay, Gary		1100 Accounts Receivable	\$415.32	4,146.43
09/03/2019	Payment		301 - Papadolias, Nicholas		1100 Accounts Receivable	\$406.57	4,553.00
09/03/2019	Payment		221 - Rihana Peiman		1100 Accounts Receivable	\$384.14	4,937.14
09/03/2019	Payment		218 - Andrew Leung		1100 Accounts Receivable	\$212.94	5,150.08
09/03/2019	Payment		217 - Rawlings, Douglas		1100 Accounts Receivable	\$291.98	5,442.06
09/03/2019	Payment		215 - Daher, Mohammed		1100 Accounts Receivable	\$415.32	5,857.38
09/03/2019	Payment		214 - Hickman, Susan		1100 Accounts Receivable	\$332.73	6,190.11
09/03/2019	Payment		213 - Caron, Jean-Luc		1100 Accounts Receivable	\$291.18	6,481.29
09/03/2019	Payment		212 - Pedlar, Shannon		1100 Accounts Receivable	\$272.01	6,753.30
09/03/2019	Payment		211 - Ary, Natan		1100 Accounts Receivable	\$326.98	7,080.28
09/03/2019	Payment		210 - Watkins, Kimberley		1100 Accounts Receivable	\$332.73	7,413.01
09/03/2019	Payment		209 - Pap, Ilona		1100 Accounts Receivable	\$326.98	7,739.99
09/03/2019	Payment		208 - Zachary & Trevor Alletson		1100 Accounts Receivable	\$312.49	8,052.48
09/03/2019	Payment		207 - Brendan Montgomery		1100 Accounts Receivable	\$258.42	8,310.90
09/03/2019	Payment		206 - Wong, Sandra		1100 Accounts Receivable	\$332.73	8,643.63
09/03/2019	Payment		205- Derek Doucett & Christine Volden		1100 Accounts Receivable	\$307.02	8,950.65
09/03/2019	Payment		204 - Temeljkovski, Bojana(OLD OWNER)		1100 Accounts Receivable	\$312.49	9,263.14
09/03/2019	Payment		119 - Paula Ennis		1100 Accounts Receivable	\$384.14	9,647.28
09/03/2019	Payment		117 - Kaitlin Dunn		1100 Accounts Receivable	\$363.90	10,011.18
09/03/2019	Payment		115 - Sargon Poulis		1100 Accounts Receivable	\$400.36	10,411.54
09/03/2019	Payment		112 - Lapietra,		1100 Accounts Receivable	\$272.01	10,683.55

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Vincenzo				
09/03/2019	Payment		111 - Harb, Mona		1100 Accounts Receivable	\$326.98	11,010.53
09/03/2019	Payment		109 - Jijun Zhao		1100 Accounts Receivable	\$326.98	11,337.51
09/03/2019	Payment		108 - Atkinson, Jena		1100 Accounts Receivable	\$306.47	11,643.98
09/03/2019	Payment		107 - Xiyin Deng		1100 Accounts Receivable	\$262.44	11,906.42
09/03/2019	Payment		105 - Huisman, Darcy		1100 Accounts Receivable	\$307.02	12,213.44
09/03/2019	Payment		104 - Hedger, Sheila & Butler, Sally-Ann		1100 Accounts Receivable	\$342.82	12,556.26
09/03/2019	Payment		103 - Burke, Melville & Paulette		1100 Accounts Receivable	\$410.12	12,966.38
09/03/2019	Payment		102 - Jennifer Macri		1100 Accounts Receivable	\$451.15	13,417.53
09/03/2019	Payment		101 - Ahmed Hassan		1100 Accounts Receivable	\$403.83	13,821.36
09/03/2019	Payment		419 - Okwir, Joseph		1100 Accounts Receivable	\$384.14	14,205.50
09/03/2019	Payment		408 - Brown, Marshall		1100 Accounts Receivable	\$312.49	14,517.99
09/03/2019	Payment		404 - Aubin, Marc		1100 Accounts Receivable	\$312.49	14,830.48
09/03/2019	Payment		116 - Anna Davydova		1100 Accounts Receivable	\$410.12	15,240.60
09/03/2019	Payment		416 - Peter & Davina Chow		1100 Accounts Receivable	\$212.94	15,453.54
09/03/2019	Payment		414 - Bo Jiang		1100 Accounts Receivable	\$509.67	15,963.21
09/03/2019	Payment		409 - Biswas, Devaleena		1100 Accounts Receivable	\$277.75	16,240.96
09/03/2019	Payment		407 - Mah, Adeline		1100 Accounts Receivable	\$268.18	16,509.14
09/04/2019	Payment	028	321 - Jessica Hsiung		1100 Accounts Receivable	\$384.14	16,893.28
09/04/2019	Payment	699	415 - Voyce, Geoff & Jackie		1100 Accounts Receivable	\$475.21	17,368.49
09/06/2019	Journal Entry	169		Activity fee- Sep Bank rec 2019	-Split-	\$ -124.35	17,244.14
09/16/2019	Bill Payment (Cheque)	FCN_8749	City of Ottawa Water & Sewer		2000 Accounts Payable	\$ -15,079.26	2,164.88
09/17/2019	Journal Entry	165		Contribution to Reserve- September 2019	-Split-	\$ -8,615.50	-6,450.62
09/17/2019	Bill Payment (Cheque)	FCN_8749_24	Clean Water Works		2000 Accounts Payable	\$ -1,516.46	-7,967.08
09/17/2019	Bill Payment (Cheque)	FCN_8749_22	10424161 Canada Inc.		2000 Accounts Payable	\$ -694.87	-8,661.95
09/17/2019	Bill Payment (Cheque)	FCN_8749_18	Pivotech Doors Inc.		2000 Accounts Payable	\$ -289.08	-8,951.03
09/17/2019	Bill Payment (Cheque)	FCN_8749_19	Technical Standards and Safety Authority		2000 Accounts Payable	\$ -108.00	-9,059.03
09/17/2019	Bill Payment (Cheque)	FCN_8749_18	Day-View Electric Inc.		2000 Accounts Payable	\$ -1,570.70	-10,629.73
09/17/2019	Bill Payment (Cheque)	FCN_8749_21	Davidson Houle Allen LLP		2000 Accounts Payable	\$ -1,248.37	-11,878.10
09/17/2019	Bill Payment (Cheque)	FCN_8749_20	9020934 Canada Inc. (Visitors Parking)		2000 Accounts Payable	\$ -345.78	-12,223.88
09/17/2019	Bill Payment (Cheque)	FCN_8749_16	Optimum Mechanical Solutions		2000 Accounts Payable	\$ -505.68	-12,729.56
09/17/2019	Bill Payment (Cheque)	FCN_8749_14	Waste Connections of Canada Inc.		2000 Accounts Payable	\$ -1,169.55	-13,899.11
09/17/2019	Bill Payment (Cheque)	FCN_8749_13	Canadian Condominium Institute		2000 Accounts Payable	\$ -192.10	-14,091.21
09/17/2019	Bill Payment (Cheque)	FCN_8749_17	Spot Maintenance Ltd.		2000 Accounts Payable	\$ -1,729.94	-15,821.15
09/18/2019	Journal Entry	163		Final account refund	-Split-	\$35.52	-15,785.63
09/18/2019	Journal Entry	164		Invoice # 301778952001190- Ch# D0065589	-Split-	\$3,606.87	-12,178.76
09/20/2019	Payment		114-Blair Moody		1100 Accounts Receivable	\$326.98	-11,851.78
09/30/2019	Journal Entry	168		First Insurance-September 2019 bank rec	-Split-	\$ -2,141.64	-13,993.42
09/30/2019	Payment		205- Derek Doucett & Christine Volden	Garage remote	1100 Accounts Receivable	\$50.00	-13,943.42
09/30/2019	Journal Entry	172		to Clear returned payment 2/28/2019	-Split-	\$ -1,267.01	-15,210.43
09/30/2019	Payment		205- Derek Doucett & Christine Volden		1100 Accounts Receivable	\$307.00	-14,903.43
Total for 1010 Cash Operating Account						\$ -16,573.38	
1020 Cash Reserve Fund							
	Beginning Balance						40,658.68
09/06/2019	Journal Entry	170		Activity fee-Interest on reserve-Sep 2019	-Split-	\$55.72	40,714.40
09/17/2019	Journal Entry	165		Contribution to Reserve- September 2019	-Split-	\$8,615.50	49,329.90
Total for 1020 Cash Reserve Fund						\$8,671.22	
1100 Accounts Receivable							
	Beginning Balance						17,264.73
09/01/2019	Invoice	4262	Greatwise Developments		-Split-	\$475.16	17,739.89
09/01/2019	Invoice	4261	419 - Okwir, Joseph		4005 Income:Common Element Fees	\$384.14	18,124.03
09/01/2019	Invoice	4260	411 - Laframboise, John & Candice		4005 Income:Common Element Fees	\$277.75	18,401.78
09/01/2019	Invoice	4259	402 - Leung, David and Pauline		4005 Income:Common Element Fees	\$485.33	18,887.11
09/01/2019	Invoice	4258	207 - Brendan Montgomery		4005 Income:Common Element Fees	\$258.42	19,145.53
09/01/2019	Invoice	4257	107 - Xiyin Deng		4005 Income:Common Element Fees	\$262.44	19,407.97
09/01/2019	Invoice	4256	208 - Zachary & Trevor Alletson		4005 Income:Common Element Fees	\$312.49	19,720.46
09/01/2019	Invoice	4255	113-Vasi Hatzopoulous		4005 Income:Common Element Fees	\$326.98	20,047.44
09/01/2019	Invoice	4254	106 - Victoria Ashcroft		4005 Income:Common Element Fees	\$326.98	20,374.42
09/01/2019	Invoice	4253	301 - Papadolias, Nicholas		4005 Income:Common Element Fees	\$406.57	20,780.99

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/01/2019	Invoice	4252	217 - Rawlings, Douglas		4005 Income:Common Element Fees	\$291.98	21,072.97
09/01/2019	Invoice	4251	214 - Hickman, Susan		4005 Income:Common Element Fees	\$332.73	21,405.70
09/01/2019	Invoice	4250	209 - Pap, Ilona		4005 Income:Common Element Fees	\$326.98	21,732.68
09/01/2019	Invoice	4249	202 - Nathan Dresser		4005 Income:Common Element Fees	\$485.33	22,218.01
09/01/2019	Invoice	4248	114-Blair Moody		4005 Income:Common Element Fees	\$326.98	22,544.99
09/01/2019	Invoice	4247	108 - Atkinson, Jena		4005 Income:Common Element Fees	\$306.47	22,851.46
09/01/2019	Invoice	4246	321 - Jessica Hsiung		4005 Income:Common Element Fees	\$384.14	23,235.60
09/01/2019	Invoice	4245	117 - Kaitlin Dunn		4005 Income:Common Element Fees	\$363.90	23,599.50
09/01/2019	Invoice	4244	415 - Voyce, Geoff & Jackie		4005 Income:Common Element Fees	\$475.21	24,074.71
09/01/2019	Invoice	4243	307-Mark McCrae-Robert		4005 Income:Common Element Fees	\$232.38	24,307.09
09/01/2019	Invoice	4242	416 - Peter & Davina Chow		4005 Income:Common Element Fees	\$212.94	24,520.03
09/01/2019	Invoice	4241	320 - Barker, Connie		4005 Income:Common Element Fees	\$272.01	24,792.04
09/01/2019	Invoice	4240	408 - Brown, Marshall		4005 Income:Common Element Fees	\$312.49	25,104.53
09/01/2019	Invoice	4239	405 - Brendan Davie		4005 Income:Common Element Fees	\$307.02	25,411.55
09/01/2019	Invoice	4238	409 - Biswas, Devaleena		4005 Income:Common Element Fees	\$277.75	25,689.30
09/01/2019	Invoice	4237	313 - King, Brian		4005 Income:Common Element Fees	\$326.98	26,016.28
09/01/2019	Invoice	4236	406 - Herman & Ann-Marie Cornel		4005 Income:Common Element Fees	\$332.73	26,349.01
09/01/2019	Invoice	4235	116 - Anna Davydova		4005 Income:Common Element Fees	\$410.12	26,759.13
09/01/2019	Invoice	4234	102 - Jennifer Macri		4005 Income:Common Element Fees	\$451.15	27,210.28
09/01/2019	Invoice	4233	101 - Ahmed Hassan		4005 Income:Common Element Fees	\$403.83	27,614.11
09/01/2019	Invoice	4232	319 - Oliver Lamothe		4005 Income:Common Element Fees	\$282.13	27,896.24
09/01/2019	Invoice	4231	311 - Pretty, Caylea		4005 Income:Common Element Fees	\$326.98	28,223.22
09/01/2019	Invoice	4228	213 - Caron, Jean-Luc		4005 Income:Common Element Fees	\$291.18	28,514.40
09/01/2019	Invoice	4227	210 - Watkins, Kimberley		4005 Income:Common Element Fees	\$332.73	28,847.13
09/01/2019	Invoice	4226	104 - Hedger, Sheila & Butler, Sally-Ann		4005 Income:Common Element Fees	\$342.82	29,189.95
09/01/2019	Invoice	4225	317 - Milne, Bradley		4005 Income:Common Element Fees	\$291.98	29,481.93
09/01/2019	Invoice	4224	212 - Pedlar, Shannon		4005 Income:Common Element Fees	\$272.01	29,753.94
09/01/2019	Invoice	4223	111 - Harb, Mona		4005 Income:Common Element Fees	\$326.98	30,080.92
09/01/2019	Invoice	4222	103 - Burke, Melville & Paulette		4005 Income:Common Element Fees	\$410.12	30,491.04
09/01/2019	Invoice	4221	418- Peter Mclean		4005 Income:Common Element Fees	\$272.01	30,763.05
09/01/2019	Invoice	4220	417 - McIntyre, Amanda		4005 Income:Common Element Fees	\$282.13	31,045.18
09/01/2019	Invoice	4219	318 - Tran, Tahn-Tinh		4005 Income:Common Element Fees	\$177.14	31,222.32
09/01/2019	Invoice	4218	105 - Huisman, Darcy		4005 Income:Common Element Fees	\$307.02	31,529.34
09/01/2019	Invoice	4217	110 - Devine, Jake		4005 Income:Common Element Fees	\$326.98	31,856.32
09/01/2019	Invoice	4216	412 - Laframboise, John & Candice		4005 Income:Common Element Fees	\$272.01	32,128.33
09/01/2019	Invoice	4215	404 - Aubin, Marc		4005 Income:Common Element Fees	\$312.49	32,440.82
09/01/2019	Invoice	4214	403 - Janzen, Erika & Jack		4005 Income:Common Element Fees	\$415.32	32,856.14
09/01/2019	Invoice	4213	414 - Bo Jiang		4005 Income:Common Element Fees	\$509.67	33,365.81
09/01/2019	Invoice	4212	407 - Mah, Adeline		4005 Income:Common Element Fees	\$268.18	33,633.99
09/01/2019	Invoice	4211	401 - Silgado, Anne		4005 Income:Common Element Fees	\$406.57	34,040.56
09/01/2019	Invoice	4210	215 - Daher, Mohammed		4005 Income:Common Element Fees	\$415.32	34,455.88
09/01/2019	Invoice	4209	211 - Ary, Natan		4005 Income:Common Element Fees	\$326.98	34,782.86
09/01/2019	Invoice	4208	204-Amaan Ahmad		4005 Income:Common Element Fees	\$312.49	35,095.35
09/01/2019	Invoice	4207	413 - Baskin, Meaghan		4005 Income:Common Element Fees	\$277.75	35,373.10
09/01/2019	Invoice	4206	410 - Lepage, Denis		4005 Income:Common Element Fees	\$272.01	35,645.11
09/01/2019	Invoice	4205	205- Derek Doucett & Christine Volden		4005 Income:Common Element Fees	\$307.02	35,952.13

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/01/2019	Invoice	4204	308 - Burda, Veronika		4005 Income:Common Element Fees	\$312.49	36,264.62
09/01/2019	Invoice	4203	305 - Lafrance, Aline & Alberelli, Raymond		4005 Income:Common Element Fees	\$307.02	36,571.64
09/01/2019	Invoice	4202	304 - Zaher, Andre & Liana		4005 Income:Common Element Fees	\$312.49	36,884.13
09/01/2019	Invoice	4201	112 - Lapietra, Vincenzo		4005 Income:Common Element Fees	\$272.01	37,156.14
09/01/2019	Invoice	4200	115 - Sargon Poulis		4005 Income:Common Element Fees	\$400.36	37,556.50
09/01/2019	Invoice	4199	218 - Andrew Leung		4005 Income:Common Element Fees	\$212.94	37,769.44
09/01/2019	Invoice	4198	206 - Wong, Sandra		4005 Income:Common Element Fees	\$332.73	38,102.17
09/01/2019	Invoice	4197	203 - Yue Zhang		4005 Income:Common Element Fees	\$415.32	38,517.49
09/01/2019	Invoice	4196	221 - Rihanna Peiman		4005 Income:Common Element Fees	\$384.14	38,901.63
09/01/2019	Invoice	4195	118- Michael Mrozek		4005 Income:Common Element Fees	\$307.02	39,208.65
09/01/2019	Invoice	4194	119 - Paula Ennis		4005 Income:Common Element Fees	\$384.14	39,592.79
09/01/2019	Invoice	4193	314 - Armstrong, Carol & Thomas		4005 Income:Common Element Fees	\$332.73	39,925.52
09/01/2019	Invoice	4192	312 - Slocinski, Mieczyslaw & Irena		4005 Income:Common Element Fees	\$236.21	40,161.73
09/01/2019	Invoice	4191	302 - Dham, Houssam		4005 Income:Common Element Fees	\$521.13	40,682.86
09/01/2019	Invoice	4190	309-Wen Lin		4005 Income:Common Element Fees	\$326.98	41,009.84
09/01/2019	Invoice	4189	306 - Stephen Yeoh		4005 Income:Common Element Fees	\$332.73	41,342.57
09/01/2019	Invoice	4188	303 - Hay, Gary		4005 Income:Common Element Fees	\$415.32	41,757.89
09/01/2019	Invoice	4187	219 - Hewitt, Richard & Sharon		4005 Income:Common Element Fees	\$282.13	42,040.02
09/01/2019	Invoice	4186	216 - Mattai, Anjelina		4005 Income:Common Element Fees	\$410.12	42,450.14
09/01/2019	Invoice	4185	201 - Rotter, Roland & Barbara		4005 Income:Common Element Fees	\$406.57	42,856.71
09/01/2019	Invoice	4184	316 - Sophia & Paul Chudis		4005 Income:Common Element Fees	\$410.12	43,266.83
09/01/2019	Invoice	4183	315 - Vi-linh Du		4005 Income:Common Element Fees	\$415.32	43,682.15
09/01/2019	Invoice	4182	109 - Jijun Zhao		4005 Income:Common Element Fees	\$326.98	44,009.13
09/01/2019	Invoice	4230	310 - Maria Andruczyk		4005 Income:Common Element Fees	\$332.73	44,341.86
09/01/2019	Invoice	4229	220 - Erika Frank		4005 Income:Common Element Fees	\$272.01	44,613.87
09/03/2019	Payment		213 - Caron, Jean-Luc		1010 Cash Operating Account	\$ -291.18	44,322.69
09/03/2019	Payment		212 - Pedlar, Shannon		1010 Cash Operating Account	\$ -272.01	44,050.68
09/03/2019	Payment		211 - Ary, Natan		1010 Cash Operating Account	\$ -326.98	43,723.70
09/03/2019	Payment		210 - Watkins, Kimberley		1010 Cash Operating Account	\$ -332.73	43,390.97
09/03/2019	Payment		209 - Pap, Ilona		1010 Cash Operating Account	\$ -326.98	43,063.99
09/03/2019	Payment		208 - Zachary & Trevor Alletson		1010 Cash Operating Account	\$ -312.49	42,751.50
09/03/2019	Payment		207 - Brendan Montgomery		1010 Cash Operating Account	\$ -258.42	42,493.08
09/03/2019	Payment		206 - Wong, Sandra		1010 Cash Operating Account	\$ -332.73	42,160.35
09/03/2019	Payment		205- Derek Doucett & Christine Volden		1010 Cash Operating Account	\$ -307.02	41,853.33
09/03/2019	Payment		204 - Temeljkovski, Bojana(OLD OWNER)		1010 Cash Operating Account	\$ -312.49	41,540.84
09/03/2019	Payment		119 - Paula Ennis		1010 Cash Operating Account	\$ -384.14	41,156.70
09/03/2019	Payment		117 - Kaitlin Dunn		1010 Cash Operating Account	\$ -363.90	40,792.80
09/03/2019	Payment		115 - Sargon Poulis		1010 Cash Operating Account	\$ -400.36	40,392.44
09/03/2019	Payment		112 - Lapietra, Vincenzo		1010 Cash Operating Account	\$ -272.01	40,120.43
09/03/2019	Payment		111 - Harb, Mona		1010 Cash Operating Account	\$ -326.98	39,793.45
09/03/2019	Payment		109 - Jijun Zhao		1010 Cash Operating Account	\$ -326.98	39,466.47
09/03/2019	Payment		108 - Atkinson, Jena		1010 Cash Operating Account	\$ -306.47	39,160.00
09/03/2019	Payment		107 - Xiyin Deng		1010 Cash Operating Account	\$ -262.44	38,897.56
09/03/2019	Payment		105 - Huisman, Darcy		1010 Cash Operating Account	\$ -307.02	38,590.54
09/03/2019	Payment		104 - Hedger, Sheila & Butler, Sally-Ann		1010 Cash Operating Account	\$ -342.82	38,247.72
09/03/2019	Payment		103 - Burke, Melville & Paulette		1010 Cash Operating Account	\$ -410.12	37,837.60
09/03/2019	Payment		102 - Jennifer Macri		1010 Cash Operating Account	\$ -451.15	37,386.45
09/03/2019	Payment		101 - Ahmed Hassan		1010 Cash Operating Account	\$ -403.83	36,982.62
09/03/2019	Payment		419 - Okwir, Joseph		1010 Cash Operating Account	\$ -384.14	36,598.48
09/03/2019	Payment		408 - Brown, Marshall		1010 Cash Operating Account	\$ -312.49	36,285.99
09/03/2019	Payment		404 - Aubin, Marc		1010 Cash Operating Account	\$ -312.49	35,973.50
09/03/2019	Payment		116 - Anna Davydova		1010 Cash Operating Account	\$ -410.12	35,563.38
09/03/2019	Payment		416 - Peter & Davina Chow		1010 Cash Operating Account	\$ -212.94	35,350.44
09/03/2019	Payment		414 - Bo Jiang		1010 Cash Operating Account	\$ -509.67	34,840.77
09/03/2019	Payment		409 - Biswas, Devaleena		1010 Cash Operating Account	\$ -277.75	34,563.02

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/03/2019	Payment		407 - Mah, Adeline		1010 Cash Operating Account	\$ -268.18	34,294.84
09/03/2019	Payment		403 - Janzen, Erika & Jack		1010 Cash Operating Account	\$ -415.32	33,879.52
09/03/2019	Payment		319 - Oliver Lamothe		1010 Cash Operating Account	\$ -282.13	33,597.39
09/03/2019	Payment		318 - Tran, Tahn-Tinh		1010 Cash Operating Account	\$ -177.14	33,420.25
09/03/2019	Payment		310 - Maria Andruczyk		1010 Cash Operating Account	\$ -332.73	33,087.52
09/03/2019	Payment		305 - Lafrance, Aline & Alberelli, Raymond		1010 Cash Operating Account	\$ -307.02	32,780.50
09/03/2019	Payment		302 - Dham, Houssam		1010 Cash Operating Account	\$ -521.13	32,259.37
09/03/2019	Payment		220 - Erika Frank		1010 Cash Operating Account	\$ -272.01	31,987.36
09/03/2019	Payment		219 - Hewitt, Richard & Sharon		1010 Cash Operating Account	\$ -282.13	31,705.23
09/03/2019	Payment		216 - Mattai, Anjelina		1010 Cash Operating Account	\$ -410.12	31,295.11
09/03/2019	Payment		203 - Yue Zhang		1010 Cash Operating Account	\$ -415.32	30,879.79
09/03/2019	Payment		201 - Rotter, Roland & Barbara		1010 Cash Operating Account	\$ -406.57	30,473.22
09/03/2019	Payment		110 - Devine, Jake		1010 Cash Operating Account	\$ -326.98	30,146.24
09/03/2019	Payment		106 - Victoria Ashcroft		1010 Cash Operating Account	\$ -326.98	29,819.26
09/03/2019	Payment		418- Peter Mclean		1010 Cash Operating Account	\$ -272.01	29,547.25
09/03/2019	Payment		417 - McIntyre, Amanda		1010 Cash Operating Account	\$ -282.13	29,265.12
09/03/2019	Payment		413 - Baskin, Meaghan		1010 Cash Operating Account	\$ -277.75	28,987.37
09/03/2019	Payment		412 - Laframboise, John & Candice		1010 Cash Operating Account	\$ -272.01	28,715.36
09/03/2019	Payment		411 - Laframboise, John & Candice		1010 Cash Operating Account	\$ -277.75	28,437.61
09/03/2019	Payment		410 - Lepage, Denis		1010 Cash Operating Account	\$ -272.01	28,165.60
09/03/2019	Payment		406 - Herman & Ann-Marie Cornel		1010 Cash Operating Account	\$ -332.73	27,832.87
09/03/2019	Payment		405 - Brendan Davie		1010 Cash Operating Account	\$ -307.02	27,525.85
09/03/2019	Payment		402 - Leung, David and Pauline		1010 Cash Operating Account	\$ -485.33	27,040.52
09/03/2019	Payment		401 - Silgado, Anne		1010 Cash Operating Account	\$ -406.57	26,633.95
09/03/2019	Payment		320 - Barker, Connie		1010 Cash Operating Account	\$ -272.01	26,361.94
09/03/2019	Payment		317 - Milne, Bradley		1010 Cash Operating Account	\$ -291.98	26,069.96
09/03/2019	Payment		316 - Sophia & Paul Chudis		1010 Cash Operating Account	\$ -410.12	25,659.84
09/03/2019	Payment		315 - Vi-linh Du		1010 Cash Operating Account	\$ -415.32	25,244.52
09/03/2019	Payment		314 - Armstrong, Carol & Thomas		1010 Cash Operating Account	\$ -332.73	24,911.79
09/03/2019	Payment		313 - King, Brian		1010 Cash Operating Account	\$ -326.98	24,584.81
09/03/2019	Payment		312 - Slocinski, Mieczyslaw & Irena		1010 Cash Operating Account	\$ -236.21	24,348.60
09/03/2019	Payment		311 - Pretty, Caylea		1010 Cash Operating Account	\$ -326.98	24,021.62
09/03/2019	Payment		308 - Burda, Veronika		1010 Cash Operating Account	\$ -312.49	23,709.13
09/03/2019	Payment		306 - Stephen Yeoh		1010 Cash Operating Account	\$ -332.73	23,376.40
09/03/2019	Payment		304 - Zaher, Andre & Liana		1010 Cash Operating Account	\$ -312.49	23,063.91
09/03/2019	Payment		303 - Hay, Gary		1010 Cash Operating Account	\$ -415.32	22,648.59
09/03/2019	Payment		301 - Papadolias, Nicholas		1010 Cash Operating Account	\$ -406.57	22,242.02
09/03/2019	Payment		221 - Rihana Peiman		1010 Cash Operating Account	\$ -384.14	21,857.88
09/03/2019	Payment		218 - Andrew Leung		1010 Cash Operating Account	\$ -212.94	21,644.94
09/03/2019	Payment		217 - Rawlings, Douglas		1010 Cash Operating Account	\$ -291.98	21,352.96
09/03/2019	Payment		215 - Daher, Mohammed		1010 Cash Operating Account	\$ -415.32	20,937.64
09/03/2019	Payment		214 - Hickman, Susan		1010 Cash Operating Account	\$ -332.73	20,604.91
09/04/2019	Payment	028	321 - Jessica Hsiung		1010 Cash Operating Account	\$ -384.14	20,220.77
09/04/2019	Payment	699	415 - Voyce, Geoff & Jackie		1010 Cash Operating Account	\$ -475.21	19,745.56
09/20/2019	Payment		114-Blair Moody		1010 Cash Operating Account	\$ -326.98	19,418.58
09/30/2019	Payment		205- Derek Doucett & Christine Volden		1010 Cash Operating Account	\$ -307.00	19,111.58
09/30/2019	Payment		205- Derek Doucett & Christine Volden		1010 Cash Operating Account	\$ -50.00	19,061.58
Total for 1100 Accounts Receivable						\$1,796.85	
1041 Due from Developer							
Beginning Balance							459.00
Total for 1041 Due from Developer							
1101 Misc AR							
Beginning Balance							-255.19
Total for 1101 Misc AR							
1103 Other AR - Enercare							
Beginning Balance							1,866.00
Total for 1103 Other AR - Enercare							
1117 Prepaid - Enbridge Deposit							
Beginning Balance							2,816.00
Total for 1117 Prepaid - Enbridge Deposit							
1118 Prepaid Expenses - Other							
Beginning Balance							1,072.59
09/26/2019	Journal Entry	166		Prepaid Fire Inspection- September 2019	-Split-	\$ -93.24	979.35
09/26/2019	Journal Entry	167		CAO Fees - September 2019	-Split-	\$ -60.00	919.35

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 1118 Prepaid Expenses - Other						\$ -153.24	
1130 Reserve Accrued Interest Receivable							
Beginning Balance							1,980.50
Total for 1130 Reserve Accrued Interest Receivable							
R1300 Due from Operating Fund							
Beginning Balance							7,087.58
Total for R1300 Due from Operating Fund							
1300 RBC DS Investment Account							
Beginning Balance							188,858.95
Total for 1300 RBC DS Investment Account							
2000 Accounts Payable							
Beginning Balance							53,836.75
09/01/2019	Bill		CI Property Management	Condo Act Changes Monthly increase in management fee due to new condo act changes	5830 Administrative Expenses:Property Management Fees	\$641.84	54,478.59
09/01/2019	Bill	3222	CI Property Management	Property management fee	5830 Administrative Expenses:Property Management Fees	\$3,541.67	58,020.26
09/01/2019	Bill	1227	9020934 Canada Inc. (Visitors Parking)	Visitor parking monthly rate - September 2019	5450 Contracts:Security Contract	\$345.78	58,366.04
09/01/2019	Bill	729	10424161 Canada Inc.	Maintenance Service-invoice date July 04, 2019	5504 General Repairs & Maintenance:Emergency Calls	\$67.80	58,433.84
09/01/2019	Bill	2271	10424161 Canada Inc.	After hours on site service-Invoice date: May 10, 2019	5504 General Repairs & Maintenance:Emergency Calls	\$271.20	58,705.04
09/01/2019	Bill	2015	Exact Interlock Ltd.	Summer maintenance as per contract	5435 Contracts:Landscaping	\$572.25	59,277.29
09/01/2019	Journal Entry	162		to correct Enbridge bill # 2019-07-25 2019-08-26 910024830661	-Split-	\$ -2,823.01	56,454.28
09/01/2019	Bill Payment (Cheque)	FCN_8749_14	Enbridge		-Split-		56,454.28
09/01/2019	Bill	16357	Tremblay Fire Solutions Ltd.	Monthly Inspection of FA, FE and E Lights-Invoice date: Aug 31,2019	5405 Contracts:Annual Fire Inspection	\$107.35	56,561.63
09/01/2019	Bill	Correct 910024830661	Enbridge	to correct bill # 910024830661	5010 Utilities Expense:Gas	\$156.60	56,718.23
09/03/2019	Bill	801	10424161 Canada Inc.	Elevator Booking	5504 General Repairs & Maintenance:Emergency Calls	\$67.80	56,786.03
09/03/2019	Bill	733	10424161 Canada Inc.	Elevator Booking-invoice date July 15, 2019	5504 General Repairs & Maintenance:Emergency Calls	\$67.80	56,853.83
09/03/2019	Bill Payment (Cheque)	PAPSep32019	CI Property Management		1010 Cash Operating Account	\$ -4,075.18	52,778.65
09/03/2019	Bill Payment (Cheque)	PAPsep32019	Hydro Ottawa		1010 Cash Operating Account	\$ -5,094.59	47,684.06
09/04/2019	Supplier Credit	190904 6138289085010	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc00994/804	5040 Utilities Expense:Enterphone & Elevator Phone Lines	\$ -35.52	47,648.54
09/04/2019	Bill	810	10424161 Canada Inc.	Elevator Booking	5504 General Repairs & Maintenance:Emergency Calls	\$67.80	47,716.34
09/12/2019	Bill	40709	Pivotech Doors Inc.	Preventative Maintenance on OVHD	5475 Contracts:Garage Door Maintenance Contract	\$214.36	47,930.70
09/13/2019	Bill	83640	Nutri-Lawn	Service call	5520 General Repairs & Maintenance:Landscaping	\$122.04	48,052.74
09/16/2019	Bill	2019-09-16 6390515321	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc00994/775	5020 Utilities Expense:Hydro	\$4,341.13	52,393.87
09/16/2019	Bill	83656	Nutri-Lawn	Irrigation Winterization Service	5520 General Repairs & Maintenance:Landscaping	\$241.82	52,635.69
09/16/2019	Bill Payment (Cheque)	FCN_8749	City of Ottawa Water & Sewer		1010 Cash Operating Account	\$ -15,079.26	37,556.43
09/17/2019	Bill Payment (Cheque)	FCN_8749_13	Canadian Condominium Institute		1010 Cash Operating Account	\$ -192.10	37,364.33
09/17/2019	Bill Payment (Cheque)	FCN_8749_22	10424161 Canada Inc.		1010 Cash Operating Account	\$ -694.87	36,669.46
09/17/2019	Bill Payment (Cheque)	FCN_8749_18	Pivotech Doors Inc.		1010 Cash Operating Account	\$ -289.08	36,380.38
09/17/2019	Bill Payment (Cheque)	FCN_8749_19	Technical Standards and Safety Authority		1010 Cash Operating Account	\$ -108.00	36,272.38
09/17/2019	Bill Payment (Cheque)	FCN_8749_18	Day-View Electric Inc.		1010 Cash Operating Account	\$ -1,570.70	34,701.68
09/17/2019	Bill Payment (Cheque)	FCN_8749_21	Davidson Houle Allen LLP		1010 Cash Operating Account	\$ -1,248.37	33,453.31
09/17/2019	Bill Payment (Cheque)	FCN_8749_20	9020934 Canada Inc. (Visitors Parking)		1010 Cash Operating Account	\$ -345.78	33,107.53
09/17/2019	Bill Payment (Cheque)	FCN_8749_24	Clean Water Works		1010 Cash Operating Account	\$ -1,516.46	31,591.07
09/17/2019	Bill Payment (Cheque)	FCN_8749_16	Optimum Mechanical Solutions		1010 Cash Operating Account	\$ -505.68	31,085.39
09/17/2019	Bill Payment (Cheque)	FCN_8749_14	Waste Connections of Canada Inc.		1010 Cash Operating Account	\$ -1,169.55	29,915.84
09/17/2019	Bill Payment (Cheque)	FCN_8749_17	Spot Maintenance Ltd.		1010 Cash Operating Account	\$ -1,729.94	28,185.90
09/18/2019	Supplier Credit	Sep182019	Bell	Final account refund	5040 Utilities Expense:Enterphone & Elevator Phone Lines	\$ -35.52	28,150.38
09/18/2019	Journal Entry	163		Final account refund	-Split-	\$35.52	28,185.90
09/18/2019	Bill Payment (Cheque)	FCN_8749_14	Bell		-Split-		28,185.90
09/20/2019	Bill	142634	Ainger Cabling & Security	Labour	5536 General Repairs & Maintenance:Security	\$135.60	28,321.50

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/20/2019	Bill	FO05164A19	OTIS Canada Inc	Service contract charges	5418 Contracts:Elevator	\$1,423.80	29,745.30
09/20/2019	Bill	2588	10424161 Canada Inc.	After hour phone call service	5504 General Repairs & Maintenance:Emergency Calls	\$50.85	29,796.15
09/23/2019	Bill	M0919-48	Spot Maintenance Ltd.	Regular monthly cleaning	5430 Contracts:Cleaning Contract	\$1,729.94	31,526.09
09/24/2019	Bill	2595	10424161 Canada Inc.	After hour phone call service	5504 General Repairs & Maintenance:Emergency Calls	\$50.85	31,576.94
09/27/2019	Bill	190927 910024830661	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc00994/836	5010 Utilities Expense:Gas	\$199.34	31,776.28
09/30/2019	Supplier Credit	PMfee 2019	CI Property Management	Supplier credit- Additional PM fee- June-Sep 2019	-Split-	\$ -2,567.36	29,208.92
09/30/2019	Journal Entry	172		to Clear returned payment 2/28/2019	-Split-	\$ -1,267.01	27,941.91
09/30/2019	Bill Payment (Cheque)	CWP776	CI Property Management		-Split-		27,941.91
09/30/2019	Bill Payment (Cheque)	CWP777	Potencia Technologies		-Split-		27,941.91
09/30/2019	Bill		Waste Connections of Canada Inc.	Monthly basic container charges	5424 Contracts:Garbage/Recycling Bin Removal	\$389.85	28,331.76
Total for 2000 Accounts Payable						\$ -25,504.99	
2010 Accrued Liabilities							
Beginning Balance							9,226.39
09/01/2019	Journal Entry	161R		utility accrual -August 2019	-Split-	\$ -4,930.27	4,296.12
09/30/2019	Journal Entry	171		Utility accrual- Sep 2019	-Split-	\$9,596.80	13,892.92
Total for 2010 Accrued Liabilities						\$4,666.53	
2020 Due to/from Reserve							
Beginning Balance							7,087.58
Total for 2020 Due to/from Reserve							
3000 Opening Balance Equity							
Beginning Balance							37,299.00
Total for 3000 Opening Balance Equity							
Retained Earnings							
Beginning Balance							186,005.03
Total for Retained Earnings							
4000 Income							
4005 Common Element Fees							
Beginning Balance							82,047.42
09/01/2019	Invoice	4197	203 - Yue Zhang	Common element fees	1100 Accounts Receivable	\$415.32	82,462.74
09/01/2019	Invoice	4196	221 - Rihana Peiman	Common element fees	1100 Accounts Receivable	\$384.14	82,846.88
09/01/2019	Invoice	4195	118- Michael Mrozek	Common element fees	1100 Accounts Receivable	\$307.02	83,153.90
09/01/2019	Invoice	4194	119 - Paula Ennis	Common element fees	1100 Accounts Receivable	\$384.14	83,538.04
09/01/2019	Invoice	4193	314 - Armstrong, Carol & Thomas	Common element fees	1100 Accounts Receivable	\$332.73	83,870.77
09/01/2019	Invoice	4192	312 - Slocinski, Mieczyslaw & Irena	Common element fees	1100 Accounts Receivable	\$236.21	84,106.98
09/01/2019	Invoice	4191	302 - Dham, Houssam	Common element fees	1100 Accounts Receivable	\$521.13	84,628.11
09/01/2019	Invoice	4190	309-Wen Lin	Common element fees	1100 Accounts Receivable	\$326.98	84,955.09
09/01/2019	Invoice	4189	306 - Stephen Yeoh	Common element fees	1100 Accounts Receivable	\$332.73	85,287.82
09/01/2019	Invoice	4188	303 - Hay, Gary	Common element fees	1100 Accounts Receivable	\$415.32	85,703.14
09/01/2019	Invoice	4187	219 - Hewitt, Richard & Sharon	Common element fees	1100 Accounts Receivable	\$282.13	85,985.27
09/01/2019	Invoice	4186	216 - Mattai, Anjelina	Common element fees	1100 Accounts Receivable	\$410.12	86,395.39
09/01/2019	Invoice	4185	201 - Rotter, Roland & Barbara	Common element fees	1100 Accounts Receivable	\$406.57	86,801.96
09/01/2019	Invoice	4184	316 - Sophia & Paul Chudis	Common element fees	1100 Accounts Receivable	\$410.12	87,212.08
09/01/2019	Invoice	4183	315 - Vi-linh Du	Common element fees	1100 Accounts Receivable	\$415.32	87,627.40
09/01/2019	Invoice	4182	109 - Jijun Zhao	Common element fees	1100 Accounts Receivable	\$326.98	87,954.38
09/01/2019	Invoice	4230	310 - Maria Andruczyk	Common element fees	1100 Accounts Receivable	\$332.73	88,287.11
09/01/2019	Invoice	4229	220 - Erika Frank	Common element fees	1100 Accounts Receivable	\$272.01	88,559.12
09/01/2019	Invoice	4262	Greatwise Developments	Storage - Unsold	1100 Accounts Receivable	\$9.76	88,568.88
09/01/2019	Invoice	4262	Greatwise Developments	Parking - Unsold	1100 Accounts Receivable	\$465.40	89,034.28
09/01/2019	Invoice	4261	419 - Okwir, Joseph	Common element fees	1100 Accounts Receivable	\$384.14	89,418.42
09/01/2019	Invoice	4260	411 - Laframboise, John & Candice	Common element fees	1100 Accounts Receivable	\$277.75	89,696.17
09/01/2019	Invoice	4259	402 - Leung, David and Pauline	Common element fees	1100 Accounts Receivable	\$485.33	90,181.50
09/01/2019	Invoice	4258	207 - Brendan Montgomery	Common element fees	1100 Accounts Receivable	\$258.42	90,439.92
09/01/2019	Invoice	4257	107 - Xiyin Deng	Common element fees	1100 Accounts Receivable	\$262.44	90,702.36
09/01/2019	Invoice	4256	208 - Zachary & Trevor Alletson	Common element fees	1100 Accounts Receivable	\$312.49	91,014.85
09/01/2019	Invoice	4255	113-Vasi Hatzopoulous	Common element fees	1100 Accounts Receivable	\$326.98	91,341.83
09/01/2019	Invoice	4254	106 - Victoria Ashcroft	Common element fees	1100 Accounts Receivable	\$326.98	91,668.81
09/01/2019	Invoice	4253	301 - Papadolias, Nicholas	Common element fees	1100 Accounts Receivable	\$406.57	92,075.38
09/01/2019	Invoice	4252	217 - Rawlings, Douglas	Common element fees	1100 Accounts Receivable	\$291.98	92,367.36
09/01/2019	Invoice	4251	214 - Hickman, Susan	Common element fees	1100 Accounts Receivable	\$332.73	92,700.09
09/01/2019	Invoice	4250	209 - Pap, Ilona	Common element fees	1100 Accounts Receivable	\$326.98	93,027.07
09/01/2019	Invoice	4249	202 - Nathan Dresser	Common element fees	1100 Accounts Receivable	\$485.33	93,512.40
09/01/2019	Invoice	4248	114-Blair Moody	Common element fees	1100 Accounts Receivable	\$326.98	93,839.38

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/01/2019	Invoice	4247	108 - Atkinson, Jena	Common element fees	1100 Accounts Receivable	\$306.47	94,145.85
09/01/2019	Invoice	4246	321 - Jessica Hsiung	Common element fees	1100 Accounts Receivable	\$384.14	94,529.99
09/01/2019	Invoice	4245	117 - Kaitlin Dunn	Common element fees	1100 Accounts Receivable	\$363.90	94,893.89
09/01/2019	Invoice	4244	415 - Voyce, Geoff & Jackie	Common element fees	1100 Accounts Receivable	\$475.21	95,369.10
09/01/2019	Invoice	4243	307-Mark McCrae- Robert	Common element fees	1100 Accounts Receivable	\$232.38	95,601.48
09/01/2019	Invoice	4242	416 - Peter & Davina Chow	Common element fees	1100 Accounts Receivable	\$212.94	95,814.42
09/01/2019	Invoice	4241	320 - Barker, Connie	Common element fees	1100 Accounts Receivable	\$272.01	96,086.43
09/01/2019	Invoice	4240	408 - Brown, Marshall	Common element fees	1100 Accounts Receivable	\$312.49	96,398.92
09/01/2019	Invoice	4239	405 - Brendan Davie	Common element fees	1100 Accounts Receivable	\$307.02	96,705.94
09/01/2019	Invoice	4238	409 - Biswas, Devaleena	Common element fees	1100 Accounts Receivable	\$277.75	96,983.69
09/01/2019	Invoice	4237	313 - King, Brian	Common element fees	1100 Accounts Receivable	\$326.98	97,310.67
09/01/2019	Invoice	4236	406 - Herman & Ann-Marie Cornel	Common element fees	1100 Accounts Receivable	\$332.73	97,643.40
09/01/2019	Invoice	4235	116 - Anna Davydova	Common element fees	1100 Accounts Receivable	\$410.12	98,053.52
09/01/2019	Invoice	4234	102 - Jennifer Macri	Common element fees	1100 Accounts Receivable	\$451.15	98,504.67
09/01/2019	Invoice	4233	101 - Ahmed Hassan	Common element fees - unit / parking / locker	1100 Accounts Receivable	\$403.83	98,908.50
09/01/2019	Invoice	4232	319 - Oliver Lamothe	Common element fees	1100 Accounts Receivable	\$282.13	99,190.63
09/01/2019	Invoice	4231	311 - Pretty, Caylea	Common element fees	1100 Accounts Receivable	\$326.98	99,517.61
09/01/2019	Invoice	4228	213 - Caron, Jean-Luc	Common element fees	1100 Accounts Receivable	\$291.18	99,808.79
09/01/2019	Invoice	4227	210 - Watkins, Kimberley	Common element fees	1100 Accounts Receivable	\$332.73	100,141.52
09/01/2019	Invoice	4226	104 - Hedger, Sheila & Butler, Sally-Ann	Common element fees	1100 Accounts Receivable	\$342.82	100,484.34
09/01/2019	Invoice	4225	317 - Milne, Bradley	Common element fees	1100 Accounts Receivable	\$291.98	100,776.32
09/01/2019	Invoice	4224	212 - Pedlar, Shannon	Common element fees	1100 Accounts Receivable	\$272.01	101,048.33
09/01/2019	Invoice	4223	111 - Harb, Mona	Common element fees	1100 Accounts Receivable	\$326.98	101,375.31
09/01/2019	Invoice	4222	103 - Burke, Melville & Paulette	Common element fees	1100 Accounts Receivable	\$410.12	101,785.43
09/01/2019	Invoice	4221	418- Peter Mclean	Common element fees	1100 Accounts Receivable	\$272.01	102,057.44
09/01/2019	Invoice	4220	417 - McIntyre, Amanda	Common element fees	1100 Accounts Receivable	\$282.13	102,339.57
09/01/2019	Invoice	4219	318 - Tran, Tahn-Tinh	Common element fees	1100 Accounts Receivable	\$177.14	102,516.71
09/01/2019	Invoice	4218	105 - Huisman, Darcy	Common element fees	1100 Accounts Receivable	\$307.02	102,823.73
09/01/2019	Invoice	4217	110 - Devine, Jake	Common element fees	1100 Accounts Receivable	\$326.98	103,150.71
09/01/2019	Invoice	4216	412 - Laframboise, John & Candice	Common element fees	1100 Accounts Receivable	\$272.01	103,422.72
09/01/2019	Invoice	4215	404 - Aubin, Marc	Common element fees	1100 Accounts Receivable	\$312.49	103,735.21
09/01/2019	Invoice	4214	403 - Janzen, Erika & Jack	Common element fees	1100 Accounts Receivable	\$415.32	104,150.53
09/01/2019	Invoice	4213	414 - Bo Jiang	Common element fees	1100 Accounts Receivable	\$509.67	104,660.20
09/01/2019	Invoice	4212	407 - Mah, Adeline	Common element fees	1100 Accounts Receivable	\$268.18	104,928.38
09/01/2019	Invoice	4211	401 - Silgado, Anne	Common element fees	1100 Accounts Receivable	\$406.57	105,334.95
09/01/2019	Invoice	4210	215 - Daher, Mohammed	Common element fees	1100 Accounts Receivable	\$415.32	105,750.27
09/01/2019	Invoice	4209	211 - Ary, Natan	Common element fees	1100 Accounts Receivable	\$326.98	106,077.25
09/01/2019	Invoice	4208	204-Amaan Ahmad	Common element fees	1100 Accounts Receivable	\$312.49	106,389.74
09/01/2019	Invoice	4207	413 - Baskin, Meaghan	Common element fees	1100 Accounts Receivable	\$277.75	106,667.49
09/01/2019	Invoice	4206	410 - Lepage, Denis	Common element fees	1100 Accounts Receivable	\$272.01	106,939.50
09/01/2019	Invoice	4205	205- Derek Doucett & Christine Volden	Common element fees	1100 Accounts Receivable	\$307.02	107,246.52
09/01/2019	Invoice	4204	308 - Burda, Veronika	Common element fees	1100 Accounts Receivable	\$312.49	107,559.01
09/01/2019	Invoice	4203	305 - Lafrance, Aline & Alberelli, Raymond	Common element fees	1100 Accounts Receivable	\$307.02	107,866.03
09/01/2019	Invoice	4202	304 - Zaher, Andre & Liana	Common element fees	1100 Accounts Receivable	\$312.49	108,178.52
09/01/2019	Invoice	4201	112 - Lapietra, Vincenzo	Common element fees	1100 Accounts Receivable	\$272.01	108,450.53
09/01/2019	Invoice	4200	115 - Sargon Poulis	Common element fees	1100 Accounts Receivable	\$400.36	108,850.89
09/01/2019	Invoice	4199	218 - Andrew Leung	Common element fees	1100 Accounts Receivable	\$212.94	109,063.83
09/01/2019	Invoice	4198	206 - Wong, Sandra	Common element fees	1100 Accounts Receivable	\$332.73	109,396.56
Total for 4005 Common Element Fees						\$27,349.14	
4015 Hydro Recovery - Enercare							
Beginning Balance							7,572.05
09/18/2019	Journal Entry	164	Invoice # 301778952001190- Ch# D0065589			-Split-	\$3,606.87 11,178.92
Total for 4015 Hydro Recovery - Enercare						\$3,606.87	
4035 Misc. Income							
Beginning Balance							205.11
Total for 4035 Misc. Income							
Total for 4000 Income						\$30,956.01	
Sales							
Beginning Balance							-50.88
Total for Sales							
4030 Contribution to Reserve Fund							
Beginning Balance							25,846.50
09/17/2019	Journal Entry	165	Contribution to Reserve- September 2019			-Split-	\$8,615.50 34,462.00
Total for 4030 Contribution to Reserve Fund						\$8,615.50	
5000 Utilities Expense							
5010 Gas							
Beginning Balance							843.28

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
09/01/2019	Bill	Correct 910024830661	Enbridge	2019-07-25 2019-08-26 910024830661	2000 Accounts Payable	\$156.60	999.88
09/01/2019	Journal Entry	162		to correct Enbridge bill # 2019-07-25 2019-08-26 910024830661	-Split-	\$ -2,823.01	-1,823.13
09/27/2019	Bill	190927 910024830661	Enbridge	2019-08-27 2019-09-25 910024830661	2000 Accounts Payable	\$199.34	-1,623.79
09/30/2019	Journal Entry	171		Utility accrual- Sep 2019	-Split-	\$33.22	-1,590.57
Total for 5010 Gas						\$ -2,433.85	
5020 Hydro							12,017.27
Beginning Balance							
09/01/2019	Journal Entry	161R		utility accrual -August 2019	-Split-	\$ -4,930.27	7,087.00
09/16/2019	Bill	2019-09-16 6390515321	Hydro Ottawa	2019-07-31 2019-08-31 6390515321 PAP	2000 Accounts Payable	\$4,341.13	11,428.13
09/30/2019	Journal Entry	171		Utility accrual- Sep 2019	-Split-	\$4,069.81	15,497.94
Total for 5020 Hydro						\$3,480.67	
5030 Water & Sewer							9,094.27
Beginning Balance							
09/30/2019	Journal Entry	171		Utility accrual- Sep 2019	-Split-	\$5,493.77	14,588.04
Total for 5030 Water & Sewer						\$5,493.77	
5040 Enterphone & Elevator Phone Lines							1,795.08
Beginning Balance							
09/04/2019	Supplier Credit	190904 6138289085010	Bell	2019-09 Monthly 6138289085010	2000 Accounts Payable	\$ -35.52	1,759.56
09/18/2019	Supplier Credit	Sep182019	Bell	Final account refund	2000 Accounts Payable	\$ -35.52	1,724.04
Total for 5040 Enterphone & Elevator Phone Lines						\$ -71.04	
Total for 5000 Utilities Expense						\$6,469.55	
5400 Contracts							279.65
5405 Annual Fire Inspection							
Beginning Balance							
09/01/2019	Bill	16357	Tremblay Fire Solutions Ltd.	Monthly Inspection of FA, FE and E Lights-Invoice date: Aug 31,2019	2000 Accounts Payable	\$107.35	387.00
09/26/2019	Journal Entry	166		Prepaid Fire Inspection- September 2019	-Split-	\$93.24	480.24
Total for 5405 Annual Fire Inspection						\$200.59	
5416 Dryer Vent Cleaning							107.35
Beginning Balance							
Total for 5416 Dryer Vent Cleaning							
5418 Elevator							1,423.80
09/20/2019	Bill	FO05164A19	OTIS Canada Inc	Service contract charges	2000 Accounts Payable	\$1,423.80	1,423.80
Total for 5418 Elevator						\$1,423.80	
5420 Fire Alarm Monitoring							305.10
Beginning Balance							
Total for 5420 Fire Alarm Monitoring							
5424 Garbage/Recycling Bin Removal							1,565.25
Beginning Balance							
09/30/2019	Bill		Waste Connections of Canada Inc.	Monthly basic container charges	2000 Accounts Payable	\$389.85	1,955.10
Total for 5424 Garbage/Recycling Bin Removal						\$389.85	
5430 Cleaning Contract							5,189.82
Beginning Balance							
09/23/2019	Bill	M0919-48	Spot Maintenance Ltd.	Regular monthly cleaning	2000 Accounts Payable	\$1,729.94	6,919.76
Total for 5430 Cleaning Contract						\$1,729.94	
5435 Landscaping							572.25
09/01/2019	Bill	2015	Exact Interlock Ltd.	Summer maintenance as per contract	2000 Accounts Payable	\$572.25	572.25
Total for 5435 Landscaping						\$572.25	
5450 Security Contract							345.78
09/01/2019	Bill	1227	9020934 Canada Inc. (Visitors Parking)	Visitor parking monthly rate - September 2019	2000 Accounts Payable	\$345.78	345.78
Total for 5450 Security Contract						\$345.78	
5455 Snow Removal Contract							1,423.80
Beginning Balance							
Total for 5455 Snow Removal Contract							
5457 R&M Visitor's Parking							1,037.34
Beginning Balance							
Total for 5457 R&M Visitor's Parking							
5465 Garage Cleaning							2,289.00
Beginning Balance							
Total for 5465 Garage Cleaning							
5475 Garage Door Maintenance Contract							214.36
09/12/2019	Bill	40709	Pivotech Doors Inc.	Preventative Maintenance on OVHD	2000 Accounts Payable	\$214.36	214.36
Total for 5475 Garage Door Maintenance Contract						\$214.36	
Total for 5400 Contracts						\$4,876.57	
5500 General Repairs & Maintenance							28,795.70
5501 Reimbursable Expense							
Beginning							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance							
Total for 5501 Reimbursable Expense							
5503 General Repairs and Maintenance							
Beginning Balance							1,085.90
Total for 5503 General Repairs and Maintenance							
5504 Emergency Calls							
Beginning Balance							1,251.40
09/01/2019	Bill	729	10424161 Canada Inc.	Maintenance Service-invoice date July 04, 2019	2000 Accounts Payable	\$67.80	1,319.20
09/01/2019	Bill	2271	10424161 Canada Inc.	After hours on site service-Invoice date: May 10, 2019	2000 Accounts Payable	\$271.20	1,590.40
09/03/2019	Bill	801	10424161 Canada Inc.	Elevator Booking	2000 Accounts Payable	\$67.80	1,658.20
09/03/2019	Bill	733	10424161 Canada Inc.	Elevator Booking-invoice date July 15, 2019	2000 Accounts Payable	\$67.80	1,726.00
09/04/2019	Bill	810	10424161 Canada Inc.	Elevator Booking	2000 Accounts Payable	\$67.80	1,793.80
09/20/2019	Bill	2588	10424161 Canada Inc.	After hour phone call service	2000 Accounts Payable	\$50.85	1,844.65
09/24/2019	Bill	2595	10424161 Canada Inc.	After hour phone call service	2000 Accounts Payable	\$50.85	1,895.50
Total for 5504 Emergency Calls						\$644.10	
5505 Locks & Keys							
Beginning Balance							60.00
Total for 5505 Locks & Keys							
5519 Electrical Maintenance & Supplies							
Beginning Balance							1,570.70
Total for 5519 Electrical Maintenance & Supplies							
5520 Landscaping							
Beginning Balance							168.95
09/13/2019	Bill	83640	Nutri-Lawn	Service call	2000 Accounts Payable	\$122.04	290.99
09/16/2019	Bill	83656	Nutri-Lawn	Irrigation Winterization Service	2000 Accounts Payable	\$241.82	532.81
Total for 5520 Landscaping						\$363.86	
5531 Signs & Markings							
Beginning Balance							396.43
Total for 5531 Signs & Markings							
5536 Security							
Beginning Balance							1,516.46
09/20/2019	Bill	142634	Ainger Cabling & Security	Labour	2000 Accounts Payable	\$135.60	1,652.06
Total for 5536 Security						\$135.60	
5540 HVAC							
Beginning Balance							1,845.87
Total for 5540 HVAC							
5550 Elevator							
Beginning Balance							243.60
Total for 5550 Elevator							
Total for 5500 General Repairs & Maintenance						\$1,143.56	
5800 Administrative Expenses							
5806 CAO Fees							
Beginning Balance							372.10
09/26/2019	Journal Entry	167		CAO Fees - September 2019	-Split-	\$60.00	432.10
Total for 5806 CAO Fees						\$60.00	
5810 Insurance Expense/General & Liability Insurance							
Beginning Balance							6,424.92
09/30/2019	Journal Entry	168		First Insurance-September 2019 bank rec	-Split-	\$2,141.64	8,566.56
Total for 5810 Insurance Expense/General & Liability Insurance						\$2,141.64	
5820 Legal							
Beginning Balance							3,175.91
Total for 5820 Legal							
5830 Property Management Fees							
Beginning Balance							12,550.53
09/01/2019	Bill	3222	CI Property Management	Property management fee	2000 Accounts Payable	\$3,541.67	16,092.20
09/01/2019	Bill		CI Property Management	Condo Act Changes Monthly increase in management fee due to new condo act changes	2000 Accounts Payable	\$641.84	16,734.04
09/30/2019	Supplier Credit	PMfee 2019	CI Property Management	Supplier credit for additional PM's fee- September 2019	2000 Accounts Payable	\$ -641.84	16,092.20
09/30/2019	Supplier Credit	PMfee 2019	CI Property Management	Supplier credit for additional PM's fee- June 2019	2000 Accounts Payable	\$ -641.84	15,450.36
09/30/2019	Supplier Credit	PMfee 2019	CI Property Management	Supplier credit for additional PM's fee- July2019	2000 Accounts Payable	\$ -641.84	14,808.52
09/30/2019	Supplier Credit	PMfee 2019	CI Property Management	Supplier credit for additional PM's fee- August 2019	2000 Accounts Payable	\$ -641.84	14,166.68
Total for 5830 Property Management Fees						\$1,616.15	
5845 Bank Charges							
Beginning Balance							168.22
09/06/2019	Journal Entry	169		Activity fee- Sep Bank rec 2019	-Split-	\$124.35	292.57

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5845 Bank Charges						\$124.35	
Total for 5800 Administrative Expenses						\$3,942.14	
R6101 Reserve Bank Charges							
Beginning Balance							1.20
09/06/2019	Journal Entry	170		Activity fee-Sep 2019	-Split-	\$0.60	1.80
Total for R6101 Reserve Bank Charges						\$0.60	
R6160 Reserve - Major Repairs							
Beginning Balance							24,403.49
Total for R6160 Reserve - Major Repairs							
6000 Contribution from Operating							
Beginning Balance							25,846.50
09/17/2019	Journal Entry	165		Contribution to Reserve- September 2019	-Split-	\$8,615.50	34,462.00
Total for 6000 Contribution from Operating						\$8,615.50	
R4012 Reserve Fund Interest Income							
Beginning Balance							228.93
09/06/2019	Journal Entry	170		Interest on reserve-Sep 2019	-Split-	\$56.32	285.25
Total for R4012 Reserve Fund Interest Income						\$56.32	
Not Specified							
09/01/2019	Bill Payment (Cheque)	FCN_8749_14	Enbridge		2000 Accounts Payable		
09/18/2019	Bill Payment (Cheque)	FCN_8749_14	Bell		2000 Accounts Payable		
09/30/2019	Bill Payment (Cheque)	CWP776	CI Property Management		2000 Accounts Payable		
09/30/2019	Bill Payment (Cheque)	CWP777	Potencia Technologies		2000 Accounts Payable		
Total for Not Specified							

OCSCC 994

1010 Cash Operating Account, Period Ending 09/30/2019

RECONCILIATION REPORT

Reconciled on: 10/15/2019

Reconciled by: Ken Ruckstuhl

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

Summary

CAD

Statement beginning balance	8,475.45
Cheques and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	8,475.45

Uncleared transactions as of 09/30/2019	-23,378.88
Register balance as of 09/30/2019	-14,903.43
Cleared transactions after 09/30/2019	0.00
Uncleared transactions after 09/30/2019	20,854.16
Register balance as of 10/15/2019	5,950.73

Additional Information

Uncleared cheques and payments as of 09/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/24/2019	Bill Payment	FCN_8741-15	Maurice Yelle Excavation Ltd.	-24,403.49
09/30/2019	Journal	172		-1,267.01

Total -25,670.50

Uncleared deposits and other credits as of 09/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11/15/2018	Deposit		307 - Hoffman, Taylor (deleted)	35.00
12/04/2018	Deposit			35.00
02/08/2019	Deposit		Potencia Technologies	1,267.01
03/22/2019	Receive Payment		415 - Voyce, Geoff & Jackie	469.28
06/14/2019	Receive Payment		202 - Nathan Dresser	485.33

Total 2,291.62

Uncleared cheques and payments after 09/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/07/2019	Bill Payment	CWP775	Hydro Ottawa	-4,341.13

Total -4,341.13

Uncleared deposits and other credits after 09/30/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/01/2019	Receive Payment		306 - Stephen Yeoh	332.73
10/01/2019	Receive Payment		305 - Lafrance, Aline & Albere...	307.02
10/01/2019	Receive Payment		304 - Zaher, Andre & Liana	312.49
10/01/2019	Receive Payment		303 - Hay, Gary	415.32
10/01/2019	Receive Payment		302 - Dham, Houssam	521.13
10/01/2019	Receive Payment		301 - Papadolias, Nicholas	406.57
10/01/2019	Receive Payment		221 - Rihana Peiman	384.14
10/01/2019	Receive Payment		220 - Erika Frank	272.01
10/01/2019	Receive Payment		219 - Hewitt, Richard & Sharon	282.13
10/01/2019	Receive Payment		218 - Andrew Leung	212.94
10/01/2019	Receive Payment		217 - Rawlings, Douglas	291.98
10/01/2019	Receive Payment		216 - Mattai, Anjelina	410.12
10/01/2019	Receive Payment		215 - Daher, Mohammed	415.32

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/01/2019	Receive Payment		214 - Hickman, Susan	332.73
10/01/2019	Receive Payment		213 - Caron, Jean-Luc	291.18
10/01/2019	Receive Payment		212 - Pedlar, Shannon	272.01
10/01/2019	Receive Payment		211 - Ary, Natan	326.98
10/01/2019	Receive Payment		210 - Watkins, Kimberley	332.73
10/01/2019	Receive Payment		209 - Pap, Ilona	326.98
10/01/2019	Receive Payment		208 - Zachary & Trevor Alletson	312.49
10/01/2019	Receive Payment		207 - Brendan Montgomery	258.42
10/01/2019	Receive Payment		206 - Wong, Sandra	332.73
10/01/2019	Receive Payment		205- Derek Doucett & Christin...	307.02
10/01/2019	Receive Payment		204-Amaan Ahmad	312.49
10/01/2019	Receive Payment		203 - Yue Zhang	415.32
10/01/2019	Receive Payment		201 - Rotter, Roland & Barbara	406.57
10/01/2019	Receive Payment		119 - Paula Ennis	384.14
10/01/2019	Receive Payment		117 - Kaitlin Dunn	363.90
10/01/2019	Receive Payment		116 - Anna Davydova	410.12
10/01/2019	Receive Payment		115 - Sargon Poulis	400.36
10/01/2019	Receive Payment		114-Blair Moody	326.98
10/01/2019	Receive Payment		112 - Lapietra, Vincenzo	272.01
10/01/2019	Receive Payment		111 - Harb, Mona	326.98
10/01/2019	Receive Payment		110 - Devine, Jake	326.98
10/01/2019	Receive Payment		109 - Jijun Zhao	326.98
10/01/2019	Receive Payment		108 - Atkinson, Jena	306.47
10/01/2019	Receive Payment		107 - Xiyin Deng	262.44
10/01/2019	Receive Payment		106 - Victoria Ashcroft	326.98
10/01/2019	Receive Payment		105 - Huisman, Darcy	307.02
10/01/2019	Receive Payment		104 - Hedger, Sheila & Butler, ...	342.82
10/01/2019	Receive Payment		103 - Burke, Melville & Paulette	410.12
10/01/2019	Receive Payment		102 - Jennifer Macri	451.15
10/01/2019	Receive Payment		101 - Ahmed Hassan	403.83
10/01/2019	Receive Payment		308 - Burda, Veronika	312.49
10/01/2019	Receive Payment		310 - Maria Andruczyk	332.73
10/01/2019	Receive Payment		311 - Pretty, Caylea	326.98
10/01/2019	Receive Payment		312 - Slocinski, Mieczyslaw & ...	236.21
10/01/2019	Receive Payment		313 - King, Brian	326.98
10/01/2019	Receive Payment		314 - Armstrong, Carol & Tho...	332.73
10/01/2019	Receive Payment		315 - Vi-linh Du	415.32
10/01/2019	Receive Payment		316 - Sophia & Paul Chudis	410.12
10/01/2019	Receive Payment		317 - Milne, Bradley	291.98
10/01/2019	Receive Payment		318 - Tran, Tahn-Tinh	177.14
10/01/2019	Receive Payment		319 - Oliver Lamothe	282.13
10/01/2019	Receive Payment		320 - Barker, Connie	272.01
10/01/2019	Receive Payment		401 - Silgado, Anne	406.57
10/01/2019	Receive Payment		402 - Leung, David and Pauline	485.33
10/01/2019	Receive Payment		403 - Janzen, Erika & Jack	415.32
10/01/2019	Receive Payment		404 - Aubin, Marc	312.49
10/01/2019	Receive Payment		405 - Brendan Davie	307.02
10/01/2019	Receive Payment		406 - Herman & Ann-Marie C...	332.73
10/01/2019	Receive Payment		407 - Mah, Adeline	268.18
10/01/2019	Receive Payment		408 - Brown, Marshall	312.49
10/01/2019	Receive Payment		409 - Biswas, Devaleena	277.75
10/01/2019	Receive Payment		410 - Lepage, Denis	272.01
10/01/2019	Receive Payment		411 - Laframboise, John & Ca...	277.75
10/01/2019	Receive Payment		412 - Laframboise, John & Ca...	272.01
10/01/2019	Receive Payment		413 - Baskin, Meaghan	277.75
10/01/2019	Receive Payment		414 - Bo Jiang	509.67
10/01/2019	Receive Payment		416 - Peter & Davina Chow	212.94
10/01/2019	Receive Payment		417 - McIntyre, Amanda	282.13
10/01/2019	Receive Payment		418- Peter Mclean	272.01
10/01/2019	Receive Payment		419 - Okwir, Joseph	384.14
10/09/2019	Receive Payment	700	415 - Voyce, Geoff & Jackie	475.21
10/09/2019	Receive Payment	029	321 - Jessica Hsiung	384.14

Total

25,195.29

Transaction Statement

Ken Ruckstuhl , CAPITAL INTEGRAL PRO

Report Creation Date: Oct 02, 2019 11:35:26AM ET

Date: From **Sep 01, 2019** To **Sep 30, 2019**

Currency: **All Currencies**

Bank: **All Banks**

Branch: **All Branches**

Number of Accounts: **1**

Group:

Sub-Group:

Filter Debits under amount:

Filter Credits under amount:

Group:

Sub-Group:

Account: ROYAL BANK OF CANADA-00006-1082817-CCC 994 - OP

Currency: CAD

Description	Effective Date	Serial Number	Debits	Credits	Balance
Opening Balance:					23,781.82
DIRECT PMT PADTOTAL GRADS2850610000	Sep 03, 2019			24,008.96	
MISC PAYMENT CAPITAL INTEGRA	Sep 03, 2019		4,075.18		
MISC PAYMENT Hydro Ottawa	Sep 03, 2019		5,094.59		
ECHEQUE DEPOSIT	Sep 03, 2019	18969		859.35	39,480.36
ACTIVITY FEE	Sep 06, 2019		124.35		39,356.01
BILL PYMT 6696 OTT WTR & SEWER	Sep 13, 2019	6696	15,079.26		24,276.75
ACCOUNT TRANSFER ACTR4926000043	Sep 17, 2019	4926000043	8,615.50		
DIRECT DEP PDSTOTAL GRADS0918610000	Sep 17, 2019		9,370.53		6,290.72
ECHEQUE DEPOSIT	Sep 18, 2019	18969		3,642.39	9,933.11
DIRECT PMT PADTOTAL	Sep 20, 2019			326.98	10,260.09

Transaction Statement

Date:From Sep 01, 2019 To Sep 30, 2019

Group:					
Sub-Group:					
Account: ROYAL BANK OF CANADA-00006-1082817-CCC 994 - OP				Currency: CAD	
Description	Effective Date	Serial Number	Debits	Credits	Balance
GRADS2850610000					
DEPOSIT	Sep 30, 2019			357.00	
INSURANCE LOAN	Sep 30, 2019		2,141.64		8,475.45
FIRST INSURANCE					
Closing Balance:			44,501.05	29,194.68	8,475.45

*** End of report ***

MONTHLY RESERVE FINANCIAL REPORT

OCSCC 994

September 2019

OCSCC No. 994

Reserve Financial Summary

September 2019

Revenue:

Currently, OCSCC No. 994 was set up for monthly withdrawals.

Expenses:

We have spent \$24,403.00 due to water main break.

The reserve fund balance as of end of September 2019 is \$49,329.90

The investment account balance February 28th, 2019 is \$162,270.40.

OCSCC 994

BUDGET VS. ACTUALS

September 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
R6101 Reserve Bank Charges	0.60		0.60	
Total Expenses	\$0.60	\$0.00	\$0.60	0.00%
NET OPERATING INCOME	\$ -0.60	\$0.00	\$ -0.60	0.00%
Other Income				
6000 Contribution from Operating	8,615.50		8,615.50	
R4012 Reserve Fund Interest Income	56.32		56.32	
Total Other Income	\$8,671.82	\$0.00	\$8,671.82	0.00%
NET OTHER INCOME	\$8,671.82	\$0.00	\$8,671.82	0.00%
NET INCOME	\$8,671.22	\$0.00	\$8,671.22	0.00%

OCSCC 994

BUDGET VS. ACTUALS

June - September, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
R6101 Reserve Bank Charges	1.80		1.80	
R6160 Reserve - Major Repairs	24,403.49		24,403.49	
Total Expenses	\$24,405.29	\$0.00	\$24,405.29	0.00%
NET OPERATING INCOME	\$ -24,405.29	\$0.00	\$ -24,405.29	0.00%
Other Income				
6000 Contribution from Operating	34,462.00		34,462.00	
R4012 Reserve Fund Interest Income	285.25		285.25	
Total Other Income	\$34,747.25	\$0.00	\$34,747.25	0.00%
NET OTHER INCOME	\$34,747.25	\$0.00	\$34,747.25	0.00%
NET INCOME	\$10,341.96	\$0.00	\$10,341.96	0.00%

1020 Cash Reserve Fund, Period Ending 09/30/2019

RECONCILIATION REPORT

Reconciled on: 10/07/2019

Reconciled by: Ken Ruckstuhl

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

Summary	CAD
Statement beginning balance.....	40,658.68
Cheques and payments cleared (0).....	0.00
Deposits and other credits cleared (2).....	8,671.22
Statement ending balance.....	<u>49,329.90</u>
Register balance as of 09/30/2019.....	49,329.90

Details				
Deposits and other credits cleared (2)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
09/06/2019	Journal	170		55.72
09/17/2019	Journal	165		8,615.50
Total				8,671.22

Transaction Statement

Ken Ruckstuhl , CAPITAL INTEGRAL PRO

Report Creation Date: Oct 02, 2019 11:35:58AM ET

Date: From **Sep 01, 2019** To **Sep 30, 2019**

Currency: **All Currencies**

Bank: **All Banks**

Branch: **All Branches**

Number of Accounts: **1**

Group:

Sub-Group:

Filter Debits under amount:

Filter Credits under amount:

Group:

Sub-Group:

Account: ROYAL BANK OF CANADA-00006-1082841-CCC 994 - RF

Currency: CAD

Description	Effective Date	Serial Number	Debits	Credits	Balance
Opening Balance:					40,658.68
DEPOSIT INTEREST	Sep 03, 2019			56.32	40,715.00
ACTIVITY FEE	Sep 06, 2019		0.60		40,714.40
ACCOUNT TRANSFER monthly Re. tr.	Sep 17, 2019	19260199804		8,615.50	49,329.90
Closing Balance:			0.60	8,671.82	49,329.90

*** End of report ***