Capital Integral
PROPERTY MANAGEMENT

Board of Directors Meeting CCC #994

Wednesday September 26th, 2018
300 Greenbank, Dymon Storage
6:30pm

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

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Ottawa Carleton Standard Condominium Corporation 994
Meeting of the Board of Directors
Wednesday September 26, 2018
6:30 pm, at Dymon Storage Greenbank Road

AGENDA

1. **Call to Order**
2. **Approval of the minutes from August 22nd, 2018**
3. **Financial update**

- Financial Summary available every 20th through the portal

4. **Status Certificate Review - Update if required**
5. **Management Report – Update by CIPM**
6. **Update on Regular Items**

- Parking
- Cleaning
- Garage
- Elevator - Discussion on consultant proposal and direction for CIPM.
- Landscaping

7. **Other Business**

- AGM
- Tornado and emergency preparedness

Next Meeting/ Adjournment

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Board of Directors Meeting Minutes- OSCCC#994

August 22, 2018 6:30 p.m.
Dymon Storage, 900 Greenbank Road

Present

Sheila Hedger, Carol Armstrong, Erika Janzen, Michael Barnett
Regrets - Veronika Burda

Approval of Previous Minutes

Minutes approved by Sheila, Second by Erika.

Financial Information

Budget

Financial Report

1. Year End results 2017-june 1 2018 and current year review June and July 2018

Budget and actuals line up well with a few exceptions:
Year End comments:
There are a number of invoices pertaining to the previous year that were paid in June, July and August as expected. It is difficult to determine the exact financial position until this review is done. As already discussed by the board, the final adjustments will be identified by the auditor. Veronika had previously indicated that she would review the entries to ensure that she is comfortable with the numbers. There will be no detailed discussion regarding year end until the audit completes his review and audit. The Auditor is scheduled to meet with CI office on September 25, 2018. Adjustments and review will occur after that time.

Current Year comments:

a. There was no update regarding communication between the Controller (new) and Veronika. If this is still an issue, this can be discussed at the next meeting.
b. The tracking of the next year's budget will be based on the approved budget and how it is reflected in the system.
c. There are no significant issues or concerns identified by the board. Results to date look reasonable with no major expenses anticipated to change the financial position.
d. A few expenses were identified and confirmed by Michael in an email on June 7th that should or could be charged to the reserve. Michael provided a list in June. The board voted to proceed with this transfer to offset some of the capital costs in the previous year as needed.

Status Certificate

Received by the board

Management Report from CIPM

Maintenance Update- comments and questions

Maintenance update and Management report received by the board.

- Comments re item 4 – garage cleaning must still be rescheduled. Board will receive an update next meeting.
- Comment re item 5 – landscaping – There is a concern that the overall appearance of the grounds around the building is poor due to irrigation issues. Options were discussed including irrigation systems. Without irrigation, there is a risk that faucets will be left on by the owners which would cause damage and increase the water bill. The irrigation, however, is expensive. The board is open to various options. A meeting will be scheduled in the spring to consider the options. It may be a topic at the AGM depending on the agenda when it is created.
- Comment re item 6 Luminex – There has only been one complaint. The issue seems to be fixed. The board will receive a one time $1200 credit. There is a pending re-audit by Luminex to ensure that the installations were correct and matched the proposal. Michael to request from Luminex. Board approved the hiring of a consultant for approx. $700 to review and provide recommendations.

Comment re 7 – Require a new elevator company. There is a concern since ccc994 does not have a contract when Strivtek closes. Michael to obtain quotes. Some companies are not interested due to the unique design of the shaft and controls. Update to follow The Board approved the hiring of a consultant for approx. $700 to review and provide recommendations regarding the hiring of an elevator consultant to review the new contract and provide recommendations.

Regular Items

Parking-good
Cleaning-good
Garage door – good
Elevator – pending search for new vendor
Landscaping – discussed above

Other

Document Review – A routine review of the documents for ccc994 will be scheduled as a separate meeting in the fall.
Tarion – nothing new to report
Garage sale – A garage sale was proposed. No date was set.
Coffee with the board – An event was proposed but no specific details have been confirmed. Carol to confirm if she has a coffee urn.
Real Estate signs – Only a few real estate signs remain on the front lawn
Greatwise- no update. Possible future meeting
Carol noted the CCI meeting is October 24, 2018 @ Hellenic Community Centre if anyone was available
AGM – not likely to have financial statements until November. Carol to book the St. Paul cafeteria again on or around November 13th or 14th. Date will be clear once the auditor has completed the statements and adjustments.

Next meeting(s)

September 26, 2018 - Dymon Storage 6:30

Adjournment

Board of Directors Meeting
September 26th, 2018
Management Report

Maintenance:

1. Building cleaning is clean and Spot are continuing to do a thorough and good job.

2. Booster Pump upgrade it seems is not covered under warranty and is a $300 fix which I am moving ahead with to avoid issues.

3. Power outage for an extended period over the last weekend. This was caused by the Tornado in the area. I have met with Total Power and conducted a walkthrough of the building and power requirements as your UPS system will only power for a few hours following an outage. This is to code, however I believe a backup should be in place. They will be quoting for a generator to be placed in the parking lot and connected to the building to power the emergency systems - lighting, fire etc. I will share this with the board once in hand.

4. UPS system I have asked Potencia tech to come in and inspect for a full report which will outline the time your buildings supply will be able to function. I have also asked for a maintenance contract as I believe batteries will only last so long, and want to make sure you have the costs covered with no surprises.

5. Garage Cleaning is scheduled now for Wednesday October 10th 2018. Notices are being prepared and I will be on site at the start to make sure there are no issues. The drain clearage bill has already been covered by them from the last issue.

6. Landscaping is ok and most of the signs along baseline have been removed. There are 2 left which are on city property.

7. Luminex are going to be changing one corridor to 9W from 7W to increase the lumens. I have asked them to sample a corridor so we can compare. There had been some challenges with light replacements but I have been given assurances this will not be the case moving forward.

8. Elevator tenders were in and sent to the consultant as agreed at the last board meeting. A decision will need to be made and I will follow up on direction.

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9. Light fixture from the stairwell has been sourced and will be replaced once it arrives. We had to purchase the fixture as they do not sell them individually but the developer gave us the supplier information.

Management:

1. AR is on track. 402 has sent the check to the wrong office for some reason and greatwise is going to be issued a demand letter.

2. I have approached Greatwise for an update but have had no response yet. The delays from their end are holding up other items which they are seeking from the board such as Tarion sign off.

3. New Mats are in Ottawa and will be installed at the end of October.

Contracts

SERVICE	COMPANY	TERM	RENEWAL DATE	COSTS
Snow removal	Solutions Infinies	Nov 15 2017	April 15th 18	$10,052.50 p/y
Landscaping	Browns	May 2018	Nov 2018	$3348.00 p/y
HVAC	Optimum	May 1st 2016	April 2019	Month to month
Elevator - Code requirements are covered.	Strivetech	October 2016	Ongoing	$4750.00 p/y
Waste Removal	Progressive	June 2016	Ongoing	$4678.20 p/y
PM Contract	Capital Integral	Nov 1s 2015	Oct 31 2019	$32,400 p/y
Cleaning	Spot Cleaners	December 20	Ongoing	$19,390.80 p/y
Fire Monitoring	Activox	Nov 9 2015	Nov 9 2020	$610.20 p/y
Fire Testing	Tremblay Fire	Feb 2017	Feb 2018 - Auto Renew per contact	$2841.95 p/y
Garage Door	Pivotech	Jan 2017	Jan 2018 - Au Renew per contract	$1288.20 p/y

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Capital Integral
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MONTHLY FINANCIAL REPORT

OCSCC 994

August 2018

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OCSCC 994 Monthly Financials

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Capital Integral
PROPERTY MANAGEMENT

OCSCC No. 994
Financial Summary August 2018

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

Expenses

Utilities are sitting over budget as there were some adjustments made to the accruals. Hydro is over budget due to the very hot weather and additional AC costs. Telecom and gas are in credit due to updated billing and adjustments as indicated to the accruals.

For August, contracts are on budget.

General Repairs and maintenance are over budget primarily due to the UPS system check and maintenance which was not a budgeted item for $831.68. This will need to be an annual maintenance item moving forward. There has been some fire system repairs also around the building which is pushing the GL over budget.

The invoice for the director course was in and causing the meeting expense to be over budget.

AR is being worked on and we are sending a demand letter to greatwise for payment. 402, their insurance is paying the invoice which should be reflected in September.

Conclusion:

We are currently on budget for year to date however there will be some adjustments made by the auditor as expenses come in for last year and audit is released. We are currently running within budget.

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OCSCC 994

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

August 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	27,017.05	27,007.16	9.89	100.04 %
4035 Misc. Income	7,676.12		7,676.12	
Total 4000 Income	**34,693.17**	**27,007.16**	**7,686.01**	**128.46 %**
Billable Expense Income-1	101.70		101.70	
Total Income	**$34,794.87**	**$27,007.16**	**$7,787.71**	**128.84 %**
Cost of Goods Sold				
4030 Contribution to Reserve Fund	8,446.58	8,446.58	0.00	100.00 %
Total Cost of Goods Sold	**$8,446.58**	**$8,446.58**	**$0.00**	**100.00 %**
GROSS PROFIT	**$26,348.29**	**$18,560.58**	**$7,787.71**	**141.96 %**
Expenses				
5000 Utilities Expense				
5010 Gas	-6,400.00	1,900.00	-8,300.00	-336.84 %
5020 Hydro	6,100.71	1,440.00	4,660.71	423.66 %
5030 Water & Sewer	2,465.75	1,700.00	765.75	145.04 %
5040 Enterphone & Elevator Phone lines	-1,271.19	125.00	-1,396.19	-1,016.95 %
Total 5000 Utilities Expense	**895.27**	**5,165.00**	**-4,269.73**	**17.33 %**
5400 Contracts				
5405 Annual Fire Inspection	104.25	250.00	-145.75	41.70 %
5418 Elevator	395.50	395.83	-0.33	99.92 %
5420 Fire Alarm Monitoring	107.35	54.16	53.19	198.21 %
5424 Garbage/ Recycling Bin Removal	389.85	408.33	-18.48	95.47 %
5425 HVAC Preventative Maintenance	-655.40	166.66	-822.06	-393.26 %
5430 Cleaning Contract	1,729.92	1,666.66	63.26	103.80 %
5435 Landscaping	560.00	550.00	10.00	101.82 %
5445 Pest Control	58.33	58.33	0.00	100.00 %
5450 Security Contract	338.99	350.00	-11.01	96.85 %
5455 Snow Removal Contract		0.00	0.00	
5475 Garage Door Maintenance Contract	269.16	141.66	127.50	190.00 %
Total 5400 Contracts	**3,297.95**	**4,041.63**	**-743.68**	**81.60 %**
5500 General Repairs and Maintenance				
5501 Reimbursable Expense	542.97		542.97	
5502 Materials and supplies	338.32	166.66	171.66	203.00 %
5503 General Repairs and Maintenance	826.60	433.33	393.27	190.76 %
5504 Emergency Calls		100.00	-100.00	
5505 Locks and keys		125.00	-125.00	
5518 Cleaning		275.00	-275.00	
5520 Landscaping		133.33	-133.33	
5535 Snow Removal		258.33	-258.33	
5540 HVAC		166.66	-166.66	
5550 Elevator		83.33	-83.33	
5555 Garage Door R&M		41.66	-41.66	
Total 5500 General Repairs and Maintenance	**1,707.89**	**1,783.30**	**-75.41**	**95.77 %**
5800 Administrative Expenses				

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5805 Audit-Financial	0.00	291.66	-291.66	0.00 %
5806 CAO Fees	160.00	91.66	68.34	174.56 %
5810 Insurance Expense/General & Liability Insurance	1,977.91	2,125.00	-147.09	93.08 %
5820 Legal		166.66	-166.66	
5830 Property Management Fees	3,433.34	3,433.33	0.01	100.00 %
5842 Postage, Meeting, Misc Expenses	192.10	20.83	171.27	922.23 %
5845 Bank Charges	59.88	62.50	-2.62	95.81 %
5846 Office Expenses		166.66	-166.66	
Total 5800 Administrative Expenses	**5,823.23**	**6,358.30**	**-535.07**	**91.58 %**
Total Expenses	**$11,724.34**	**$17,348.23**	**$ -5,623.89**	**67.58 %**
NET OPERATING INCOME	**$14,623.95**	**$1,212.35**	**$13,411.60**	**1,206.25 %**
NET INCOME	**$14,623.95**	**$1,212.35**	**$13,411.60**	**1,206.25 %**

OCSCC 994

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

June 2018 - August 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	108,084.04	324,085.92	-216,001.88	33.35 %
4035 Misc. Income	7,676.12		7,676.12	
Total 4000 Income	**115,760.16**	**324,085.92**	**-208,325.76**	**35.72 %**
Billable Expense Income-1	101.70		101.70	
Total Income	**$115,861.86**	**$324,085.92**	**$ -208,224.06**	**35.75 %**
Cost of Goods Sold				
4030 Contribution to Reserve Fund	25,339.74	101,358.96	-76,019.22	25.00 %
Total Cost of Goods Sold	**$25,339.74**	**$101,358.96**	**$ -76,019.22**	**25.00 %**
GROSS PROFIT	**$90,522.12**	**$222,726.96**	**$ -132,204.84**	**40.64 %**
Expenses				
5000 Utilities Expense				
5010 Gas	-6,618.72	23,500.00	-30,118.72	-28.16 %
5020 Hydro	9,255.39	17,498.33	-8,242.94	52.89 %
5030 Water & Sewer	5,220.21	22,000.00	-16,779.79	23.73 %
5040 Enterphone & Elevator Phone lines	-572.02	1,500.00	-2,072.02	-38.13 %
Total 5000 Utilities Expense	**7,284.86**	**64,498.33**	**-57,213.47**	**11.29 %**
5400 Contracts				
5405 Annual Fire Inspection	-12.40	3,000.00	-3,012.40	-0.41 %
5418 Elevator	395.50	4,749.96	-4,354.46	8.33 %
5420 Fire Alarm Monitoring	734.50	649.92	84.58	113.01 %
5424 Garbage/ Recycling Bin Removal	1,559.40	4,899.96	-3,340.56	31.82 %
5425 HVAC Preventative Maintenance	491.55	1,999.92	-1,508.37	24.58 %
5430 Cleaning Contract	5,189.76	19,999.92	-14,810.16	25.95 %
5435 Landscaping	-560.00	3,500.00	-4,060.00	-16.00 %
5445 Pest Control	0.00	699.96	-699.96	0.00 %
5450 Security Contract	677.98	4,200.00	-3,522.02	16.14 %
5455 Snow Removal Contract		10,500.00	-10,500.00	
5475 Garage Door Maintenance Contract	629.18	1,699.92	-1,070.74	37.01 %
Total 5400 Contracts	**9,105.47**	**55,899.56**	**-46,794.09**	**16.29 %**
5500 General Repairs and Maintenance				
5501 Reimbursable Expense	593.82		593.82	
5502 Materials and supplies	338.32	1,999.92	-1,661.60	16.92 %
5503 General Repairs and Maintenance	3,083.22	5,199.96	-2,116.74	59.29 %
5504 Emergency Calls	457.65	1,200.00	-742.35	38.14 %
5505 Locks and keys		1,500.00	-1,500.00	
5518 Cleaning		3,300.00	-3,300.00	
5520 Landscaping		1,599.96	-1,599.96	
5527 Garbage & Recycling	158.18		158.18	
5535 Snow Removal		3,099.96	-3,099.96	
5540 HVAC		1,999.92	-1,999.92	
5550 Elevator		999.96	-999.96	
5555 Garage Door R&M	447.48	499.92	-52.44	89.51 %
Total 5500 General Repairs and Maintenance	**5,078.67**	**21,399.60**	**-16,320.93**	**23.73 %**

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5800 Administrative Expenses				
5805 Audit-Financial	-3,400.00	3,499.92	-6,899.92	-97.15 %
5806 CAO Fees	320.00	1,099.92	-779.92	29.09 %
5810 Insurance Expense/General & Liability Insurance	5,933.73	25,500.00	-19,566.27	23.27 %
5820 Legal		1,999.92	-1,999.92	
5830 Property Management Fees	10,403.12	41,199.96	-30,796.84	25.25 %
5842 Postage, Meeting, Misc Expenses	785.35	249.96	535.39	314.19 %
5845 Bank Charges	167.31	750.00	-582.69	22.31 %
5846 Office Expenses		1,999.92	-1,999.92	
Total 5800 Administrative Expenses	**14,209.51**	**76,299.60**	**-62,090.09**	**18.62 %**
Total Expenses	**$35,678.51**	**$218,097.09**	**$ -182,418.58**	**16.36 %**
NET OPERATING INCOME	**$54,843.61**	**$4,629.87**	**$50,213.74**	**1,184.56 %**
NET INCOME	**$54,843.61**	**$4,629.87**	**$50,213.74**	**1,184.56 %**

OCSCC 994

PROFIT AND LOSS

August 2018

	TOTAL
INCOME	
4000 Income	
4005 Common Element Fees	27,017.05
4035 Misc. Income	7,676.12
Total 4000 Income	**34,693.17**
Billable Expense Income-1	101.70
Total Income	**34,794.87**
COST OF GOODS SOLD	
4030 Contribution to Reserve Fund	8,446.58
Total Cost of Goods Sold	**8,446.58**
GROSS PROFIT	**26,348.29**
EXPENSES	
5000 Utilities Expense	
5010 Gas	-6,400.00
5020 Hydro	6,100.71
5030 Water & Sewer	2,465.75
5040 Enterphone & Elevator Phone lines	-1,271.19
Total 5000 Utilities Expense	**895.27**
5400 Contracts	
5405 Annual Fire Inspection	104.25
5418 Elevator	395.50
5420 Fire Alarm Monitoring	107.35
5424 Garbage/ Recycling Bin Removal	389.85
5425 HVAC Preventative Maintenance	-655.40
5430 Cleaning Contract	1,729.92
5435 Landscaping	560.00
5445 Pest Control	58.33
5450 Security Contract	338.99
5475 Garage Door Maintenance Contract	269.16
Total 5400 Contracts	**3,297.95**
5500 General Repairs and Maintenance	
5501 Reimbursable Expense	542.97
5502 Materials and supplies	338.32
5503 General Repairs and Maintenance	826.60
Total 5500 General Repairs and Maintenance	**1,707.89**
5800 Administrative Expenses	
5805 Audit-Financial	0.00
5806 CAO Fees	160.00
5810 Insurance Expense/General & Liability Insurance	1,977.91
5830 Property Management Fees	3,433.34
5842 Postage, Meeting, Misc Expenses	192.10
5845 Bank Charges	59.88
Total 5800 Administrative Expenses	**5,823.23**
Total Expenses	**11,724.34**

	TOTAL
PROFIT	**$14,623.95**

OCSCC 994

BALANCE SHEET

As of August 31, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	40,188.99
1020 Cash Reserve Fund	54,185.53
Total Cash and Cash Equivalent	**94,374.52**
Accounts Receivable (A/R)	
1100 Accounts Receivable	12,983.86
Total Accounts Receivable (A/R)	**12,983.86**
1101 Misc AR	938.60
1103 Other AR - Enercare	1,866.00
1116 Prepaid Elevator	492.78
1117 Prepaid - Enbridge deposit	2,816.00
1500 Allowance for bad debts	-8.27
R1300 Due from Operating Fund	6,187.79
Total Current Assets	**119,651.28**
Non-current Assets	
1300 RBC DS Investment Account	108,901.74
Total Non Current Assets	**108,901.74**
Total Assets	**$228,553.02**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	26,358.76
Total Accounts Payable (A/P)	**26,358.76**
2010 Accrued Accounts Payable	14,811.66
2020 Due to/from Reserve	6,307.79
R2000 Reserve Accounts Payable	9,611.43
Total Current Liabilities	**57,089.64**
Total Liabilities	**57,089.64**
Equity	
Retained Earnings	135,269.70
Profit for the year	36,193.68
Total Equity	**171,463.38**
Total Liabilities and Equity	**$228,553.02**

OCSCC 994

A/R AGING SUMMARY

As of August 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
101 - Ahmed Hassan					35.07	$35.07
105 - Huisman, Darcy				0.03	0.03	$0.06
117 - Kaitlin Dunn		-423.53				$ -423.53
202 - Nathan Dresser					469.40	$469.40
221 - Rihana Peiman					-365.77	$ -365.77
301 - Papadolias, Nicholas		50.85				$50.85
305 - Lafrance, Aline & Alberelli, Raymond		50.85				$50.85
313 - King, Brian		322.90		322.90	24.12	$669.92
321 - Jessica Hsiung		-35.98	-17.99			$ -53.97
402 - Leung, David and Pauline					4,910.86	$4,910.86
414 - El-Khouri, Said					126.88	$126.88
419 - Okwir, Joseph		0.03			312.11	$312.14
Greatwise Developments		469.19		469.19		$938.38
(316)				405.00		$405.00
102		445.50		445.50		$891.00
113		322.90		322.90		$645.80
115		405.00		405.00		$810.00
116		405.00		405.00		$810.00
118		303.18		303.18		$606.36
208		308.58		308.58		$617.16
315		410.13		410.13		$820.26
406		328.57		328.57		$657.14
Total Greatwise Developments		**3,398.05**		**3,803.05**		**$7,201.10**
Greatwise Developments (221)					0.00	$0.00
TOTAL	**$0.00**	**$3,363.17**	**$ -17.99**	**$4,125.98**	**$5,512.70**	**$12,983.86**

OCSCC 994

A/P AGING SUMMARY

As of August 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
9020934 Canada Inc. (Visitors Parking)		-338.99				$ -338.99
Canadian Condominium Institute		192.10				$192.10
CI Property Management			-269.34	-715.72	1,187.11	$202.05
Enbridge-2785 BASELINE RD					2,935.52	$2,935.52
Greatwise Developments Corporation					19,040.51	$19,040.51
Hydro-2785 BASELINE RD P/R	5,028.11	-3,955.51				$1,072.60
Redwood Residents					2,621.60	$2,621.60
S&R Mechanical		542.97				$542.97
Technical Standards and Safety Authority					-299.45	$ -299.45
Waste Connections of Canada Inc.	389.85					$389.85
TOTAL	**$5,417.96**	**$ -3,559.43**	**$ -269.34**	**$ -715.72**	**$25,485.29**	**$26,358.76**

OCSCC 994

TRANSACTION LIST BY SUPPLIER

August 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
07-08-2018	Bill	1663	Yes		2000 Accounts Payable	50.85
07-08-2018	Bill	383	Yes		2000 Accounts Payable	67.80
16-08-2018	Bill	295	Yes		2000 Accounts Payable	202.72
16-08-2018	Bill	277	Yes		2000 Accounts Payable	135.60
29-08-2018	Bill Payment (Cheque)	FCN_8766-1	Yes		1010 Cash Operating Account	-1,151.92
9020934 Canada Inc. (Visitors Parking)						
01-08-2018	Bill	623	Yes		2000 Accounts Payable	338.99
29-08-2018	Bill Payment (Cheque)	FCN_8766-2	Yes		1010 Cash Operating Account	-1,016.97
Activox Electronics Ltd.						
29-08-2018	Bill Payment (Cheque)	FCN_8767-1	Yes		1010 Cash Operating Account	-305.10
Canadian Condominium Institute						
01-08-2018	Bill	NOTICE20182019	Yes		2000 Accounts Payable	192.10
CI Property Management						
01-08-2018	Bill	2365	Yes		2000 Accounts Payable	3,433.34
01-08-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-3,433.34
Evolution Building Services						
29-08-2018	Bill Payment (Cheque)	FCN_8767-2	Yes		1010 Cash Operating Account	-158.18
Hydro-2785 BASELINE RD P/R						
07-08-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-3,955.51
15-08-2018	Bill	JUNE30JUL312018	Yes		2000 Accounts Payable	5,028.11
17-08-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-3,955.51
Lock Solutions Inc.						
29-08-2018	Bill Payment (Cheque)	FCN_8767-3	Yes		1010 Cash Operating Account	-96.05

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Nutri-Lawn						
16-08-2018	Bill	77522	Yes		2000 Accounts Payable	283.63
16-08-2018	Bill	949098	Yes		2000 Accounts Payable	133.34
29-08-2018	Bill Payment (Cheque)	FCN_8767-4	Yes		1010 Cash Operating Account	-416.97
Optimum Mechanical Solutions						
29-08-2018	Bill	07029	Yes		2000 Accounts Payable	290.98
29-08-2018	Bill Payment (Cheque)	FCN_8767-5	Yes		1010 Cash Operating Account	-290.98
Ottawa Water & Sewer						
29-08-2018	Bill	JUN16AUG142018	Yes		2000 Accounts Payable	4,420.36
29-08-2018	Bill Payment (Cheque)	RBX0736	Yes		1010 Cash Operating Account	-8,252.10
Pivotech Doors Inc.						
01-08-2018	Bill	37858	Yes		2000 Accounts Payable	107.35
16-08-2018	Bill	35738	Yes		2000 Accounts Payable	743.09
29-08-2018	Bill Payment (Cheque)	FCN_8766-5	Yes		1010 Cash Operating Account	-850.44
S&R Mechanical						
16-08-2018	Bill	W42263	Yes		2000 Accounts Payable	542.97
Spot Maintenance Ltd.						
15-08-2018	Bill	M0818-48	Yes		2000 Accounts Payable	1,729.92
29-08-2018	Bill Payment (Cheque)	FCN_8766-3	Yes		1010 Cash Operating Account	-3,459.84
Strivetech Elevator Services Inc.						
29-08-2018	Bill Payment (Cheque)	FCN_8767-6	Yes		1010 Cash Operating Account	-406.80
Tremblay Fire Solutions Ltd.						
16-08-2018	Bill	12462	Yes		2000 Accounts Payable	107.35
29-08-2018	Bill	12727	Yes		2000 Accounts Payable	107.35
29-08-2018	Bill Payment (Cheque)	FCN_8766-4	Yes		1010 Cash Operating Account	-214.70
Waste Connections of Canada Inc.						
29-08-2018	Bill Payment (Cheque)	RBX1253	Yes		1010 Cash Operating Account	-389.85
31-08-	Bill		Yes		2000 Accounts Payable	389.85

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2018						

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GENERAL LEDGER

August 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Cash Operating Account							
Beginning Balance							46,810.38
01-08-2018	Payment		410 - Lepage, Denis		1100 Accounts Receivable	$268.61	47,078.99
01-08-2018	Payment		112 - Lapietra, Vincenzo		1100 Accounts Receivable	$268.61	47,347.60
01-08-2018	Payment		407 - Mah, Adeline		1100 Accounts Receivable	$264.83	47,612.43
01-08-2018	Payment		107 - Xiyin Deng		1100 Accounts Receivable	$259.16	47,871.59
01-08-2018	Payment		207 - Aria Adel & Dennis Grudzinski		1100 Accounts Receivable	$255.19	48,126.78
01-08-2018	Payment		312 - Slocinski, Mieczyslaw & Irena		1100 Accounts Receivable	$233.26	48,360.04
01-08-2018	Payment		307 - Hoffman, Taylor		1100 Accounts Receivable	$229.48	48,589.52
01-08-2018	Payment		218 - Andrew Leung		1100 Accounts Receivable	$210.28	48,799.80
01-08-2018	Payment		416 - Peter & Davina Chow		1100 Accounts Receivable	$210.28	49,010.08
01-08-2018	Payment		318 - Tran, Tahn-Tinh		1100 Accounts Receivable	$174.93	49,185.01
01-08-2018	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	$ -3,433.34	45,751.67
01-08-2018	Payment		302 - Dham, Houssam		1100 Accounts Receivable	$514.62	46,266.29
01-08-2018	Payment		414 - El-Khouri, Said		1100 Accounts Receivable	$503.30	46,769.59
01-08-2018	Payment		402 - Leung, David and Pauline		1100 Accounts Receivable	$479.27	47,248.86
01-08-2018	Payment		202 - Nathan Dresser		1100 Accounts Receivable	$479.27	47,728.13
01-08-2018	Payment		203 - Yue Zhang		1100 Accounts Receivable	$410.13	48,138.26
01-08-2018	Payment		303 - Hay, Gary		1100 Accounts Receivable	$410.13	48,548.39
01-08-2018	Payment		403 - Janzen, Erika & Jack		1100 Accounts Receivable	$410.13	48,958.52
01-08-2018	Payment		215 - Daher, Mohammed		1100 Accounts Receivable	$410.13	49,368.65
01-08-2018	Payment		216 - Mattai, Anjelina		1100 Accounts Receivable	$405.00	49,773.65
01-08-2018	Payment		103 - Burke, Melville & Paulette		1100 Accounts Receivable	$405.00	50,178.65
01-08-2018	Payment		201 - Rotter, Roland & Barbara		1100 Accounts Receivable	$401.49	50,580.14
01-08-2018	Payment		301 - Papadolias, Nicholas		1100 Accounts Receivable	$401.49	50,981.63
01-08-2018	Payment		401 - Silgardo, Anne		1100 Accounts Receivable	$401.49	51,383.12
01-08-2018	Payment		101 - Ahmed Hassan		1100 Accounts Receivable	$398.79	51,781.91
01-08-2018	Payment		221 - Rihana Peiman		1100 Accounts Receivable	$379.34	52,161.25
01-08-2018	Payment		119 - Paula Ennis		1100 Accounts Receivable	$379.34	52,540.59
01-08-2018	Payment		419 - Okwir, Joseph		1100 Accounts Receivable	$379.31	52,919.90
01-08-2018	Payment		117 - Kaitlin Dunn		1100 Accounts Receivable	$359.36	53,279.26
01-08-2018	Payment		104 - Hedger, Sheila & Butler, Sally-Ann		1100 Accounts Receivable	$338.53	53,617.79
01-08-2018	Payment		206 - Wong, Sandra		1100 Accounts Receivable	$328.57	53,946.36
01-08-2018	Payment		314 - Armstrong, Carol & Thomas		1100 Accounts Receivable	$328.57	54,274.93
01-08-2018	Payment		306 - Rafoul, Elias		1100 Accounts Receivable	$328.57	54,603.50
01-08-2018	Payment		214 - Hickman, Susan		1100 Accounts Receivable	$328.57	54,932.07
01-08-2018	Payment		310 - Maria Andruczyk		1100 Accounts Receivable	$328.57	55,260.64
01-08-2018	Payment		210 - Watkins, Kimberley		1100 Accounts Receivable	$328.57	55,589.21
01-08-2018	Payment		109 - Jijun Zhao		1100 Accounts Receivable	$322.90	55,912.11
01-08-2018	Payment		106 - Victoria Ashcroft		1100 Accounts Receivable	$322.90	56,235.01
01-08-2018	Payment		209 - Pap, Ilona		1100 Accounts Receivable	$322.90	56,557.91
01-08-2018	Payment		114 - VanWyck, Zoe		1100 Accounts Receivable	$322.90	56,880.81
01-08-2018	Payment		311 - Pretty, Caylea		1100 Accounts Receivable	$322.90	57,203.71
01-08-2018	Payment		111 - Harb, Mona		1100 Accounts Receivable	$322.90	57,526.61
01-08-2018	Payment		110 - Devine, Jake		1100 Accounts Receivable	$322.90	57,849.51
01-08-2018	Payment		211 - Ary, Natan		1100 Accounts Receivable	$322.90	58,172.41
01-08-2018	Payment	PAP AUG 1 2018	ZW Project Management (309)		1100 Accounts Receivable	$322.90	58,495.31
01-08-2018	Payment		408 - Brown, Marshall		1100 Accounts Receivable	$308.58	58,803.89
01-08-2018	Payment		404 - Aubin, Marc		1100 Accounts Receivable	$308.58	59,112.47
01-08-2018	Payment		204 - Temeljkovski, Bojana		1100 Accounts Receivable	$308.58	59,421.05
01-08-2018	Payment		308 - Burda, Veronika		1100 Accounts Receivable	$308.58	59,729.63
01-08-2018	Payment		304 - Zaher, Andre & Liana		1100 Accounts Receivable	$308.58	60,038.21
01-08-2018	Payment		105 - Huisman, Darcy		1100 Accounts Receivable	$303.21	60,341.42
01-08-2018	Payment		405 - Marquez, Luize		1100 Accounts Receivable	$303.18	60,644.60
01-08-2018	Payment		205 - Prak, Sorn & Tran, Hong		1100 Accounts Receivable	$303.18	60,947.78
01-08-2018	Payment		305 - Lafrance, Aline & Alberelli, Raymond		1100 Accounts Receivable	$303.18	61,250.96
01-08-2018	Payment		108 - Atkinson, Jena		1100 Accounts Receivable	$302.64	61,553.60
01-08-2018	Payment		317 - Milne, Bradley		1100 Accounts Receivable	$288.33	61,841.93
01-08-2018	Payment		217 - Rawlings, Douglas		1100 Accounts Receivable	$288.30	62,130.23
01-08-2018	Payment		213 - Caron, Jean-Luc		1100 Accounts Receivable	$287.54	62,417.77
01-08-2018	Payment		219 - Hewitt, Richard & Sharon		1100 Accounts Receivable	$278.61	62,696.38
01-08-2018	Payment		319 - Oliver Lamothe		1100 Accounts Receivable	$278.61	62,974.99
01-08-2018	Payment		417 - McIntyre, Amanda		1100 Accounts Receivable	$278.61	63,253.60
01-08-2018	Payment		411 - Laframboise, John & Candice		1100 Accounts Receivable	$274.28	63,527.88
01-08-2018	Payment		409 - Biswas, Devaleena		1100 Accounts Receivable	$274.28	63,802.16
01-08-2018	Payment		413 - Baskin, Meaghan		1100 Accounts Receivable	$274.28	64,076.44
01-08-2018	Payment		320 - Barker, Connie		1100 Accounts Receivable	$268.61	64,345.05
01-08-2018	Payment		220 - Keay, David & Hudak, Constance		1100 Accounts Receivable	$268.61	64,613.66
01-08-2018	Payment		212 - Pedlar, Shannon		1100 Accounts Receivable	$268.61	64,882.27
01-08-2018	Payment		418 - Brazeau, Eric		1100 Accounts Receivable	$268.61	65,150.88
01-08-2018	Payment		412 - Laframboise, John &		1100 Accounts Receivable	$268.61	65,419.49

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
			Candice				
03-08-2018	Journal Entry	50		enecare ch # 0051576	-Split-	$2,374.23	67,793.72
03-08-2018	Payment		316 - Sophia & Paul Chudis		1100 Accounts Receivable	$405.00	68,198.72
03-08-2018	Payment		117 - Kaitlin Dunn		1100 Accounts Receivable	$423.53	68,622.25
03-08-2018	Payment		415 - Voyce, Geoff & Jackie		1100 Accounts Receivable	$469.28	69,091.53
03-08-2018	Journal Entry	50		enecare ch # 0050624	-Split-	$1,859.11	70,950.64
03-08-2018	Payment		321 - Jessica Hsiung		1100 Accounts Receivable	$397.33	71,347.97
06-08-2018	Expense			ACTIVITY FEE	5845 Administrative Expenses:Bank Charges	$ -58.68	71,289.29
06-08-2018	Expense			ACCOUNT TRANSFER ACTR4821800077	4030 Contribution to Reserve Fund	$ -8,446.58	62,842.71
07-08-2018	Expense			INSURANCE LOAN FIRST INSURANCE	5810 Administrative Expenses:Insurance Expense/General & Liability Insurance	$ -1,977.91	60,864.80
07-08-2018	Bill Payment (Cheque)		Hydro-2785 BASELINE RD P/R		2000 Accounts Payable	$ -3,955.51	56,909.29
15-08-2018	Payment		321 - Jessica Hsiung		1100 Accounts Receivable	$397.33	57,306.62
15-08-2018	Payment		216 - Mattai, Anjelina		1100 Accounts Receivable	$405.00	57,711.62
15-08-2018	Journal Entry	52		enercare ch # 0052496	-Split-	$3,442.78	61,154.40
17-08-2018	Bill Payment (Cheque)		Hydro-2785 BASELINE RD P/R		2000 Accounts Payable	$ -3,955.51	57,198.89
29-08-2018	Bill Payment (Cheque)	RBX0736	Ottawa Water & Sewer		2000 Accounts Payable	$ -8,252.10	48,946.79
29-08-2018	Bill Payment (Cheque)	FCN_8766-3	Spot Maintenance Ltd.		2000 Accounts Payable	$ -3,459.84	45,486.95
29-08-2018	Bill Payment (Cheque)	FCN_8766-1	10424161 Canada Inc.		2000 Accounts Payable	$ -1,151.92	44,335.03
29-08-2018	Bill Payment (Cheque)	FCN_8766-2	9020934 Canada Inc. (Visitors Parking)		2000 Accounts Payable	$ -1,016.97	43,318.06
29-08-2018	Bill Payment (Cheque)	FCN_8766-5	Pivotech Doors Inc.		2000 Accounts Payable	$ -850.44	42,467.62
29-08-2018	Bill Payment (Cheque)	FCN_8767-4	Nutri-Lawn		2000 Accounts Payable	$ -416.97	42,050.65
29-08-2018	Bill Payment (Cheque)	FCN_8767-6	Strivetech Elevator Services Inc.		2000 Accounts Payable	$ -406.80	41,643.85
29-08-2018	Bill Payment (Cheque)	RBX1253	Waste Connections of Canada Inc.		2000 Accounts Payable	$ -389.85	41,254.00
29-08-2018	Bill Payment (Cheque)	FCN_8767-5	Optimum Mechanical Solutions		2000 Accounts Payable	$ -290.98	40,963.02
29-08-2018	Bill Payment (Cheque)	FCN_8767-1	Activox Electronics Ltd.		2000 Accounts Payable	$ -305.10	40,657.92
29-08-2018	Bill Payment (Cheque)	FCN_8767-3	Lock Solutions Inc.		2000 Accounts Payable	$ -96.05	40,561.87
29-08-2018	Bill Payment (Cheque)	FCN_8767-2	Evolution Building Services		2000 Accounts Payable	$ -158.18	40,403.69
29-08-2018	Bill Payment (Cheque)	FCN_8766-4	Tremblay Fire Solutions Ltd.		2000 Accounts Payable	$ -214.70	40,188.99
Total for 1010 Cash Operating Account						**$ -6,621.39**	
1020 Cash Reserve Fund							
Beginning Balance							54,110.40
02-08-2018	Deposit			DEPOSIT INTEREST	R4012 Reserve Fund Interest Income	$76.33	54,186.73
06-08-2018	Deposit			ACCOUNT TRANSFER 994 RF Tfr	6000 Contribution from operating	$8,446.58	62,633.31
06-08-2018	Expense			ACTIVITY FEE	5845 Administrative Expenses:Bank Charges	$ -1.20	62,632.11
06-08-2018	Expense			BILL PYMT 1161 DOMINION SEC	1300 RBC DS Investment Account	$ -8,446.58	54,185.53
Total for 1020 Cash Reserve Fund						**$75.13**	
1100 Accounts Receivable							
Beginning Balance							10,405.03
01-08-2018	Invoice	3118	302 - Dham, Houssam		4005 Income:Common Element Fees	$514.62	10,919.65
01-08-2018	Invoice	3140	414 - El-Khouri, Said		4005 Income:Common Element Fees	$503.30	11,422.95
01-08-2018	Invoice	3186	402 - Leung, David and Pauline		4005 Income:Common Element Fees	$479.27	11,902.22
01-08-2018	Invoice	3176	202 - Nathan Dresser		4005 Income:Common Element Fees	$479.27	12,381.49
01-08-2018	Invoice	3171	415 - Voyce, Geoff & Jackie		4005 Income:Common Element Fees	$469.28	12,850.77
01-08-2018	Invoice	3189	Greatwise Developments		-Split-	$469.19	13,319.96
01-08-2018	Invoice	3161	Greatwise Developments:102		4005 Income:Common Element Fees	$445.50	13,765.46
01-08-2018	Invoice	3124	203 - Yue Zhang		4005 Income:Common Element Fees	$410.13	14,175.59
01-08-2018	Invoice	3115	303 - Hay, Gary		4005 Income:Common Element Fees	$410.13	14,585.72
01-08-2018	Invoice	3110	Greatwise Developments:315		4005 Income:Common Element Fees	$410.13	14,995.85
01-08-2018	Invoice	3141	403 - Janzen, Erika & Jack		4005 Income:Common Element Fees	$410.13	15,405.98
01-08-2018	Invoice	3137	215 - Daher, Mohammed		4005 Income:Common Element Fees	$410.13	15,816.11
01-08-2018	Invoice	3127	Greatwise Developments:115		4005 Income:Common Element Fees	$405.00	16,221.11
01-08-2018	Invoice	3113	216 - Mattai, Anjelina		4005 Income:Common Element Fees	$405.00	16,626.11
01-08-2018	Invoice	3111	316 - Sophia & Paul Chudis		4005 Income:Common Element Fees	$405.00	17,031.11
01-08-2018	Invoice	3162	Greatwise Developments:116		4005 Income:Common Element Fees	$405.00	17,436.11
01-08-2018	Invoice	3149	103 - Burke, Melville & Paulette		4005 Income:Common Element Fees	$405.00	17,841.11
01-08-2018	Invoice	3112	201 - Rotter, Roland & Barbara		4005 Income:Common Element Fees	$401.49	18,242.60
01-08-2018	Invoice	3180	301 - Papadolias, Nicholas		4005 Income:Common Element	$401.49	18,644.09

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
					Fees		
01-08-2018	Invoice	3138	401 - Silgardo, Anne		4005 Income:Common Element Fees	$401.49	19,045.58
01-08-2018	Invoice	3160	101 - Ahmed Hassan		4005 Income:Common Element Fees	$398.79	19,444.37
01-08-2018	Invoice	3123	221 - Rihana Peiman		4005 Income:Common Element Fees	$379.34	19,823.71
01-08-2018	Invoice	3121	119 - Paula Ennis		4005 Income:Common Element Fees	$379.34	20,203.05
01-08-2018	Invoice	3188	419 - Okwir, Joseph		4005 Income:Common Element Fees	$379.34	20,582.39
01-08-2018	Invoice	3173	321 - Jessica Hsiung		4005 Income:Common Element Fees	$379.34	20,961.73
01-08-2018	Invoice	3172	117 - Kaitlin Dunn		4005 Income:Common Element Fees	$359.36	21,321.09
01-08-2018	Invoice	3153	104 - Hedger, Sheila & Butler, Sally-Ann		4005 Income:Common Element Fees	$338.53	21,659.62
01-08-2018	Invoice	3125	206 - Wong, Sandra		4005 Income:Common Element Fees	$328.57	21,988.19
01-08-2018	Invoice	3120	314 - Armstrong, Carol & Thomas		4005 Income:Common Element Fees	$328.57	22,316.76
01-08-2018	Invoice	3116	306 - Rafoul, Elias		4005 Income:Common Element Fees	$328.57	22,645.33
01-08-2018	Invoice	3178	214 - Hickman, Susan		4005 Income:Common Element Fees	$328.57	22,973.90
01-08-2018	Invoice	3163	Greatwise Developments:406		4005 Income:Common Element Fees	$328.57	23,302.47
01-08-2018	Invoice	3157	310 - Maria Andruczyk		4005 Income:Common Element Fees	$328.57	23,631.04
01-08-2018	Invoice	3154	210 - Watkins, Kimberley		4005 Income:Common Element Fees	$328.57	23,959.61
01-08-2018	Invoice	3117	ZW Project Management (309)		4005 Income:Common Element Fees	$322.90	24,282.51
01-08-2018	Invoice	3109	109 - Jijun Zhao		4005 Income:Common Element Fees	$322.90	24,605.41
01-08-2018	Invoice	3182	Greatwise Developments:113		4005 Income:Common Element Fees	$322.90	24,928.31
01-08-2018	Invoice	3181	106 - Victoria Ashcroft		4005 Income:Common Element Fees	$322.90	25,251.21
01-08-2018	Invoice	3177	209 - Pap, Ilona		4005 Income:Common Element Fees	$322.90	25,574.11
01-08-2018	Invoice	3175	114 - VanWyck, Zoe		4005 Income:Common Element Fees	$322.90	25,897.01
01-08-2018	Invoice	3164	313 - King, Brian		4005 Income:Common Element Fees	$322.90	26,219.91
01-08-2018	Invoice	3158	311 - Pretty, Caylea		4005 Income:Common Element Fees	$322.90	26,542.81
01-08-2018	Invoice	3150	111 - Harb, Mona		4005 Income:Common Element Fees	$322.90	26,865.71
01-08-2018	Invoice	3144	110 - Devine, Jake		4005 Income:Common Element Fees	$322.90	27,188.61
01-08-2018	Invoice	3136	211 - Ary, Natan		4005 Income:Common Element Fees	$322.90	27,511.51
01-08-2018	Invoice	3183	Greatwise Developments:208		4005 Income:Common Element Fees	$308.58	27,820.09
01-08-2018	Invoice	3167	408 - Brown, Marshall		4005 Income:Common Element Fees	$308.58	28,128.67
01-08-2018	Invoice	3142	404 - Aubin, Marc		4005 Income:Common Element Fees	$308.58	28,437.25
01-08-2018	Invoice	3135	204 - Temeljkovski, Bojana		4005 Income:Common Element Fees	$308.58	28,745.83
01-08-2018	Invoice	3131	308 - Burda, Veronika		4005 Income:Common Element Fees	$308.58	29,054.41
01-08-2018	Invoice	3129	304 - Zaher, Andre & Liana		4005 Income:Common Element Fees	$308.58	29,362.99
01-08-2018	Invoice	3145	105 - Huisman, Darcy		4005 Income:Common Element Fees	$303.21	29,666.20
01-08-2018	Invoice	3122	Greatwise Developments:118		4005 Income:Common Element Fees	$303.18	29,969.38
01-08-2018	Invoice	3166	405 - Marquez, Luize		4005 Income:Common Element Fees	$303.18	30,272.56
01-08-2018	Invoice	3132	205 - Prak, Sorn & Tran, Hong		4005 Income:Common Element Fees	$303.18	30,575.74
01-08-2018	Invoice	3130	305 - Lafrance, Aline & Alberelli, Raymond		4005 Income:Common Element Fees	$303.18	30,878.92
01-08-2018	Invoice	3174	108 - Atkinson, Jena		4005 Income:Common Element Fees	$302.64	31,181.56
01-08-2018	Invoice	3152	317 - Milne, Bradley		4005 Income:Common Element Fees	$288.33	31,469.89
01-08-2018	Invoice	3179	217 - Rawlings, Douglas		4005 Income:Common Element Fees	$288.30	31,758.19
01-08-2018	Invoice	3155	213 - Caron, Jean-Luc		4005 Income:Common Element Fees	$287.54	32,045.73
01-08-2018	Invoice	3114	219 - Hewitt, Richard & Sharon		4005 Income:Common Element Fees	$278.61	32,324.34
01-08-2018	Invoice	3159	319 - Oliver Lamothe		4005 Income:Common Element Fees	$278.61	32,602.95
01-08-2018	Invoice	3147	417 - McIntyre, Amanda		4005 Income:Common Element	$278.61	32,881.56

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
					Fees		
01-08-2018	Invoice	3187	411 - Laframboise, John & Candice		4005 Income:Common Element Fees	$274.28	33,155.84
01-08-2018	Invoice	3165	409 - Biswas, Devaleena		4005 Income:Common Element Fees	$274.28	33,430.12
01-08-2018	Invoice	3134	413 - Baskin, Meaghan		4005 Income:Common Element Fees	$274.28	33,704.40
01-08-2018	Invoice	3168	320 - Barker, Connie		4005 Income:Common Element Fees	$268.61	33,973.01
01-08-2018	Invoice	3156	220 - Keay, David & Hudak, Constance		4005 Income:Common Element Fees	$268.61	34,241.62
01-08-2018	Invoice	3151	212 - Pedlar, Shannon		4005 Income:Common Element Fees	$268.61	34,510.23
01-08-2018	Invoice	3148	418 - Brazeau, Eric		4005 Income:Common Element Fees	$268.61	34,778.84
01-08-2018	Invoice	3143	412 - Laframboise, John & Candice		4005 Income:Common Element Fees	$268.61	35,047.45
01-08-2018	Invoice	3133	410 - Lepage, Denis		4005 Income:Common Element Fees	$268.61	35,316.06
01-08-2018	Invoice	3128	112 - Lapietra, Vincenzo		4005 Income:Common Element Fees	$268.61	35,584.67
01-08-2018	Invoice	3139	407 - Mah, Adeline		4005 Income:Common Element Fees	$264.83	35,849.50
01-08-2018	Invoice	3184	107 - Xiyin Deng		4005 Income:Common Element Fees	$259.16	36,108.66
01-08-2018	Invoice	3185	207 - Aria Adel & Dennis Grudzinski		4005 Income:Common Element Fees	$255.19	36,363.85
01-08-2018	Invoice	3119	312 - Slocinski, Mieczyslaw & Irena		4005 Income:Common Element Fees	$233.26	36,597.11
01-08-2018	Invoice	3170	307 - Hoffman, Taylor		4005 Income:Common Element Fees	$229.48	36,826.59
01-08-2018	Invoice	3126	218 - Andrew Leung		4005 Income:Common Element Fees	$210.28	37,036.87
01-08-2018	Invoice	3169	416 - Peter & Davina Chow		4005 Income:Common Element Fees	$210.28	37,247.15
01-08-2018	Invoice	3146	318 - Tran, Tahn-Tinh		4005 Income:Common Element Fees	$174.93	37,422.08
01-08-2018	Payment		318 - Tran, Tahn-Tinh		1010 Cash Operating Account	$ -174.93	37,247.15
01-08-2018	Payment		218 - Andrew Leung		1010 Cash Operating Account	$ -210.28	37,036.87
01-08-2018	Payment		416 - Peter & Davina Chow		1010 Cash Operating Account	$ -210.28	36,826.59
01-08-2018	Payment		307 - Hoffman, Taylor		1010 Cash Operating Account	$ -229.48	36,597.11
01-08-2018	Payment		312 - Slocinski, Mieczyslaw & Irena		1010 Cash Operating Account	$ -233.26	36,363.85
01-08-2018	Payment		207 - Aria Adel & Dennis Grudzinski		1010 Cash Operating Account	$ -255.19	36,108.66
01-08-2018	Payment		107 - Xiyin Deng		1010 Cash Operating Account	$ -259.16	35,849.50
01-08-2018	Payment		407 - Mah, Adeline		1010 Cash Operating Account	$ -264.83	35,584.67
01-08-2018	Payment		320 - Barker, Connie		1010 Cash Operating Account	$ -268.61	35,316.06
01-08-2018	Payment		220 - Keay, David & Hudak, Constance		1010 Cash Operating Account	$ -268.61	35,047.45
01-08-2018	Payment		212 - Pedlar, Shannon		1010 Cash Operating Account	$ -268.61	34,778.84
01-08-2018	Payment		418 - Brazeau, Eric		1010 Cash Operating Account	$ -268.61	34,510.23
01-08-2018	Payment		412 - Laframboise, John & Candice		1010 Cash Operating Account	$ -268.61	34,241.62
01-08-2018	Payment		410 - Lepage, Denis		1010 Cash Operating Account	$ -268.61	33,973.01
01-08-2018	Payment		112 - Lapietra, Vincenzo		1010 Cash Operating Account	$ -268.61	33,704.40
01-08-2018	Payment		411 - Laframboise, John & Candice		1010 Cash Operating Account	$ -274.28	33,430.12
01-08-2018	Payment		409 - Biswas, Devaleena		1010 Cash Operating Account	$ -274.28	33,155.84
01-08-2018	Payment		413 - Baskin, Meaghan		1010 Cash Operating Account	$ -274.28	32,881.56
01-08-2018	Payment		219 - Hewitt, Richard & Sharon		1010 Cash Operating Account	$ -278.61	32,602.95
01-08-2018	Payment		319 - Oliver Lamothe		1010 Cash Operating Account	$ -278.61	32,324.34
01-08-2018	Payment		417 - McIntyre, Amanda		1010 Cash Operating Account	$ -278.61	32,045.73
01-08-2018	Payment		213 - Caron, Jean-Luc		1010 Cash Operating Account	$ -287.54	31,758.19
01-08-2018	Payment		217 - Rawlings, Douglas		1010 Cash Operating Account	$ -288.30	31,469.89
01-08-2018	Payment		317 - Milne, Bradley		1010 Cash Operating Account	$ -288.33	31,181.56
01-08-2018	Payment		108 - Atkinson, Jena		1010 Cash Operating Account	$ -302.64	30,878.92
01-08-2018	Payment		405 - Marquez, Luize		1010 Cash Operating Account	$ -303.18	30,575.74
01-08-2018	Payment		205 - Prak, Sorn & Tran, Hong		1010 Cash Operating Account	$ -303.18	30,272.56
01-08-2018	Payment		305 - Lafrance, Aline & Alberelli, Raymond		1010 Cash Operating Account	$ -303.18	29,969.38
01-08-2018	Payment		105 - Huisman, Darcy		1010 Cash Operating Account	$ -303.21	29,666.17
01-08-2018	Payment		408 - Brown, Marshall		1010 Cash Operating Account	$ -308.58	29,357.59
01-08-2018	Payment		404 - Aubin, Marc		1010 Cash Operating Account	$ -308.58	29,049.01
01-08-2018	Payment		204 - Temeljkovski, Bojana		1010 Cash Operating Account	$ -308.58	28,740.43
01-08-2018	Payment		308 - Burda, Veronika		1010 Cash Operating Account	$ -308.58	28,431.85
01-08-2018	Payment		304 - Zaher, Andre & Liana		1010 Cash Operating Account	$ -308.58	28,123.27
01-08-2018	Payment		109 - Jijun Zhao		1010 Cash Operating Account	$ -322.90	27,800.37
01-08-2018	Payment		106 - Victoria Ashcroft		1010 Cash Operating Account	$ -322.90	27,477.47
01-08-2018	Payment		209 - Pap, Ilona		1010 Cash Operating Account	$ -322.90	27,154.57
01-08-2018	Payment		114 - VanWyck, Zoe		1010 Cash Operating Account	$ -322.90	26,831.67
01-08-2018	Payment		311 - Pretty, Caylea		1010 Cash Operating Account	$ -322.90	26,508.77
01-08-2018	Payment		111 - Harb, Mona		1010 Cash Operating Account	$ -322.90	26,185.87
01-08-2018	Payment		110 - Devine, Jake		1010 Cash Operating Account	$ -322.90	25,862.97
01-08-2018	Payment		211 - Ary, Natan		1010 Cash Operating Account	$ -322.90	25,540.07
01-08-2018	Payment	PAP AUG 1 2018	ZW Project Management (309)		1010 Cash Operating Account	$ -322.90	25,217.17

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-08-2018	Payment		206 - Wong, Sandra		1010 Cash Operating Account	$ -328.57	24,888.60
01-08-2018	Payment		314 - Armstrong, Carol & Thomas		1010 Cash Operating Account	$ -328.57	24,560.03
01-08-2018	Payment		306 - Rafoul, Elias		1010 Cash Operating Account	$ -328.57	24,231.46
01-08-2018	Payment		214 - Hickman, Susan		1010 Cash Operating Account	$ -328.57	23,902.89
01-08-2018	Payment		310 - Maria Andruczyk		1010 Cash Operating Account	$ -328.57	23,574.32
01-08-2018	Payment		210 - Watkins, Kimberley		1010 Cash Operating Account	$ -328.57	23,245.75
01-08-2018	Payment		104 - Hedger, Sheila & Butler, Sally-Ann		1010 Cash Operating Account	$ -338.53	22,907.22
01-08-2018	Payment		117 - Kaitlin Dunn		1010 Cash Operating Account	$ -359.36	22,547.86
01-08-2018	Payment		419 - Okwir, Joseph		1010 Cash Operating Account	$ -379.31	22,168.55
01-08-2018	Payment		221 - Rihana Peiman		1010 Cash Operating Account	$ -379.34	21,789.21
01-08-2018	Payment		119 - Paula Ennis		1010 Cash Operating Account	$ -379.34	21,409.87
01-08-2018	Payment		101 - Ahmed Hassan		1010 Cash Operating Account	$ -398.79	21,011.08
01-08-2018	Payment		201 - Rotter, Roland & Barbara		1010 Cash Operating Account	$ -401.49	20,609.59
01-08-2018	Payment		301 - Papadolias, Nicholas		1010 Cash Operating Account	$ -401.49	20,208.10
01-08-2018	Payment		401 - Silgardo, Anne		1010 Cash Operating Account	$ -401.49	19,806.61
01-08-2018	Payment		216 - Mattai, Anjelina		1010 Cash Operating Account	$ -405.00	19,401.61
01-08-2018	Payment		103 - Burke, Melville & Paulette		1010 Cash Operating Account	$ -405.00	18,996.61
01-08-2018	Payment		203 - Yue Zhang		1010 Cash Operating Account	$ -410.13	18,586.48
01-08-2018	Payment		303 - Hay, Gary		1010 Cash Operating Account	$ -410.13	18,176.35
01-08-2018	Payment		403 - Janzen, Erika & Jack		1010 Cash Operating Account	$ -410.13	17,766.22
01-08-2018	Payment		215 - Daher, Mohammed		1010 Cash Operating Account	$ -410.13	17,356.09
01-08-2018	Payment		402 - Leung, David and Pauline		1010 Cash Operating Account	$ -479.27	16,876.82
01-08-2018	Payment		202 - Nathan Dresser		1010 Cash Operating Account	$ -479.27	16,397.55
01-08-2018	Payment		414 - El-Khouri, Said		1010 Cash Operating Account	$ -503.30	15,894.25
01-08-2018	Payment		302 - Dham, Houssam		1010 Cash Operating Account	$ -514.62	15,379.63
03-08-2018	Payment		117 - Kaitlin Dunn		1010 Cash Operating Account	$ -423.53	14,956.10
03-08-2018	Payment		316 - Sophia & Paul Chudis		1010 Cash Operating Account	$ -405.00	14,551.10
03-08-2018	Payment		415 - Voyce, Geoff & Jackie		1010 Cash Operating Account	$ -469.28	14,081.82
03-08-2018	Payment		321 - Jessica Hsiung		1010 Cash Operating Account	$ -397.33	13,684.49
15-08-2018	Payment		216 - Mattai, Anjelina		1010 Cash Operating Account	$ -405.00	13,279.49
15-08-2018	Payment		321 - Jessica Hsiung		1010 Cash Operating Account	$ -397.33	12,882.16
29-08-2018	Invoice	3191	305 - Lafrance, Aline & Alberelli, Raymond		Billable Expense Income-1	$50.85	12,933.01
29-08-2018	Invoice	3190	301 - Papadolias, Nicholas		Billable Expense Income-1	$50.85	12,983.86
Total for 1100 Accounts Receivable						**$2,578.83**	
1101 Misc AR							
Beginning Balance							938.60
Total for 1101 Misc AR							
1103 Other AR - Enercare							
Beginning Balance							1,866.00
Total for 1103 Other AR - Enercare							
1116 Prepaid Elevator							
Beginning Balance							757.03
15-08-2018	Journal Entry	49		prepaid Tremblay annual	-Split-	$ -104.25	652.78
31-08-2018	Journal Entry	54		to record July & August prepaid CAO fee expense	-Split-	$ -160.00	492.78
Total for 1116 Prepaid Elevator						**$ -264.25**	
1117 Prepaid - Enbridge deposit							
Beginning Balance							2,816.00
Total for 1117 Prepaid - Enbridge deposit							
1500 Allowance for bad debts							
Beginning Balance							-8.27
Total for 1500 Allowance for bad debts							
R1300 Due from Operating Fund							
Beginning Balance							6,187.79
Total for R1300 Due from Operating Fund							
1300 RBC DS Investment Account							
Beginning Balance							100,455.16
06-08-2018	Expense			BILL PYMT 1161 DOMINION SEC	1020 Cash Reserve Fund	$8,446.58	108,901.74
Total for 1300 RBC DS Investment Account						**$8,446.58**	
2000 Accounts Payable							
Beginning Balance							36,407.32
01-08-2018	Bill	NOTICE20182019	Canadian Condominium Institute		5842 Administrative Expenses:Postage, Meeting, Misc Expenses	$192.10	36,599.42
01-08-2018	Bill	623	9020934 Canada Inc. (Visitors Parking)		5450 Contracts:Security Contract	$338.99	36,938.41
01-08-2018	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	$ -3,433.34	33,505.07
01-08-2018	Bill	37858	Pivotech Doors Inc.		5475 Contracts:Garage Door Maintenance Contract	$107.35	33,612.42
01-08-2018	Bill	2365	CI Property Management		5830 Administrative Expenses:Property Management Fees	$3,433.34	37,045.76
07-08-2018	Bill Payment (Cheque)		Hydro-2785 BASELINE RD P/R		1010 Cash Operating Account	$ -3,955.51	33,090.25
07-08-2018	Bill	1663	10424161 Canada Inc.		5503 General Repairs and Maintenance:General Repairs and Maintenance	$50.85	33,141.10
07-08-2018	Bill	383	10424161 Canada Inc.		5503 General Repairs and Maintenance:General Repairs and Maintenance	$67.80	33,208.90

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
15-08-2018	Bill	JUNE30JUL312018	Hydro-2785 BASELINE RD P/R		5020 Utilities Expense:Hydro	$5,028.11	38,237.01
15-08-2018	Bill	M0818-48	Spot Maintenance Ltd.		5430 Contracts:Cleaning Contract	$1,729.92	39,966.93
16-08-2018	Bill	W42263	S&R Mechanical		5501 General Repairs and Maintenance:Reimbursable Expense	$542.97	40,509.90
16-08-2018	Bill	35738	Pivotech Doors Inc.		5475 Contracts:Garage Door Maintenance Contract	$743.09	41,252.99
16-08-2018	Bill	295	10424161 Canada Inc.		5502 General Repairs and Maintenance:Materials and supplies	$202.72	41,455.71
16-08-2018	Bill	12462	Tremblay Fire Solutions Ltd.		5420 Contracts:Fire Alarm Monitoring	$107.35	41,563.06
16-08-2018	Bill	949098	Nutri-Lawn		5503 General Repairs and Maintenance:General Repairs and Maintenance	$133.34	41,696.40
16-08-2018	Bill	277	10424161 Canada Inc.		5502 General Repairs and Maintenance:Materials and supplies	$135.60	41,832.00
16-08-2018	Bill	77522	Nutri-Lawn		5503 General Repairs and Maintenance:General Repairs and Maintenance	$283.63	42,115.63
17-08-2018	Bill Payment (Cheque)		Hydro-2785 BASELINE RD P/R		1010 Cash Operating Account	$ -3,955.51	38,160.12
29-08-2018	Bill Payment (Cheque)	FCN_8767-3	Lock Solutions Inc.		1010 Cash Operating Account	$ -96.05	38,064.07
29-08-2018	Bill Payment (Cheque)	FCN_8767-2	Evolution Building Services		1010 Cash Operating Account	$ -158.18	37,905.89
29-08-2018	Bill Payment (Cheque)	FCN_8766-4	Tremblay Fire Solutions Ltd.		1010 Cash Operating Account	$ -214.70	37,691.19
29-08-2018	Bill Payment (Cheque)	FCN_8767-5	Optimum Mechanical Solutions		1010 Cash Operating Account	$ -290.98	37,400.21
29-08-2018	Bill Payment (Cheque)	FCN_8767-1	Activox Electronics Ltd.		1010 Cash Operating Account	$ -305.10	37,095.11
29-08-2018	Bill Payment (Cheque)	RBX1253	Waste Connections of Canada Inc.		1010 Cash Operating Account	$ -389.85	36,705.26
29-08-2018	Bill Payment (Cheque)	FCN_8767-6	Strivetech Elevator Services Inc.		1010 Cash Operating Account	$ -406.80	36,298.46
29-08-2018	Bill Payment (Cheque)	FCN_8767-4	Nutri-Lawn		1010 Cash Operating Account	$ -416.97	35,881.49
29-08-2018	Bill Payment (Cheque)	FCN_8766-5	Pivotech Doors Inc.		1010 Cash Operating Account	$ -850.44	35,031.05
29-08-2018	Bill Payment (Cheque)	FCN_8766-2	9020934 Canada Inc. (Visitors Parking)		1010 Cash Operating Account	$ -1,016.97	34,014.08
29-08-2018	Bill Payment (Cheque)	FCN_8766-1	10424161 Canada Inc.		1010 Cash Operating Account	$ -1,151.92	32,862.16
29-08-2018	Bill Payment (Cheque)	FCN_8766-3	Spot Maintenance Ltd.		1010 Cash Operating Account	$ -3,459.84	29,402.32
29-08-2018	Bill Payment (Cheque)	RBX0736	Ottawa Water & Sewer		1010 Cash Operating Account	$ -8,252.10	21,150.22
29-08-2018	Bill	JUN16AUG142018	Ottawa Water & Sewer		5030 Utilities Expense:Water & Sewer	$4,420.36	25,570.58
29-08-2018	Bill	12727	Tremblay Fire Solutions Ltd.		5420 Contracts:Fire Alarm Monitoring	$107.35	25,677.93
29-08-2018	Bill	07029	Optimum Mechanical Solutions		5503 General Repairs and Maintenance:General Repairs and Maintenance	$290.98	25,968.91
31-08-2018	Bill		Waste Connections of Canada Inc.		5424 Contracts:Garbage/ Recycling Bin Removal	$389.85	26,358.76
Total for 2000 Accounts Payable						**$ -10,048.56**	
2010 Accrued Accounts Payable							
Beginning Balance							23,695.06
01-08-2018	Journal Entry	51R		to set up monthly accruals - Tremblay PO 1009	-Split-	$ -875.75	22,819.31
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -19,419.31	3,400.00
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -3,400.00	0.00
31-08-2018	Journal Entry	56		to set up August accruals - PO 1009 Tremblay	-Split-	$875.75	875.75
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$13,935.91	14,811.66
Total for 2010 Accrued Accounts Payable						**$ -8,883.40**	
2020 Due to/from Reserve							
Beginning Balance							6,307.79
Total for 2020 Due to/from Reserve							
R2000 Reserve Accounts Payable							
Beginning Balance							9,611.43
01-08-2018	Journal Entry	51R		to set up monthly accruals - Luminex PO 1010	-Split-	$ -9,611.43	0.00
31-08-2018	Journal Entry	56		to set up August accruals - PO 1010 Luminex	-Split-	$9,611.43	9,611.43
Total for R2000 Reserve Accounts Payable						**$0.00**	
Retained Earnings							
Beginning Balance							135,269.70
Total for Retained Earnings							
4000 Income							
4005 Common Element Fees							
Beginning Balance							54,049.94
01-08-2018	Invoice	3112	201 - Rotter, Roland & Barbara	Common element fees	1100 Accounts Receivable	$401.49	54,451.43
01-08-2018	Invoice	3180	301 - Papadolias, Nicholas	Common element fees	1100 Accounts Receivable	$401.49	54,852.92
01-08-2018	Invoice	3138	401 - Silgardo, Anne	Common element fees	1100 Accounts Receivable	$401.49	55,254.41
01-08-2018	Invoice	3113	216 - Mattai, Anjelina	Common element fees	1100 Accounts Receivable	$405.00	55,659.41
01-08-2018	Invoice	3111	316 - Sophia & Paul Chudis	Common element fees	1100 Accounts Receivable	$405.00	56,064.41
01-08-2018	Invoice	3162	Greatwise Developments:116	Common element fees	1100 Accounts Receivable	$405.00	56,469.41
01-08-2018	Invoice	3149	103 - Burke, Melville & Paulette	Common element fees	1100 Accounts Receivable	$405.00	56,874.41
01-08-2018	Invoice	3127	Greatwise Developments:115	Common element fees	1100 Accounts Receivable	$405.00	57,279.41
01-08-2018	Invoice	3124	203 - Yue Zhang	Common element fees	1100 Accounts Receivable	$410.13	57,689.54
01-08-2018	Invoice	3115	303 - Hay, Gary	Common element fees	1100 Accounts Receivable	$410.13	58,099.67

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-08-2018	Invoice	3110	Greatwise Developments:315	Common element fees	1100 Accounts Receivable	$410.13	58,509.80
01-08-2018	Invoice	3141	403 - Janzen, Erika & Jack	Common element fees	1100 Accounts Receivable	$410.13	58,919.93
01-08-2018	Invoice	3137	215 - Daher, Mohammed	Common element fees	1100 Accounts Receivable	$410.13	59,330.06
01-08-2018	Invoice	3161	Greatwise Developments:102	Common element fees	1100 Accounts Receivable	$445.50	59,775.56
01-08-2018	Invoice	3189	Greatwise Developments	Parking - Unsold	1100 Accounts Receivable	$459.55	60,235.11
01-08-2018	Invoice	3171	415 - Voyce, Geoff & Jackie	Common element fees	1100 Accounts Receivable	$469.28	60,704.39
01-08-2018	Invoice	3186	402 - Leung, David and Pauline	Common element fees	1100 Accounts Receivable	$479.27	61,183.66
01-08-2018	Invoice	3176	202 - Nathan Dresser	Common element fees	1100 Accounts Receivable	$479.27	61,662.93
01-08-2018	Invoice	3140	414 - El-Khouri, Said	Common element fees	1100 Accounts Receivable	$503.30	62,166.23
01-08-2018	Invoice	3118	302 - Dham, Houssam	Common element fees	1100 Accounts Receivable	$514.62	62,680.85
01-08-2018	Invoice	3189	Greatwise Developments	Storage - Unsold	1100 Accounts Receivable	$9.64	62,690.49
01-08-2018	Invoice	3146	318 - Tran, Tahn-Tinh	Common element fees	1100 Accounts Receivable	$174.93	62,865.42
01-08-2018	Invoice	3126	218 - Andrew Leung	Common element fees	1100 Accounts Receivable	$210.28	63,075.70
01-08-2018	Invoice	3169	416 - Peter & Davina Chow	Common element fees	1100 Accounts Receivable	$210.28	63,285.98
01-08-2018	Invoice	3170	307 - Hoffman, Taylor	Common element fees	1100 Accounts Receivable	$229.48	63,515.46
01-08-2018	Invoice	3119	312 - Slocinski, Mieczyslaw & Irena	Common element fees	1100 Accounts Receivable	$233.26	63,748.72
01-08-2018	Invoice	3185	207 - Aria Adel & Dennis Grudzinski	Common element fees	1100 Accounts Receivable	$255.19	64,003.91
01-08-2018	Invoice	3184	107 - Xiyin Deng	Common element fees	1100 Accounts Receivable	$259.16	64,263.07
01-08-2018	Invoice	3139	407 - Mah, Adeline	Common element fees	1100 Accounts Receivable	$264.83	64,527.90
01-08-2018	Invoice	3168	320 - Barker, Connie	Common element fees	1100 Accounts Receivable	$268.61	64,796.51
01-08-2018	Invoice	3156	220 - Keay, David & Hudak, Constance	Common element fees	1100 Accounts Receivable	$268.61	65,065.12
01-08-2018	Invoice	3151	212 - Pedlar, Shannon	Common element fees	1100 Accounts Receivable	$268.61	65,333.73
01-08-2018	Invoice	3148	418 - Brazeau, Eric	Common element fees	1100 Accounts Receivable	$268.61	65,602.34
01-08-2018	Invoice	3143	412 - Laframboise, John & Candice	Common element fees	1100 Accounts Receivable	$268.61	65,870.95
01-08-2018	Invoice	3133	410 - Lepage, Denis	Common element fees	1100 Accounts Receivable	$268.61	66,139.56
01-08-2018	Invoice	3128	112 - Lapietra, Vincenzo	Common element fees	1100 Accounts Receivable	$268.61	66,408.17
01-08-2018	Invoice	3187	411 - Laframboise, John & Candice	Common element fees	1100 Accounts Receivable	$274.28	66,682.45
01-08-2018	Invoice	3165	409 - Biswas, Devaleena	Common element fees	1100 Accounts Receivable	$274.28	66,956.73
01-08-2018	Invoice	3134	413 - Baskin, Meaghan	Common element fees	1100 Accounts Receivable	$274.28	67,231.01
01-08-2018	Invoice	3114	219 - Hewitt, Richard & Sharon	Common element fees	1100 Accounts Receivable	$278.61	67,509.62
01-08-2018	Invoice	3159	319 - Oliver Lamothe	Common element fees	1100 Accounts Receivable	$278.61	67,788.23
01-08-2018	Invoice	3147	417 - McIntyre, Amanda	Common element fees	1100 Accounts Receivable	$278.61	68,066.84
01-08-2018	Invoice	3155	213 - Caron, Jean-Luc	Common element fees	1100 Accounts Receivable	$287.54	68,354.38
01-08-2018	Invoice	3179	217 - Rawlings, Douglas	Common element fees	1100 Accounts Receivable	$288.30	68,642.68
01-08-2018	Invoice	3152	317 - Milne, Bradley	Common element fees	1100 Accounts Receivable	$288.33	68,931.01
01-08-2018	Invoice	3174	108 - Atkinson, Jena	Common element fees	1100 Accounts Receivable	$302.64	69,233.65
01-08-2018	Invoice	3122	Greatwise Developments:118	Common element fees	1100 Accounts Receivable	$303.18	69,536.83
01-08-2018	Invoice	3166	405 - Marquez, Luize	Common element fees	1100 Accounts Receivable	$303.18	69,840.01
01-08-2018	Invoice	3132	205 - Prak, Sorn & Tran, Hong	Common element fees	1100 Accounts Receivable	$303.18	70,143.19
01-08-2018	Invoice	3130	305 - Lafrance, Aline & Alberelli, Raymond	Common element fees	1100 Accounts Receivable	$303.18	70,446.37
01-08-2018	Invoice	3145	105 - Huisman, Darcy	Common element fees	1100 Accounts Receivable	$303.21	70,749.58
01-08-2018	Invoice	3183	Greatwise Developments:208	Common element fees	1100 Accounts Receivable	$308.58	71,058.16
01-08-2018	Invoice	3167	408 - Brown, Marshall	Common element fees	1100 Accounts Receivable	$308.58	71,366.74
01-08-2018	Invoice	3142	404 - Aubin, Marc	Common element fees	1100 Accounts Receivable	$308.58	71,675.32
01-08-2018	Invoice	3135	204 - Temeljkovski, Bojana	Common element fees	1100 Accounts Receivable	$308.58	71,983.90
01-08-2018	Invoice	3131	308 - Burda, Veronika	Common element fees	1100 Accounts Receivable	$308.58	72,292.48
01-08-2018	Invoice	3129	304 - Zaher, Andre & Liana	Common element fees	1100 Accounts Receivable	$308.58	72,601.06
01-08-2018	Invoice	3117	ZW Project Management (309)	Common element fees	1100 Accounts Receivable	$322.90	72,923.96
01-08-2018	Invoice	3109	109 - Jijun Zhao	Common element fees	1100 Accounts Receivable	$322.90	73,246.86
01-08-2018	Invoice	3182	Greatwise Developments:113	Common element fees	1100 Accounts Receivable	$322.90	73,569.76
01-08-2018	Invoice	3181	106 - Victoria Ashcroft	Common element fees	1100 Accounts Receivable	$322.90	73,892.66
01-08-2018	Invoice	3177	209 - Pap, Ilona	Common element fees	1100 Accounts Receivable	$322.90	74,215.56
01-08-2018	Invoice	3175	114 - VanWyck, Zoe	Common element fees	1100 Accounts Receivable	$322.90	74,538.46
01-08-2018	Invoice	3164	313 - King, Brian	Common element fees	1100 Accounts Receivable	$322.90	74,861.36
01-08-2018	Invoice	3158	311 - Pretty, Caylea	Common element fees	1100 Accounts Receivable	$322.90	75,184.26
01-08-2018	Invoice	3150	111 - Harb, Mona	Common element fees	1100 Accounts Receivable	$322.90	75,507.16
01-08-2018	Invoice	3144	110 - Devine, Jake	Common element fees	1100 Accounts Receivable	$322.90	75,830.06
01-08-2018	Invoice	3136	211 - Ary, Natan	Common element fees	1100 Accounts Receivable	$322.90	76,152.96
01-08-2018	Invoice	3125	206 - Wong, Sandra	Common element fees	1100 Accounts Receivable	$328.57	76,481.53
01-08-2018	Invoice	3120	314 - Armstrong, Carol & Thomas	Common element fees	1100 Accounts Receivable	$328.57	76,810.10
01-08-2018	Invoice	3116	306 - Rafoul, Elias	Common element fees	1100 Accounts Receivable	$328.57	77,138.67
01-08-2018	Invoice	3178	214 - Hickman, Susan	Common element fees	1100 Accounts Receivable	$328.57	77,467.24
01-08-2018	Invoice	3163	Greatwise Developments:406	Common element fees	1100 Accounts Receivable	$328.57	77,795.81
01-08-2018	Invoice	3157	310 - Maria Andruczyk	Common element fees	1100 Accounts Receivable	$328.57	78,124.38
01-08-2018	Invoice	3154	210 - Watkins, Kimberley	Common element fees	1100 Accounts Receivable	$328.57	78,452.95
01-08-2018	Invoice	3153	104 - Hedger, Sheila & Butler, Sally-Ann	Common element fees	1100 Accounts Receivable	$338.53	78,791.48
01-08-2018	Invoice	3172	117 - Kaitlin Dunn	Common element fees	1100 Accounts Receivable	$359.36	79,150.84
01-08-2018	Invoice	3123	221 - Rihana Peiman	Common element fees	1100 Accounts Receivable	$379.34	79,530.18
01-08-2018	Invoice	3121	119 - Paula Ennis	Common element fees	1100 Accounts Receivable	$379.34	79,909.52
01-08-2018	Invoice	3188	419 - Okwir, Joseph	Common element fees	1100 Accounts Receivable	$379.34	80,288.86
01-08-2018	Invoice	3173	321 - Jessica Hsiung	Common element fees	1100 Accounts Receivable	$379.34	80,668.20
01-08-2018	Invoice	3160	101 - Ahmed Hassan	Common element fees - unit / parking / locker	1100 Accounts Receivable	$398.79	81,066.99
Total for 4005 Common Element Fees						**$27,017.05**	
4035 Misc. Income							
03-08-2018	Journal Entry	50		enecare ch # 0051576	-Split-	$2,374.23	2,374.23

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
03-08-2018	Journal Entry	50		enecare ch # 0050624	-Split-	$1,859.11	4,233.34
15-08-2018	Journal Entry	52		enercare ch # 0052496	-Split-	$3,442.78	7,676.12
Total for 4035 Misc. Income						**$7,676.12**	
Total for 4000 Income						**$34,693.17**	
Billable Expense Income-1							
29-08-2018	Invoice	3191	305 - Lafrance, Aline & Alberelli, Raymond	AFTER HOURS PHONE CALL SERVICES - GARAGE DOOR IS OPEN BUT WILL NOT CLOSE	1100 Accounts Receivable	$50.85	50.85
29-08-2018	Invoice	3190	301 - Papadolias, Nicholas	After Hours Phone Call Service Sara Tavasoli unit 301	1100 Accounts Receivable	$50.85	101.70
Total for Billable Expense Income-1						**$101.70**	
4030 Contribution to Reserve Fund							
Beginning Balance							16,893.16
06-08-2018	Expense			ACCOUNT TRANSFER ACTR4821800077	1010 Cash Operating Account	$8,446.58	25,339.74
Total for 4030 Contribution to Reserve Fund						**$8,446.58**	
5000 Utilities Expense							
5010 Gas							
Beginning Balance							2,896.31
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -6,400.00	-3,503.69
Total for 5010 Gas						**$ -6,400.00**	
5020 Hydro							
Beginning Balance							8,182.79
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -3,955.51	4,227.28
15-08-2018	Bill	JUNE30JUL312018	Hydro-2785 BASELINE RD P/R	June 30 to July 31, 2018	2000 Accounts Payable	$5,028.11	9,255.39
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$5,028.11	14,283.50
Total for 5020 Hydro						**$6,100.71**	
5030 Water & Sewer							
Beginning Balance							3,966.49
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -3,166.64	799.85
29-08-2018	Bill	JUN16AUG142018	Ottawa Water & Sewer	JUNE 16 TO AUGUST 14, 2018	2000 Accounts Payable	$4,420.36	5,220.21
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$1,212.03	6,432.24
Total for 5030 Water & Sewer						**$2,465.75**	
5040 Enterphone & Elevator Phone lines							
Beginning Balance							516.03
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -1,271.19	-755.16
Total for 5040 Enterphone & Elevator Phone lines						**$ -1,271.19**	
Total for 5000 Utilities Expense						**$895.27**	
5400 Contracts							
5405 Annual Fire Inspection							
Beginning Balance							315.85
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -536.75	-220.90
15-08-2018	Journal Entry	49		prepaid Tremblay annual	-Split-	$104.25	-116.65
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$536.75	420.10
Total for 5405 Annual Fire Inspection						**$104.25**	
5418 Elevator							
Beginning Balance							791.00
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -395.50	395.50
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$791.00	1,186.50
Total for 5418 Elevator						**$395.50**	
5420 Fire Alarm Monitoring							
Beginning Balance							734.50
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -214.70	519.80
16-08-2018	Bill	12462	Tremblay Fire Solutions Ltd.	June Inspection of fire alarm, sprinkler, emergency lights and fire extinguishers.(invoice date 29 June 2018)	2000 Accounts Payable	$107.35	627.15
29-08-2018	Bill	12727	Tremblay Fire Solutions Ltd.	July Inspection of fire alarm, sprinkler, emergency lights and fire extinguishers.	2000 Accounts Payable	$107.35	734.50
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$107.35	841.85
Total for 5420 Fire Alarm Monitoring						**$107.35**	
5424 Garbage/ Recycling Bin Removal							
Beginning Balance							1,169.55
31-08-2018	Bill		Waste Connections of Canada Inc.	Monthly basic container charges	2000 Accounts Payable	$389.85	1,559.40
Total for 5424 Garbage/ Recycling Bin Removal						**$389.85**	
5425 HVAC Preventative Maintenance							
Beginning Balance							1,474.65
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -983.10	491.55
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$327.70	819.25
Total for 5425 HVAC Preventative Maintenance						**$ -655.40**	
5430 Cleaning Contract							
Beginning Balance							3,459.84
15-08-2018	Bill	M0818-48	Spot Maintenance Ltd.	MONTHLY CLEANING SERVICE August 2018	2000 Accounts Payable	$1,729.92	5,189.76
Total for 5430 Cleaning Contract						**$1,729.92**	
5435 Landscaping							
Beginning Balance							560.00

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -1,120.00	-560.00
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$1,680.00	1,120.00
Total for 5435 Landscaping						**$560.00**	
5445 Pest Control							
Beginning Balance							116.66
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -116.66	0.00
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$174.99	174.99
Total for 5445 Pest Control						**$58.33**	
5450 Security Contract							
Beginning Balance							677.98
01-08-2018	Bill	623	9020934 Canada Inc. (Visitors Parking)	Visitor Parking- Monthly Rate August 2018	2000 Accounts Payable	$338.99	1,016.97
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -677.98	338.99
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$677.98	1,016.97
Total for 5450 Security Contract						**$338.99**	
5475 Garage Door Maintenance Contract							
Beginning Balance							360.02
01-08-2018	Bill	37858	Pivotech Doors Inc.	To perform PM at 2785 Baseline location. - cleaned door face, checked hinges, rollers, cable, - good; Motor, V-belt and safety checked all in working order (invoiced July 2018)	2000 Accounts Payable	$107.35	467.37
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -581.28	-113.91
16-08-2018	Bill	35738	Pivotech Doors Inc.	To perform preventative maintenance on OVHD (invoice dated May 5 2018)	2000 Accounts Payable	$743.09	629.18
Total for 5475 Garage Door Maintenance Contract						**$269.16**	
Total for 5400 Contracts						**$3,297.95**	
5500 General Repairs and Maintenance							
5501 Reimbursable Expense							
Beginning Balance							50.85
16-08-2018	Bill	W42263	S&R Mechanical	inspection services (invoice dated April 25 2017)	2000 Accounts Payable	$542.97	593.82
Total for 5501 Reimbursable Expense						**$542.97**	
5502 Materials and supplies							
16-08-2018	Bill	277	10424161 Canada Inc.	Maintenance. Pressure wash front walkway and wash any accessible windows affected by the pressure washing (invoice dated May 8 2018)	2000 Accounts Payable	$135.60	135.60
16-08-2018	Bill	295	10424161 Canada Inc.	Maintenance. Supply and install corridor light fixture on 3rd floor (invoice dated May 23 2018)	2000 Accounts Payable	$202.72	338.32
Total for 5502 Materials and supplies						**$338.32**	
5503 General Repairs and Maintenance							
Beginning Balance							3,132.37
01-08-2018	Journal Entry	51R		to set up monthly accruals - Tremblay PO 1009	-Split-	$ -875.75	2,256.62
07-08-2018	Bill	1663	10424161 Canada Inc.	After Hours Phone Call Service Sara Tavasoli unit 301	2000 Accounts Payable	$50.85	2,307.47
07-08-2018	Bill	383	10424161 Canada Inc.	Maintenance.Elevator booking for Andreas Papadolias unit 301-864-320-0167	2000 Accounts Payable	$67.80	2,375.27
16-08-2018	Bill	949098	Nutri-Lawn	fiesta weed reducer	2000 Accounts Payable	$133.34	2,508.61
16-08-2018	Bill	77522	Nutri-Lawn	work order 67453 (invoice dated June 6 2018)	2000 Accounts Payable	$283.63	2,792.24
29-08-2018	Bill	07029	Optimum Mechanical Solutions	WEG CFW500 speed drive serving the domestic booster pump is off on F021 (low voltage alarm), (Invoiced on July 23 2018)	2000 Accounts Payable	$290.98	3,083.22
31-08-2018	Journal Entry	56		to set up August accruals - PO 1009 Tremblay	-Split-	$875.75	3,958.97
Total for 5503 General Repairs and Maintenance						**$826.60**	
5504 Emergency Calls							
Beginning Balance							457.65
Total for 5504 Emergency Calls							
5527 Garbage & Recycling							
Beginning Balance							158.18
Total for 5527 Garbage & Recycling							
5555 Garage Door R&M							
Beginning Balance							447.48
Total for 5555 Garage Door R&M							
Total for 5500 General Repairs and Maintenance						**$1,707.89**	
5800 Administrative Expenses							
5805 Audit-Financial							
01-08-2018	Journal Entry	51R		to set up monthly accruals	-Split-	$ -3,400.00	-3,400.00
31-08-2018	Journal Entry	56		to set up August accruals	-Split-	$3,400.00	0.00
Total for 5805 Audit-Financial						**$0.00**	
5806 CAO Fees							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance							80.00
31-08-2018	Journal Entry	54		to record July & August prepaid CAO fee expense	-Split-	$160.00	240.00
Total for 5806 CAO Fees						**$160.00**	
5810 Insurance Expense/General & Liability Insurance							
Beginning Balance							3,955.82
07-08-2018	Expense			INSURANCE LOAN FIRST INSURANCE	1010 Cash Operating Account	$1,977.91	5,933.73
Total for 5810 Insurance Expense/General & Liability Insurance						**$1,977.91**	
5830 Property Management Fees							
Beginning Balance							6,969.78
01-08-2018	Bill	2365	CI Property Management	management fees June 1 2018 to May 31, 2019	2000 Accounts Payable	$3,433.34	10,403.12
Total for 5830 Property Management Fees						**$3,433.34**	
5842 Postage, Meeting, Misc Expenses							
Beginning Balance							593.25
01-08-2018	Bill	NOTICE20182019	Canadian Condominium Institute	CONDO CORP 50-149 UNIT(2018-07-01 - 2019-06-03)	2000 Accounts Payable	$192.10	785.35
Total for 5842 Postage, Meeting, Misc Expenses						**$192.10**	
5845 Bank Charges							
Beginning Balance							107.43
06-08-2018	Expense			ACTIVITY FEE	1020 Cash Reserve Fund	$1.20	108.63
06-08-2018	Expense			ACTIVITY FEE	1010 Cash Operating Account	$58.68	167.31
Total for 5845 Bank Charges						**$59.88**	
Total for 5800 Administrative Expenses						**$5,823.23**	
R6102 Building Interior R&M							
01-08-2018	Journal Entry	51R		to set up monthly accruals - Luminex PO 1010	-Split-	$ -9,611.43	-9,611.43
31-08-2018	Journal Entry	56		to set up August accruals - PO 1010 Luminex	-Split-	$9,611.43	0.00
Total for R6102 Building Interior R&M						**$0.00**	
6000 Contribution from operating							
Beginning Balance							16,893.16
06-08-2018	Deposit			ACCOUNT TRANSFER 994 RF Tfr	1020 Cash Reserve Fund	$8,446.58	25,339.74
Total for 6000 Contribution from operating						**$8,446.58**	
R4012 Reserve Fund Interest Income							
Beginning Balance							171.36
02-08-2018	Deposit			DEPOSIT INTEREST	1020 Cash Reserve Fund	$76.33	247.69
Total for R4012 Reserve Fund Interest Income						**$76.33**	
Not Specified							
31-08-2018	Journal Entry	56			-Split-		
Total for Not Specified							

OCSCC 994

1010 Cash Operating Account, Period Ending 31-08-2018

RECONCILIATION REPORT

Reconciled on: 12-09-2018

Reconciled by: jwalker@capitalconcierge.ca

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

Summary CAD

Statement beginning balance	47,748.98
Cheques and payments cleared (8)	-30,469.48
Deposits and other credits cleared (78)	32,216.04
Statement ending balance	49,495.54
Uncleared transactions as of 31-08-2018	-9,306.55
Register balance as of 31-08-2018	40,188.99
Cleared transactions after 31-08-2018	0.00
Uncleared transactions after 31-08-2018	14,112.88
Register balance as of 12-09-2018	54,301.87

Details

Cheques and payments cleared (8)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2018	Bill Payment		CI Property Management	-3,433.34
06-08-2018	Expense			-8,446.58
06-08-2018	Expense			-58.68
07-08-2018	Bill Payment		Hydro-2785 BASELINE RD P/R	-3,955.51
07-08-2018	Expense			-1,977.91
17-08-2018	Bill Payment		Hydro-2785 BASELINE RD P/R	-3,955.51
29-08-2018	Bill Payment	RBX0736	Ottawa Water & Sewer	-8,252.10
29-08-2018	Bill Payment	RBX1253	Waste Connections of Canada…	-389.85
Total				-30,469.48

Deposits and other credits cleared (78)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
25-07-2018	Receive Payment	004	321 - Jessica Hsiung	0.00
01-08-2018	Receive Payment		203 - Yue Zhang	410.13
01-08-2018	Receive Payment		202 - Nathan Dresser	479.27
01-08-2018	Receive Payment		402 - Leung, David and Pauline	479.27
01-08-2018	Receive Payment		414 - El-Khouri, Said	503.30
01-08-2018	Receive Payment		302 - Dham, Houssam	514.62
01-08-2018	Receive Payment	PAP AUG 1 2018	ZW Project Management (309)	322.90
01-08-2018	Receive Payment		117 - Kaitlin Dunn	359.36
01-08-2018	Receive Payment		318 - Tran, Tahn-Tinh	174.93
01-08-2018	Receive Payment		416 - Peter & Davina Chow	210.28
01-08-2018	Receive Payment		218 - Andrew Leung	210.28
01-08-2018	Receive Payment		307 - Hoffman, Taylor	229.48
01-08-2018	Receive Payment		312 - Slocinski, Mieczyslaw & I…	233.26
01-08-2018	Receive Payment		207 - Aria Adel & Dennis Grud…	255.19
01-08-2018	Receive Payment		107 - Xiyin Deng	259.16
01-08-2018	Receive Payment		407 - Mah, Adeline	264.83
01-08-2018	Receive Payment		112 - Lapietra, Vincenzo	268.61
01-08-2018	Receive Payment		410 - Lepage, Denis	268.61
01-08-2018	Receive Payment		412 - Laframboise, John & Ca…	268.61
01-08-2018	Receive Payment		418 - Brazeau, Eric	268.61
01-08-2018	Receive Payment		212 - Pedlar, Shannon	268.61
01-08-2018	Receive Payment		220 - Keay, David & Hudak, C…	268.61
01-08-2018	Receive Payment		320 - Barker, Connie	268.61
01-08-2018	Receive Payment		413 - Baskin, Meaghan	274.28
01-08-2018	Receive Payment		409 - Biswas, Devaleena	274.28
01-08-2018	Receive Payment		411 - Laframboise, John & Can…	274.28
01-08-2018	Receive Payment		417 - McIntyre, Amanda	278.61
01-08-2018	Receive Payment		319 - Oliver Lamothe	278.61
01-08-2018	Receive Payment		219 - Hewitt, Richard & Sharon	278.61
01-08-2018	Receive Payment		213 - Caron, Jean-Luc	287.54
01-08-2018	Receive Payment		217 - Rawlings, Douglas	288.30
01-08-2018	Receive Payment		317 - Milne, Bradley	288.33
01-08-2018	Receive Payment		108 - Atkinson, Jena	302.64

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2018	Receive Payment		305 - Lafrance, Aline & Alberell…	303.18
01-08-2018	Receive Payment		205 - Prak, Sorn & Tran, Hong	303.18
01-08-2018	Receive Payment		405 - Marquez, Luize	303.18
01-08-2018	Receive Payment		105 - Huisman, Darcy	303.21
01-08-2018	Receive Payment		304 - Zaher, Andre & Liana	308.58
01-08-2018	Receive Payment		308 - Burda, Veronika	308.58
01-08-2018	Receive Payment		204 - Temeljkovski, Bojana	308.58
01-08-2018	Receive Payment		404 - Aubin, Marc	308.58
01-08-2018	Receive Payment		408 - Brown, Marshall	308.58
01-08-2018	Receive Payment		211 - Ary, Natan	322.90
01-08-2018	Receive Payment		110 - Devine, Jake	322.90
01-08-2018	Receive Payment		111 - Harb, Mona	322.90
01-08-2018	Receive Payment		311 - Pretty, Caylea	322.90
01-08-2018	Receive Payment		114 - VanWyck, Zoe	322.90
01-08-2018	Receive Payment		209 - Pap, Ilona	322.90
01-08-2018	Receive Payment		106 - Victoria Ashcroft	322.90
01-08-2018	Receive Payment		109 - Jijun Zhao	322.90
01-08-2018	Receive Payment		210 - Watkins, Kimberley	328.57
01-08-2018	Receive Payment		310 - Maria Andruczyk	328.57
01-08-2018	Receive Payment		214 - Hickman, Susan	328.57
01-08-2018	Receive Payment		306 - Rafoul, Elias	328.57
01-08-2018	Receive Payment		314 - Armstrong, Carol & Tho…	328.57
01-08-2018	Receive Payment		206 - Wong, Sandra	328.57
01-08-2018	Receive Payment		104 - Hedger, Sheila & Butler, …	338.53
01-08-2018	Receive Payment		419 - Okwir, Joseph	379.31
01-08-2018	Receive Payment		119 - Paula Ennis	379.34
01-08-2018	Receive Payment		221 - Rihana Peiman	379.34
01-08-2018	Receive Payment		101 - Ahmed Hassan	398.79
01-08-2018	Receive Payment		401 - Silgardo, Anne	401.49
01-08-2018	Receive Payment		301 - Papadolias, Nicholas	401.49
01-08-2018	Receive Payment		201 - Rotter, Roland & Barbara	401.49
01-08-2018	Receive Payment		103 - Burke, Melville & Paulette	405.00
01-08-2018	Receive Payment		216 - Mattai, Anjelina	405.00
01-08-2018	Receive Payment		215 - Daher, Mohammed	410.13
01-08-2018	Receive Payment		403 - Janzen, Erika & Jack	410.13
01-08-2018	Receive Payment		303 - Hay, Gary	410.13
03-08-2018	Journal	50		1,859.11
03-08-2018	Journal	50		2,374.23
03-08-2018	Receive Payment		117 - Kaitlin Dunn	423.53
03-08-2018	Receive Payment		321 - Jessica Hsiung	397.33
03-08-2018	Receive Payment		316 - Sophia & Paul Chudis	405.00
03-08-2018	Receive Payment		415 - Voyce, Geoff & Jackie	469.28
15-08-2018	Journal	52		3,442.78
15-08-2018	Receive Payment		321 - Jessica Hsiung	397.33
15-08-2018	Receive Payment		216 - Mattai, Anjelina	405.00
Total				32,216.04

Additional Information

Uncleared cheques and payments as of 31-08-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31-05-2017	Journal	19		-938.60
29-08-2018	Bill Payment	FCN_8766-1	10424161 Canada Inc.	-1,151.92
29-08-2018	Bill Payment	FCN_8766-2	9020934 Canada Inc. (Visitors …	-1,016.97
29-08-2018	Bill Payment	FCN_8766-3	Spot Maintenance Ltd.	-3,459.84
29-08-2018	Bill Payment	FCN_8766-4	Tremblay Fire Solutions Ltd.	-214.70
29-08-2018	Bill Payment	FCN_8766-5	Pivotech Doors Inc.	-850.44
29-08-2018	Bill Payment	FCN_8767-1	Activox Electronics Ltd.	-305.10
29-08-2018	Bill Payment	FCN_8767-2	Evolution Building Services	-158.18
29-08-2018	Bill Payment	FCN_8767-6	Strivetech Elevator Services Inc.	-406.80
29-08-2018	Bill Payment	FCN_8767-3	Lock Solutions Inc.	-96.05
29-08-2018	Bill Payment	FCN_8767-4	Nutri-Lawn	-416.97
29-08-2018	Bill Payment	FCN_8767-5	Optimum Mechanical Solutions	-290.98
Total				-9,306.55

Uncleared cheques and payments after 31-08-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Bill Payment		Hydro-2785 BASELINE RD P/R	-5,028.11
04-09-2018	Bill Payment		CI Property Management	-3,433.34
Total				-8,461.45

Uncleared deposits and other credits after 31-08-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Receive Payment		203 - Yue Zhang	410.13
04-09-2018	Receive Payment		215 - Daher, Mohammed	410.13
04-09-2018	Receive Payment		403 - Janzen, Erika & Jack	410.13
04-09-2018	Receive Payment		202 - Nathan Dresser	479.27
04-09-2018	Receive Payment		402 - Leung, David and Pauline	479.27
04-09-2018	Receive Payment		302 - Dham, Houssam	514.62
04-09-2018	Receive Payment		414 - El-Khouri, Said	503.30
04-09-2018	Receive Payment	1-time PAP	414 - El-Khouri, Said	126.88
04-09-2018	Receive Payment		318 - Tran, Tahn-Tinh	174.93
04-09-2018	Receive Payment		218 - Andrew Leung	210.28
04-09-2018	Receive Payment		416 - Peter & Davina Chow	210.28
04-09-2018	Receive Payment		307 - Hoffman, Taylor	229.48
04-09-2018	Receive Payment		312 - Slocinski, Mieczyslaw & I…	233.26
04-09-2018	Receive Payment		207 - Aria Adel & Dennis Grud…	255.19
04-09-2018	Receive Payment		107 - Xiyin Deng	259.16
04-09-2018	Receive Payment		407 - Mah, Adeline	264.83
04-09-2018	Receive Payment		112 - Lapietra, Vincenzo	268.61
04-09-2018	Receive Payment		410 - Lepage, Denis	268.61
04-09-2018	Receive Payment		412 - Laframboise, John & Ca…	268.61
04-09-2018	Receive Payment		418 - Brazeau, Eric	268.61
04-09-2018	Receive Payment		212 - Pedlar, Shannon	268.61
04-09-2018	Receive Payment		220 - Keay, David & Hudak, C…	268.61
04-09-2018	Receive Payment		320 - Barker, Connie	268.61
04-09-2018	Receive Payment		413 - Baskin, Meaghan	274.28
04-09-2018	Receive Payment		409 - Biswas, Devaleena	274.28
04-09-2018	Receive Payment		411 - Laframboise, John & Can…	274.28
04-09-2018	Receive Payment		219 - Hewitt, Richard & Sharon	278.61
04-09-2018	Receive Payment		417 - McIntyre, Amanda	278.61
04-09-2018	Receive Payment		319 - Oliver Lamothe	278.61
04-09-2018	Receive Payment		213 - Caron, Jean-Luc	287.54
04-09-2018	Receive Payment		217 - Rawlings, Douglas	288.30
04-09-2018	Receive Payment		317 - Milne, Bradley	288.33
04-09-2018	Receive Payment		108 - Atkinson, Jena	302.64
04-09-2018	Receive Payment		305 - Lafrance, Aline & Alberell…	303.18
04-09-2018	Receive Payment		205 - Prak, Sorn & Tran, Hong	303.18
04-09-2018	Receive Payment		405 - Marquez, Luize	303.18
04-09-2018	Receive Payment		105 - Huisman, Darcy	303.21
04-09-2018	Receive Payment		304 - Zaher, Andre & Liana	308.58
04-09-2018	Receive Payment		308 - Burda, Veronika	308.58
04-09-2018	Receive Payment		204 - Temeljkovski, Bojana	308.58
04-09-2018	Receive Payment		404 - Aubin, Marc	308.58
04-09-2018	Receive Payment		408 - Brown, Marshall	308.58
04-09-2018	Receive Payment		109 - Jijun Zhao	322.90
04-09-2018	Receive Payment		309 - Ruoyu Zhou	322.90
04-09-2018	Receive Payment		211 - Ary, Natan	322.90
04-09-2018	Receive Payment		110 - Devine, Jake	322.90
04-09-2018	Receive Payment		111 - Harb, Mona	322.90
04-09-2018	Receive Payment		311 - Pretty, Caylea	322.90
04-09-2018	Receive Payment		114 - VanWyck, Zoe	322.90
04-09-2018	Receive Payment		209 - Pap, Ilona	322.90
04-09-2018	Receive Payment		106 - Victoria Ashcroft	322.90
04-09-2018	Receive Payment		306 - Rafoul, Elias	328.57
04-09-2018	Receive Payment		314 - Armstrong, Carol & Tho…	328.57
04-09-2018	Receive Payment		206 - Wong, Sandra	328.57
04-09-2018	Receive Payment		210 - Watkins, Kimberley	328.57
04-09-2018	Receive Payment		310 - Maria Andruczyk	328.57
04-09-2018	Receive Payment		214 - Hickman, Susan	328.57
04-09-2018	Receive Payment		104 - Hedger, Sheila & Butler, …	338.53
04-09-2018	Receive Payment		117 - Kaitlin Dunn	359.36
04-09-2018	Receive Payment		119 - Paula Ennis	379.34
04-09-2018	Receive Payment		221 - Rihana Peiman	379.34
04-09-2018	Receive Payment		419 - Okwir, Joseph	379.31
04-09-2018	Receive Payment		101 - Ahmed Hassan	398.79

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Receive Payment		201 - Rotter, Roland & Barbara	401.49
04-09-2018	Receive Payment		401 - Silgardo, Anne	401.49
04-09-2018	Receive Payment		301 - Papadolias, Nicholas	401.49
04-09-2018	Receive Payment		316 - Sophia & Paul Chudis	405.00
04-09-2018	Receive Payment		216 - Mattai, Anjelina	405.00
04-09-2018	Receive Payment		103 - Burke, Melville & Paulette	405.00
04-09-2018	Receive Payment		303 - Hay, Gary	410.13
Total				22,574.33

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

Business Account Statement

RBBDA30000_4610458 E D 00006 00167

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

July 31, 2018 to August 31, 2018

Account number: 00006 108-281-7

How to reach us:
Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on July 31, 2018	$47,748.98
Total deposits & credits (4)	+ 32,216.04
Total cheques & debits (8)	- 30,469.48
Closing balance on August 31, 2018	**= $49,495.54**

Have your business needs changed? We can help.

Let us help identify opportunities to take your business to the next level, whether it's making your cash flow cycle more efficient or helping to set the stage for future growth. Your account manager would be pleased to help, or call an RBC Business Advisor at 1-800-769-2520.

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**47,748.98**
01 Aug	Direct Payment (PAD's) service total GRADS2850610000		22,042.45	69,791.43
	Misc Payment CAPITAL INTEGRA Management Fees	3,433.34		66,358.09
03 Aug	eCheque deposit 13770		5,928.48	72,286.57
06 Aug	Account transfer ACTR4821800077	8,446.58		
	Activity fee	58.68		63,781.31
07 Aug	Insurance Loan FIRST INSURANCE	1,977.91		
	Hydro Bill Pmt Hydro Ottawa	3,955.51		57,847.89
15 Aug	Direct Payment (PAD's) service total GRADS2850610000		405.00	58,252.89
	eCheque deposit 13770		3,840.11	62,093.00
17 Aug	Bill payment - 0797 HYDRO OTTAWA	3,955.51		58,137.49

Account Activity Details - continued

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
29 Aug	Bill payment - 1253 WASTE CONNECT	389.85		
	Bill payment - 0736 OTT WTR & SEWER	8,252.10		49,495.54
	Closing balance			**49,495.54**

Account Fees: $58.68

Important Account Information

RBC Business Advisors are available 24 hours a day, 7 days a week

Our team of business advisors are available whenever you need them.

Call us at 1-800-769-2520 for:

- Business account transaction information
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- Help with your personal banking needs
- And more

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Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT

OCSCC 994

August 2018

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

www.cimanagement.ca

Capital Integral
PROPERTY MANAGEMENT

OCSCC No. 994
Reserve Financial Summary August 2018

Revenue:

Currently OCSCC No. 994 is set up for monthly withdrawals to the reserve account. Deposits are also set up to go to the investment account monthly.

Expenses:

The reserve fund balance as of August 31st, 2018 was $54,185.53 The investment account balance August 31st, 2018 is $109,673.75. There are no expenses to the reserve fund in August.

Conclusion:

We are currently on budget for year to date however there will be some adjustments made by the auditor as expenses come in for last year and audit is released. We are currently running within budget.

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

OCSCC 994

PROFIT AND LOSS

August 2018

	TOTAL
EXPENSES	
R6102 Building Interior R&M	0.00
Total Expenses	**0.00**
OTHER INCOME	
6000 Contribution from operating	8,446.58
R4012 Reserve Fund Interest Income	76.33
Total Other Income	**8,522.91**
PROFIT	**$8,522.91**

OCSCC 994

PROFIT AND LOSS

June - August, 2018

	TOTAL
EXPENSES	
R6102 Building Interior R&M	0.00
Total Expenses	**0.00**
OTHER INCOME	
6000 Contribution from operating	25,339.74
R4012 Reserve Fund Interest Income	247.69
Total Other Income	**25,587.43**
PROFIT	**$25,587.43**

OCSCC 994

1020 Cash Reserve Fund, Period Ending 31-08-2018

RECONCILIATION REPORT

Reconciled on: 12-09-2018

Reconciled by: jwalker@capitalconcierge.ca

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

Summary CAD

Statement beginning balance	54,110.40
Cheques and payments cleared (2)	-8,447.78
Deposits and other credits cleared (2)	8,522.91
Statement ending balance	54,185.53
Register balance as of 31-08-2018	54,185.53

Details

Cheques and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06-08-2018	Expense			-8,446.58
06-08-2018	Expense			-1.20
Total				-8,447.78

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-08-2018	Deposit			76.33
06-08-2018	Deposit			8,446.58
Total				8,522.91

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

Business Account Statement

RBBDA30000_4610458 E D 00006 00170

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

July 31, 2018 to August 31, 2018

Account number: 00006 108-284-1

How to reach us:
Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on July 31, 2018	$54,110.40
Total deposits & credits (2)	+ 8,522.91
Total cheques & debits (2)	- 8,447.78
Closing balance on August 31, 2018	**= $54,185.53**

Have your business needs changed? We can help.

Let us help identify opportunities to take your business to the next level, whether it's making your cash flow cycle more efficient or helping to set the stage for future growth. Your account manager would be pleased to help, or call an RBC Business Advisor at 1-800-769-2520.

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**54,110.40**
01 Aug	Deposit interest		76.33	54,186.73
06 Aug	Account transfer 994 RF Tfr		8,446.58	62,633.31
	Bill payment - 1161 DOMINION SEC	8,446.58		
	Activity fee	1.20		54,185.53
	Closing balance			**54,185.53**

Deposit Interest Earned: $76.33 **Account Fees: $1.20**

Important Account Information

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Your Account Number: 501-65054-1-3 FC5

Date of Last Statement: JULY 31, 2018

OTTAWA CARLETON STANDARD
CONDOMINIUM CORPORATION NO.994
904 LADY ELLEN PLACE
C/O MICHAEL BARNETT (CIPM)
OTTAWA ON K1Z 5L5

ADVISORY TEAM

Investment Advisor(s):
Andras Birkus
613-566-7519

Team Member(s):
Jordan Bondy
613-566-7552

Branch Address:
World Exchange Plaza
45 O'Connor Street, Suite 900
Ottawa, Ontario
K1P 1A4
Fax : 613-566-7600

Branch Manager:
Paul Higgins / Peter Chisholm
(613) 566-7500

ASSET SUMMARY

	MARKET VALUE AT AUG. 31	PERCENTAGE OF MARKET VALUE
Cash	$0.99	0.00 %
Fixed Income	$109,672.76	100.00 %
Preferred Shares	$0.00	0.00 %
Common Shares	$0.00	0.00 %
Mutual Funds **	$0.00	0.00 %
Foreign Securities	$0.00	0.00 %
Managed Assets	$0.00	0.00 %
Other	$0.00	0.00 %
Total Value	$109,673.75	100.00 %

INCOME SUMMARY

	THIS MONTH	YEAR-TO-DATE
Dividends	$0.00	$0.00
Interest	$0.00	$0.00
Other	$0.00	$0.00
Total Income	$0.00	$0.00

CASH BALANCE

ACCOUNT TYPE	OPENING BALANCE AT JULY 31	CLOSING BALANCE AT AUG. 31
Cash	$8,449.41	$0.99

- CONTINUED ON NEXT PAGE -

IIROC Regulated by Investment Industry Regulatory Organization of Canada

ASSET REVIEW

(Exchange rate 1USD = 1.3044 CAD as of AUG. 31, 2018)

	SECURITY SYMBOL	QUANTITY/ SEGREGATED	MKT. PRICE	BOOK COST	MARKET VALUE	
	FIXED INCOME					
1	CPN PROVINCE OF MANITOBA	7,453	97.807	7,280.75	$7,289.56	
	BOOK ENTRY ONLY	7,453				
	DUE 09/05/2019					
	YTM AT PURCHASE DATE 1.760%					
1	ICICI BANK CANADA	17,000	100.000	17,000.00	$17,152.16	1
	GIC - ANNUAL	17,000				
	DUE 05/04/2020 2.700%					
1	CDN WESTERN BANK	17,000	100.000	17,000.00	$17,160.62	1
	GIC - ANNUAL	17,000				
	DUE 05/03/2021 2.850%					
1	ICICI BANK CANADA	17,000	100.000	17,000.00	$17,167.38	1
	GIC - ANNUAL	17,000				
	DUE 05/02/2022 2.970%					
1	CANADIAN TIRE BANK	17,000	100.000	17,000.00	$17,176.39	1
	GIC - ANNUAL	17,000				
	DUE 05/02/2023 3.130%					
1	CANADIAN TIRE BANK	16,725	100.000	16,725.00	$16,808.81	1
	GIC - ANNUAL	16,725				
	DUE 07/04/2023 3.100%					
1	LAURENTIAN BANK	16,895	100.000	16,895.00	$16,917.84	1
	GIC - ANNUAL	16,895				
	DUE 08/16/2023 3.290%					
	Total Value of Fixed Income			108,900.75	$109,672.76	
	Total Value of All Securities			108,900.75	$109,672.76	

ACCOUNT ACTIVITY

	DATE	ACTIVITY	DESCRIPTION	QUANTITY	PRICE \RATE	DEBIT	CREDIT
			Opening Balance (JULY 31, 2018)				$8,449.41
1	AUG. 07	DEPOSIT	AS OF 08/03/18				8,446.58
			DEPOSIT FROM RBC				
211 1	AUG. 16	BOUGHT	LAURENTIAN BANK	16,895	100.00	16,895.00	
			GIC - ANNUAL				
			DUE 08/16/2023 03.290% AUG 16				
			#180816-B01004				
211			**Closing Balance (AUG. 31, 2018)**				$0.99

Head Office Address:
RBC Dominion Securities Inc.
P.O. BOX 50
Royal Bank Plaza
Toronto,Ontario
Canada M5J 2W7
GST/HST Registration # 889767471

If you have a service request or a question about your statement or a service charge, please phone your Investment Advisor at the phone number listed on the front of this statement. Unresolved problems or complaints should be forwarded in writing to:

Telephone: (416) 363-1019
Internet: www.rbcds.com
QST Registration # 889767471

RBC DOMINION SECURITIES
Compliance Department
P.O. BOX 50, Royal Bank Plaza
Toronto, Ontario
M5J 2W7

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- Unless otherwise advised, the Book Cost means: In the case of a long security position, the total amount paid for the security, including any transaction charges related to the purchase, adjusted for reinvested distributions, returns of capital and corporate actions; or In the case of a short security position, the total amount received for the security, net of any transaction charges related to the sale, adjusted for any distributions (other than dividends), returns of capital and corporate actions. Where a book cost is not available on a security position; market value will be used to calculate the book cost.
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FOOTNOTES

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\# - Part or all of the Book Cost on this security position has been provided by a source other than RBC Dominion Securities. As such, RBC Dominion Securities is not responsible for the completeness or accuracy of the information provided.

[1] - Includes accrued interest.

[2] - Part of or all of the Book Cost on this security position is unknown resulting in the use of market value. The market value applied was September 30, 2015 or later, depending on the transaction activity for this security position. Please contact your Investment Advisor to update the statement records.

[3] - The Book Cost of this security is temporarily unavailable due to a pending corporate action event. Please contact your Investment Advisor for additional information.

° - Market value of non-prospectus qualified investment funds (each a "Fund"), disclosed on this statement, is calculated by the fund manager in arrears and may not reflect the actual net asset value from the previous calendar quarter. This market value is an estimate and excludes any unrealized gain / loss on the underlying positions of the Funds for the current calendar quarter.

¤ - The Book Cost of this security cannot be determined. Please contact your Investment Advisor for additional information.

** - Segregated Funds are included in the Total Value of Mutual Funds.

*** - Converted U.S. dollar contributions or withdrawals are included in your plan summary.

[4] - This security may be subject to a deferred sales charge at the time that it is sold.

[n] - There is no active market for this security so its market value has been estimated.

Capital Integral
PROPERTY MANAGEMENT

19 September 2018

Brendan Montgomery
c/o Details Realty Inc.
1530 Stittsville Main Street
Ottawa, ON K2S 1B2
Tel: 613-850-6336

Re:		
	Purchaser	Brendan Montgomery
	Vendor	Aria Adel & Gheysar Adel & Zahra Galehdar [Dennis Grudzinski]
	Address	207-2785 Baseline Road, Ottawa, ON K2H 1G9
	Legal Desc	Unit 7, Level 2, Ottawa Carleton Standard Condominium Corporation 994
	Legal Desc ()	Parking: Unit 34, Level A Storage: N/A
	Closing Date	31 October 2018
	Our File No.	994_207
	Your File No.	N/A
	Order No.	102341

Pursuant to your request of 15 September 2018 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

Please note that our office requires written confirmation from the lawyer that this transaction of sale has closed. In addition, please provide us with the full name, address, email address, and telephone number of the purchaser so that we may correspond with the new owner with future Corporation business.

Regards,

Michael Barnett
Property Manager
Capital Integral Property Management
"As Agents for OCSCC 994"

** The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party addressed above who ordered the certificate (directly or though a law office or realtor) is allowed to use the information and is with whom we have a liability relationship with regards to the information, exclusively. A third party cannot hold us liable. Each party relying on the information is required to order their own status certificate.*

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

STATUS CERTIFICATE
(Under subsection 76 (1) of the *Condominium Act, 1998*)
Updated 23 March 2018

OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION No. 994
QUALICUM WOODS CROSSING

Ottawa Carleton Standard Condominium Corporation No. 994 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. Mailing address: See below

2. Address of service: See below

3. Property Manager: Michael Barnett - mbarnett@cimanagement.ca
   Capital Integral Property Management
   904 Lady Ellen Place
   Ottawa ON K1Z 5L5
   Tel: 613-722-1232
   Fax: 613-651-0306

4. The Directors and Officers of the Corporation are:
   Sheila Hedger, President, Director, OOP, 07 September 2016-2018
   Veronika Burda, Treasurer, Director, 07 September 2016-2018
   Carol Armstrong, Secretary, Director, 07 September 2016-2018
   David Keay, Director, 04 October 2017-2019
   Erika Janzen, Director, 04 October 2017-2019

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 7, Level 2, known as 207-2785 Baseline Road, Parking Unit 34, Level A; Ottawa, Ontario of Ottawa Carleton Standard Condominium Corporation 994 registered in the Land Registry Office for the Land Titles (or Registry) Division of Ottawa **is NOT in default** in the payment of common expenses.

6. The current monthly Condominium Fee for this suite, and 1 parking is $255.19, due and payable on the first day of each month.

   Payment on account of common expenses for the units in the amount of $255.19 was received for the period of 01 September 2018 through 30 September 2018, pending confirmation from the bank.

   These above amounts include the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10. An update of the account should be requested prior to the closing date.

7. The Corporation has the amount of $0.00 in prepaid Common Expense/Condominium Fees for this unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit, except: for any increase in common expenses the budget may require.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a small surplus.

10. The budget commenced 01 June 2018. An increase to the monthly condominium fees was included in the budget. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been further increased.

11. Since the date of the budget of the Corporation for the current fiscal year, the Board has not levied any assessments against the unit to increase the contribution to the reserve fund, or the Corporation's operating fund or for any other purpose.

12. The Corporation has no knowledge of any circumstance that may result in an increase of common expenses for the unit, except for any increase in the new fiscal year as per an approved budget and as the reserve fund plan may require, and as any changes in the new Condominium Act may require when enacted.

    The *Protecting Condominium Owners Act, 2015*, will bring some important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as mandatory licensing for condominium property managers. As a result, condominium management fees are expected to increase. Also, condominium corporations will be required to make payments towards the new Condominium Authority of Ontario. The Corporation might also experience increased Legal Costs (for review of and/or amendments to the Corporation's governing documents and for added guidance and assistance in relation to the new legislation). These matters are expected to result in an increase in the common expenses, and the increase is currently estimated at between $5.00 and $10.00 per unit per month. These changes are expected to come into force in phases, from 2017 – 2019.

RESERVE FUND

13. The Corporation's reserve fund amounts to $160,643 (un-audited) as of 31 July 2018.

14. The most recent reserve fund study conducted by the Board was a comprehensive Reserve Fund Study, dated July 2017 and prepared by exp Services Inc.

15. The balance of the reserve fund at the beginning of the previous fiscal year was $37,299 (audited). The balance of the reserve fund at the beginning of the current fiscal year was $143,579 (unaudited). The financials for the previous fiscal year are in the process of being audited. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is $101,359 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to $0.00. The Board anticipates that the reserve fund will be adequate in the current fiscal year for

the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The Board has sent to all owners a notice containing a summary of the reserve fund study, a summary of the proposed plan (Form 15) for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.

17. There are no plans to increase the reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998* for the future funding of the reserve fund, except as indicated in the Form 15. See also Paragraph 11.

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.

19. The Corporation is not party to any proceeding before a court of law, an arbitrator or an administrative tribunal.

20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the Declaration and description, where the court has not made the order.

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.

22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998.*

AGREEMENT WITH OWNERS RELATING TO CHANGES OF THE COMMON ELEMENTS

23. The unit is not subject to one or more agreement(s) under clause 98 (1)(b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.

    a) No modification agreements currently on file.

    The following modifications have been made by the unit owner(s) or previous unit owner(s) without the prior written approval of the Board of Directors:

    a) No modifications currently on file.

    [Note: this is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful].

    Except as otherwise indicated in an agreement or in the By-Laws or Rules of the Corporation, the owner of the unit, from time to time, is entirely responsible for all modifications made to the common elements by the Owner(s) or by a previous Owner(s) of the unit. Accordingly, any

future unit Owner(s) is also responsible for the modifications made and is also responsible for all maintenance, repairs and insurance related to such modification and must fully and completely indemnify and save harmless the Corporation from any claims, expenses or losses related in any way to the modifications. Without limiting the generality of the foregoing, the Owner shall be responsible for all costs and expenses incurred in order to remove the modification to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) as well as reinstatement of the modification (if desired), and the Corporation shall have no obligation for any damage which may be caused to the modification as a result of any such required access. Any modification or upgrade to common elements must have prior written approval from the Board of Directors.

If an owner sells his or her unit, the owner shall, upon request from the purchaser, provide to the purchaser a written list of all modifications made to the common elements by the owner or by a previous owner of the unit.

When a unit is sold, it is the responsibility of the purchaser to determine what modifications have been made to the common elements by the vendor or by a previous owner of the unit.

LEASING OF UNITS

24. The Corporation has NOT received notice under section 83 of the *Condominium Act, 1998* during the fiscal year preceding the date of this status certificate. The Corporation's understanding is 32 of the units in the condominium are owned by non-resident owners as of the most recent periodic information certificate dated 30 April 2018, but notice under section 83 has not yet been received respecting all of those leased units.

SUBSTANTIAL CHANGES TO THE COMMON ELEMENTS, ASSETS OR SERVICES

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in the service of the Corporation that are substantial and that the Board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998*.

INSURANCE

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

PHASED CONDOMINIUM CORPORATIONS

27. N/A

28. N/A

VACANT LAND CONDOMINIUM CORPORATIONS

29. N/A

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A

31. N/A

32. N/A

ATTACHMENTS

33. The following documents are attached to this status certificate and form part of it:

a) a copy of the current Declaration for the Corporation;

b) a copy of the By-Laws for the Corporation;

c) a list of all current agreements between the Corporation and the owner of the unit: if applicable, see paragraph 23; a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit; or current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation:
Instrument No. CR448175: Development Control and Easement Agreement with the Corporation of the City of Ottawa, The Hydro-Electric Commission of the City of Ottawa and The Bell Telephone Company of Canada.
Instrument No. CR491492: Amending Development Control and Easement Agreement with the Corporation of the City of Ottawa.
Instrument No. LT1065574: Storm and Sanitary Sewer Agreement with Draper Co-Tenancy.
Instrument No. OC1412354: Demolition Agreement with City of Ottawa.
Instrument No. OC1600588: Site Plan Agreement with City of Ottawa.
Instrument No. OC1600589: Maintenance and Liability Agreement with City of Ottawa.
Instrument No. OC1600592: Notice Agreement with City of Ottawa.
Instrument No. OC1789080: Joint Use, Easement and Cost Sharing Agreement.
Instrument No. OC1790773: Condominium Agreement with City of Ottawa.
Instrument No. OC1790776: Notice Agreement with City of Ottawa.
Instrument No. N436790: Blanket easement to Ottawa Cablevision Ltd.
Instrument No. N440706: Blanket easement to The Hydro-Electric Commission of the City of Ottawa.
Instrument No. OC1704430: Blanket easement to Bell Canada.
Instrument No. OC1705029: Blanket easement to Enbridge Gas Distribution Inc.
Instrument No. OC1706210: Blanket easement to Rogers Communications Inc.

d) a copy of the Rules and Regulations;

e) a copy of the last audited financial statements and auditor's report;

f) a copy of the budget for the current fiscal year;

g) a certificate or memorandum of insurance for the Corporation;

h) a copy of the most recent Form 15; and

i) Definition of Standard Unit.

RIGHTS OF PERSON REQUESTING CERTIFICATE

34. The person(s) requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements as per subparagraph 33 (c) at a reasonable time and at a reasonable location.

2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Dated at Ottawa this day of 19 September 2018

Ottawa Carleton Standard Condominium Corporation No. 994

Michael Barnett
Property Manager
Capital Integral Property Management
"As Agents for OCSCC 994"

**The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party that orders the certificate is allowed to use the information and is with whom we have a liability relationship with regards to the information, exclusively.*