



Board of Directors Meeting OCSCC 735
June 13th, 2017
5:30pm
Agenda

- 1. Welcome and Announcement of Quorum**
- 2. Approval of the Agenda**
- 3. Approval of Minutes of the Board of Directors' Meeting of May 9th, 2017**
- 4. Directors' and Managers' Reports**
 - a) Manager's Report
 - b) Treasurer's Report
- 5. Decisions for Board Resolution**
 - Elevator contract
 - Kitchen Stack flushing
 - Elevator contract proposal from Solucore (originally Seaway) received. To tender doc, list maintenance specifications tender review. \$850
- 6. Items for Board Information/Communication**
 - There has been no further communication from the Pho Restaurant regarding the patio proposal.
 - There has been no communication received from Canada Post.
- 7. Other Business**
- 8. Status Certificate Review**
- 9. Notice of Next Meeting and Adjournment**

OCSCC No 735 (East Market 3)
MINUTES OF BOARD OF DIRECTORS MEETING
May 9, 2017 (5.30 pm at 179 George St.)

Attendance

Present	Mario Gasperetti, Rob Potter, Brian McCauley
Regrets	Kayla McKale (Capital Concierge Property Management)
Other	

1. Call to order

The meeting was called to order at 5.30pm.

2. Approval of Minutes from Previous Meeting(s)

Minutes from BOD meeting 11 April 2017 – approved with note to get a quote for the concrete repairs to the garbage room door frame.

3. Management Report

	COMPLETED	
1	Drain Stack Inspection	Kitchen stack drain flushing suggested – some have been done previously and schedule to do entire building developed. History to be identified.
2	George St fob reader	Replaced on garage door.
	ONGOING	
3	Hydro payment	Payment expected (noted that this was received May 16)
4	Exterior door code	Vestibule door code changed as well as Cumberland garage door opener. Break-ins in garage noted.
5	Boiler repair	Broken valve repaired.
6	Garage washing	New date set for pressure washing – May 24
7	15 th floor leak	Repairs to plastic piping to be made with copper in both 1508 and 1509. Other units on 15 th floor to be reviewed for further plastic pipe.
8	Garbage bin services	DCM resigned from services to take out bins – contract from Evolution (who already maintain the bins) accepted.
	CORRESPONDENCE	
9	Pho restaurant	No further correspondence since they were asked for further information. Noted that the door is still being propped open.
10	Canada Post	No further response to our request for more information on possible siting for parcel box.
11	CBM contract	After review, have requested contract drafting by engineering company (Seaway Engineering likely as they are familiar with the building).

4. Financial Summary

No accounts for April yet – to be added when prepared.

5. Decisions

1. Elevator contract – see 11 above.
2. Fire Protection contract. With poor performance of existing contractor, Kayla requested a proposal from Pyron which has come in slightly cheaper and they have a good reputation in other buildings. New contract Approved.
3. Bell Fibe – upgrade contract has been signed. Date for preliminary inspection to be set in order to make firm plans for installation.
4. Stack flushing – see 1 above.
5. 15th floor piping. See 7 above – replacement of piping approved.
6. Garbage bin services. See 8 above – contract with Evolution approved.

6. Communications

See above

7. New Business

1. Spray painting in George St garage – attempt to clean when power washing due. Unit owner has been informed and noted that they accepted responsibility as action by tenant. No other complaints so assume no other units affected.
2. Dripping in Cumberland St garage – concrete repairs being arranged by Dorothy Church as shared facilities expense.
3. June 6 meeting notice to be sent out with Agenda (Brian to draft, Mario to finalise). Pre-meeting information to be sent out in last week of May.

8. Date of Next Meeting

The next meeting was set for 5.30 on Tuesday 13 June, 2017.

The meeting was adjourned at 7.10 pm.

President

Secretary

Board of Directors Meeting June 13th, 2017

Management Report

Maintenance Completed:

- Hydro payment has been received and deposited in the Operating account. There was one last ballast in the garage not changed due to a car permanently parked, which was changed this month.
- George St. garage fob reader was replaced by Ainger as it became deactive.
- Locker injection completed, and railing on 22nd floor has been tightened along with the balcony separator.
- Filters for all units have been received. \$3.50 each +hst.

Maintenance On Going:

- Break in reports from residents have slowed down, but I am still receiving them.
- Vans pressure washing was rescheduled for the P1, P2, P3 levels but some equipment broke down, and they need to redo P3. June 27th.
- Recirc line in 1509 has been changed to copper, and it has been agreed due to 2nd leak of a common pipe, repairs the drywall will be covered by the condo. 1508 has been replaced with a pex that can hold high temperatures up to 180 degrees. It was determined what is in place can only hold a heat up to 120. The water was running close to 160 due to a broken sensor at time of the leak.
- Fire inspection scheduled June 20, 21 and 22nd. This is set up with Rahel's team for access and Kelsey and myself to inspect water issues and change filters at the same time.
- Preliminary inspection was completed in units for the Bell upgrades.
- Window cleaning has begun.
- Garda has been instructed to speak to the guard regarding the post orders, making eye contact, and asking for anyone visiting to know what unit they are visiting.
- Sprito has quoted for repairs around the garbage room, to install and repair morto to block framing and install fire stop sealant as required \$1350.00 + hst.
- Men's 2nd floor washroom, the shower bench has fallen off the wall. Fine Touch has opened up the wall to discover it is a concrete wall which the bench was attached with plugs. As we can't get a match of tile, they'd like to add a piece of stainless steel behind the stainless steel bench and attached properly. Cost was estimated to be time and material, the stainless is approx \$150, and hourly rate is \$50 per hour. Approx day and a half of work. (So over \$500 but under \$1000). Now they need to find specific attachments for the concrete wall.
- An oversized sealed unit to be installed in the penthouse does not fit in the elevator nor can it be brought up 22 flights of stairs. The only alternative is to bring in a crane to bring up the unit weighing about 450 pounds and lowering down the failed unit. I have been given a rough estimate until the City inspector sees the site, and can determine what is involved: barricades, police officers, city permits, the crane and window staff. The city will not allow street closure during weekdays so it must be done on a Saturday and that incurs more cost. The rough estimate I have as of now, until I get the inspector down to verify, it is \$6000.00 plus the cost of the unit and the labour to install. It has been proposed that

we inspect the other units with large glass units such as these now, so that if replacement is required we can do it at the same time.

Correspondence/Communications:

- There has been no further communication from the Pho Restaurant regarding the patio proposal.
- There has been no communication received from Canada Post.

Financial:

- See attached Financial Report for April.

Decisions to be Ratified/Discussed:

- Elevator contract
- Kitchen Stack flushing
- Elevator contract proposal from Solucore (originally Seaway) received. To tender doc, list maintenance specifications tender review. \$850



Growing With Ottawa

Monthly Financial Report

OCSCC 735

April 2017



OCSCC No. 735
April 2017 Financial Summary

Revenue

We have billed all fees that are due.

Expenses

Over all utilities are running on budget. Utilities are now accrued if an invoice is not received.

Contracts are running on budget. Elevator maintenance is prepaid to end of May, annual fire inspection has not been completed yet. Management fees are under budget as the office fees have not yet been received, they will next month for the year April 2016-March 2017. \$5200.

General repairs are running on budget. March maintenance invoices include the supply and install of the George St. convex mirrors, some final cleanup and painting by Rahel after the construction from the 2nd floor leak, install of weatherstripping on the front door, replacement of the modem in the concierge office and the cleansing of the generator cooling system. Also, the replacement of the governor cables by CBM.

Conclusion: Overall, CCC 735 total expenses remain under budget.

Reserve

The contribution has been made for September - March

CCC 735

BUDGET VS. ACTUALS: 2016V2017 - FY17 P&L

September 2016 - April 2017

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
INCOME				
4000 Income				
4001 Condo Fees	891,476	891,552	-76	100%
4011 Interest income operating		664	-664	
4020 Party Room Rental	1,328	664	664	200%
4031 Key Replacement	652		652	
4032 NSF fees charged to customers	45		45	
4035 Other Income	1,164	328	836	355%
Total 4000 Income	894,665	893,208	1,457	100%
Total Income	\$894,665	\$893,208	\$1,457	100%
COST OF GOODS SOLD				
4500 Contribution to reserve fund	254,223	225,976	28,247	113%
Total Cost of Goods Sold	\$254,223	\$225,976	\$28,247	113%
GROSS PROFIT	\$640,442	\$667,232	\$ -26,790	96%
EXPENSES				
5000 Utilities				
5010 Gas	91,566	91,000	566	101%
5020 Hydro	196,379	195,848	531	100%
5030 Water & Sewer	56,141	70,016	-13,875	80%
5040 Telecom expenses	5,142	2,664	2,478	193%
Total 5000 Utilities	349,228	359,528	-10,300	97%
5400 Contracts				
5405 Property Management Fees	47,930	47,040	890	102%
5410 Cleaning & Superintendent	56,024	55,960	64	100%
5416 Fire System Maintenance	1,339	6,664	-5,325	20%
5418 Waste Removal	8,390	13,328	-4,938	63%
5419 Window Cleaning	8,182	8,500	-318	96%
5420 Generator	1,728	1,464	264	118%
5425 Fitness Equipment	386	432	-46	89%
5430 Security & Fire Alarm Monitoring	136	464	-328	29%
5431 Private Security	21,747	22,664	-917	96%
5440 HVAC	5,473	6,664	-1,191	82%
5450 Elevator Maintenance	10,018	10,000	18	100%
5455 Water Treatment System	1,522	1,328	194	115%
5471 Landscaping	12,243	3,328	8,915	368%
5472 Snow Removal	2,656	5,000	-2,345	53%
5475 Garage Doors	1,210	1,064	146	114%
Total 5400 Contracts	178,984	183,900	-4,916	97%
5500 General Repairs & Maintenance				
5503 General Building Maintenance	39,484	30,000	9,484	132%
5521 Waste System Maintenance	1,824		1,824	
5531 Fire System Maintenance	3,641	3,328	313	109%
5540 RM - HVAC	2,928	8,000	-5,072	37%
5542 Electrical repairs and supplies	1,185	3,328	-2,143	36%
5543 Plumbing	7,338	8,000	-662	92%

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5550 Elevator	2,337	3,328	-991	70%
5560 Recreational Facilities	333	3,328	-2,995	10%
5565 General Contingency	7,063	10,000	-2,938	71%
Total 5500 General Repairs & Maintenance	66,133	69,312	-3,180	95%
5800 Administrative Expenses				
5810 Office & Communication Expenses	250	664	-414	38%
5820 Legal and Professional Fees	250	3,328	-3,078	8%
5830 Insurance Expense	30,148	27,332	2,816	110%
5832 Audit-Accounting	4,407	5,150	-743	86%
5845 Bank Charges	1,171	1,000	171	117%
5900 Shared expenses & facilities	14,182	30,000	-15,818	47%
Total 5800 Administrative Expenses	50,408	67,474	-17,066	75%
Total Expenses	\$644,752	\$680,214	\$ -35,462	95%
NET OPERATING INCOME	\$ -4,310	\$ -12,982	\$8,672	33%
NET INCOME	\$ -4,310	\$ -12,982	\$8,672	33%

CCC 735

BUDGET VS. ACTUALS: 2016V2017 - FY17 P&L

April 2017

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
INCOME				
4000 Income				
4001 Condo Fees	111,433	111,444	-11	100%
4011 Interest income operating		83	-83	
4020 Party Room Rental	1,288	83	1,205	1,552%
4031 Key Replacement	150		150	
4035 Other Income	115	41	74	280%
Total 4000 Income	112,986	111,651	1,335	101%
Total Income	\$112,986	\$111,651	\$1,335	101%
COST OF GOODS SOLD				
4500 Contribution to reserve fund	56,494	28,247	28,247	200%
Total Cost of Goods Sold	\$56,494	\$28,247	\$28,247	200%
GROSS PROFIT	\$56,492	\$83,404	\$ -26,912	68%
EXPENSES				
5000 Utilities				
5010 Gas	30,306	12,000	18,306	253%
5020 Hydro	34,010	24,481	9,529	139%
5030 Water & Sewer	6,815	8,752	-1,937	78%
5040 Telecom expenses	485	333	152	146%
Total 5000 Utilities	71,616	45,566	26,050	157%
5400 Contracts				
5405 Property Management Fees	5,381	5,880	-499	92%
5410 Cleaning & Superintendent	6,836	6,995	-159	98%
5416 Fire System Maintenance	226	833	-607	27%
5418 Waste Removal	1,220	1,666	-446	73%
5419 Window Cleaning		0	0	
5420 Generator		183	-183	
5425 Fitness Equipment	205	54	151	379%
5430 Security & Fire Alarm Monitoring		58	-58	
5431 Private Security	2,643	2,833	-190	93%
5440 HVAC	784	833	-49	94%
5450 Elevator Maintenance		1,250	-1,250	
5455 Water Treatment System		166	-166	
5471 Landscaping	130	416	-286	31%
5472 Snow Removal	443	625	-182	71%
5475 Garage Doors		133	-133	
Total 5400 Contracts	17,868	21,925	-4,057	81%
5500 General Repairs & Maintenance				
5503 General Building Maintenance	978	3,750	-2,772	26%
5521 Waste System Maintenance	424		424	
5531 Fire System Maintenance	170	416	-247	41%
5540 RM - HVAC		1,000	-1,000	
5542 Electrical repairs and supplies	703	416	287	169%
5543 Plumbing	819	1,000	-181	82%
5550 Elevator		416	-416	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5560 Recreational Facilities		416	-416	
5565 General Contingency		1,250	-1,250	
Total 5500 General Repairs & Maintenance	3,094	8,664	-5,570	36%
5800 Administrative Expenses				
5810 Office & Communication Expenses		83	-83	
5820 Legal and Professional Fees		416	-416	
5830 Insurance Expense	3,350	3,417	-67	98%
5832 Audit-Accounting		0	0	
5845 Bank Charges	160	125	35	128%
5900 Shared expenses & facilities		3,750	-3,750	
Total 5800 Administrative Expenses	3,510	7,791	-4,281	45%
Total Expenses	\$96,088	\$83,946	\$12,142	114%
NET OPERATING INCOME	\$ -39,596	\$ -542	\$ -39,054	7,305%
NET INCOME	\$ -39,596	\$ -542	\$ -39,054	7,305%

CCC 735

PROFIT AND LOSS

April 2017

	TOTAL
INCOME	
4000 Income	
4001 Condo Fees	111,433.03
4020 Party Room Rental	1,288.00
4031 Key Replacement	150.00
4035 Other Income	115.00
Total 4000 Income	112,986.03
Total Income	\$112,986.03
COST OF GOODS SOLD	
4500 Contribution to reserve fund	56,494.00
Total Cost of Goods Sold	\$56,494.00
GROSS PROFIT	\$56,492.03
OTHER INCOME	
6001 Contribution from operating	28,247.00
Total Other Income	\$28,247.00
EXPENSES	
5000 Utilities	
5010 Gas	15,330.62
5020 Hydro	17,284.38
5030 Water & Sewer	5,963.10
5040 Telecom expenses	484.86
Total 5000 Utilities	39,062.96
5400 Contracts	
5405 Property Management Fees	5,380.71
5410 Cleaning & Superintendent	6,836.31
5416 Fire System Maintenance	226.00
5418 Waste Removal	1,220.40
5425 Fitness Equipment	204.53
5431 Private Security	2,643.04
5440 HVAC	784.22
5471 Landscaping	129.95
5472 Snow Removal	442.60
Total 5400 Contracts	17,867.76
5500 General Repairs & Maintenance	
5501 Reimbursable Expense	373.46
5503 General Building Maintenance	978.40
5521 Waste System Maintenance	423.71
5531 Fire System Maintenance	169.50
5542 Electrical repairs and supplies	702.87
5543 Plumbing	819.48
Total 5500 General Repairs & Maintenance	3,467.42
5800 Administrative Expenses	
5830 Insurance Expense	3,349.75
5845 Bank Charges	160.38
Total 5800 Administrative Expenses	3,510.13

	TOTAL
Total Expenses	\$63,908.27
OTHER EXPENSES	
6101 Reserve- General	1,250.91
Total Other Expenses	\$1,250.91
PROFIT	\$19,579.85

CCC 735

BALANCE SHEET

As of April 30, 2017

	TOTAL
ASSETS	
Current Assets	
1101 insurance claim	-2,061.85
1110 Provision doubtful account	70.00
1130 Reserve Accrued Interest Receivable	18,759.08
1200 Due to/from reserve	-48,078.28
1300 Prepaid Expenses	-0.43
1301 Prepaid - Insurance	10,050.15
Cash and cash equivalents	
1010 Cash Operating Account	149,607.07
1020 Cash Reserve	95,417.69
Total Cash and cash equivalents	\$245,024.76
Accounts receivable (A/R)	
1100 Accounts Receivable	905.61
1105 Misc. Accounts Receivable (A/R)	18,000.00
Total Accounts receivable (A/R)	\$18,905.61
Total Current Assets	\$242,669.04
Non-current Assets	
1012 GIC - RBC Feb 24/16	0.00
1013 GIC - RBC May 22/17	150,000.00
1021 Reserve - CIBC Wood Gundy	1,891,968.05
1025 CIBC Investment cash	465.00
Property, plant and equipment:	
1500 Carpet Runners - 3 years	5,194.99
1501 Accum Amort - Carpet Runners	-3,463.66
Total Property, plant and equipment:	\$1,731.33
Total Non-current Assets	\$2,044,164.38
Total Assets	\$2,286,833.42
LIABILITIES AND EQUITY	
Current Liabilities	
2010 AP Accrued Liabilities	90.96
2011 Accrued - Enbridge Oct 6 -31	56,191.72
2012 Accrued - City of Ottawa Sept 27-30	0.21
2013 Accrued - Hydro October	0.36
2014 Accrued - City of Ottawa - October	0.15
Total 2010 AP Accrued Liabilities	56,283.40
2020 Due to reserve	24,308.92
2500 Due to/from operating	-15,893.20
3102 Common Element - Interest	0.42
Accounts Payable	
2000 Accounts Payable	58,496.84
Total Accounts Payable	\$58,496.84
Total Current Liabilities	\$123,196.38

	TOTAL
Equity	
3000 Opening Balance Equity	1,648,669.56
3900 Accumulated equity operating fund	68,599.89
Retained Earnings	265,464.57
Profit for the year	180,903.02
Total Equity	\$2,163,637.04
Total Liabilities and Equity	\$2,286,833.42

CCC 735

A/P AGING SUMMARY

As of April 30, 2017

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
9495100 Canada Ltd.	749.60		1,254.30			\$2,003.90
Ainger Cabling + Security	361.61					\$361.61
Dan's Bodybuilding Equipment Inc.	204.53					\$204.53
Enbridge-179 GEORGE ST		15,330.62				\$15,330.62
Evolution Building Services	423.71					\$423.71
Garda Canada Security Corp.	2,164.64					\$2,164.64
General Fire Protection Inc.	169.50					\$169.50
Hydro Ottawa-179 GEORGE ST	17,284.38					\$17,284.38
Lock Solutions Inc.		90.40				\$90.40
Ottawa Mechanical Contracting Inc.	1,603.70					\$1,603.70
Ottawa Water & Sewer-179 GEORGE ST	5,963.10					\$5,963.10
Paramount Door & Window Service Inc.	1,250.91					\$1,250.91
Rahel's Eco-Cleaning Services	8,156.53					\$8,156.53
Rochester Midland Canada Corporation		507.18				\$507.18
Service DCM Services		282.50				\$282.50
Solid General Contractors Inc.		2,699.63				\$2,699.63
TOTAL	\$38,332.21	\$18,910.33	\$1,254.30	\$0.00	\$0.00	\$58,496.84

CCC 735

A/R AGING SUMMARY

As of May 11, 2017

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
1401 - Douglas Janoff					0.03	\$0.03
1610-Eve & Simunic, Mark Tsai	545.31	545.31				\$1,090.62
1703 - Lilia Sapounzi	600.77					\$600.77
1808 - Gerard Bourdeau					453.13	\$453.13
1901-Michael Binder					0.01	\$0.01
303-Gregory Lawrie & Karen Hung					50.00	\$50.00
309-Annette De Cairos		6.35	6.35	6.35	3.35	\$22.40
404-David Boynton		67.80				\$67.80
405-Simon Joyal					-187.10	\$ -187.10
410-Jean-Rene Ello					-0.42	\$ -0.42
601-Christian Jolicoeur					45.48	\$45.48
609-Scott Weatherhead					-89.70	\$ -89.70
707-Alexander Michael Jokic	37.66					\$37.66
710-Natasha Ida Amendola					-0.28	\$ -0.28
806-Samuel Cormier-Iijima					0.00	\$0.00
908-Ilario Maiolo					50.85	\$50.85
Electrical Rebate					18,000.00	\$18,000.00
L1-82-Tamer Mansy					17.43	\$17.43
PB-20-David Ly					4.82	\$4.82
TOTAL	\$1,183.74	\$619.46	\$6.35	\$6.35	\$18,347.60	\$20,163.50

CCC 735

TRANSACTION LIST BY SUPPLIER

April 2017

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
9495100 Canada Ltd.						
06-04-2017	Bill	1474	Yes		2000 Accounts Payable	239.20
20-04-2017	Bill	1475	Yes		2000 Accounts Payable	239.20
Ainger Cabling + Security						
06-04-2017	Bill	136340	Yes		2000 Accounts Payable	324.88
07-04-2017	Bill Payment (Cheque)	FCN_8737-1	Yes		1010 Cash Operating Account	-559.35
19-04-2017	Bill Payment (Cheque)	FCN_8739-2	Yes		1010 Cash Operating Account	-324.88
21-04-2017	Bill	136403	Yes		2000 Accounts Payable	234.48
21-04-2017	Bill	136400	Yes		2000 Accounts Payable	127.13
Bell A/C # 613 241 7900 (983)						
10-04-2017	Bill	10AP-9MA/17	Yes		2000 Accounts Payable	141.51
18-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-141.51
Bell A/C # 613 562 1287 (432)						
04-04-2017	Bill	4AP-3MA/17	Yes		2000 Accounts Payable	343.35
18-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-343.35
Brown & Associates Ltd.						
15-04-2017	Bill	Apr-2017	Yes		2000 Accounts Payable	442.60
15-04-2017	Bill Payment (Cheque)	306	Yes		1010 Cash Operating Account	-442.60
Capital Concierge Ltd.						
01-04-2017	Bill	HA4638	Yes		2000 Accounts Payable	5,380.71
03-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-5,380.71
07-04-2017	Bill Payment (Cheque)	FCN_8737-6	Yes		1010 Cash Operating Account	-106.10
19-04-2017	Bill Payment (Cheque)	FCN_8739-3	Yes		1010 Cash Operating Account	-5,356.41
CBM Elevator Services						
07-04-	Bill Payment (Cheque)	FCN_8737-2	Yes		1010 Cash Operating	-7,062.50

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2017					Account	
Dan's Bodybuilding Equipment Inc.						
18-04-2017	Bill	8373	Yes		2000 Accounts Payable	204.53
Enbridge-179 GEORGE ST						
03-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-12,313.87
12-04-2017	Bill	670002185122	Yes		2000 Accounts Payable	15,330.62
Evolution Building Services						
06-04-2017	Bill	2250	Yes		2000 Accounts Payable	282.50
07-04-2017	Bill Payment (Cheque)	FCN_8737-3	Yes		1010 Cash Operating Account	-146.88
07-04-2017	Bill	2255	Yes		2000 Accounts Payable	203.38
12-04-2017	Bill	2279	Yes		2000 Accounts Payable	220.33
19-04-2017	Bill Payment (Cheque)	FCN_8739-4	Yes		1010 Cash Operating Account	-282.50
Garda Canada Security Corp.						
05-04-2017	Bill	02220051006	Yes		2000 Accounts Payable	513.34
07-04-2017	Bill Payment (Cheque)	FCN_8737-4	Yes		1010 Cash Operating Account	-1,003.42
12-04-2017	Bill	02220051137	Yes		2000 Accounts Payable	513.34
19-04-2017	Bill Payment (Cheque)	FCN_8739-1	Yes		1010 Cash Operating Account	-513.34
19-04-2017	Bill	02220051265	Yes		2000 Accounts Payable	652.87
26-04-2017	Bill	02220051402	Yes		2000 Accounts Payable	485.09
General Fire Protection Inc.						
03-04-2017	Bill	116521	Yes		2000 Accounts Payable	226.00
06-04-2017	Bill	116533	Yes		2000 Accounts Payable	169.50
19-04-2017	Bill Payment (Cheque)	FCN_8739-5	Yes		1010 Cash Operating Account	-226.00
Gentech Services Corporation						
07-04-2017	Bill Payment (Cheque)	FCN_8737-7	Yes		1010 Cash Operating Account	-1,189.83
Hydro Ottawa-179 GEORGE ST						
03-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-16,056.05
18-04-	Bill	28FE-31MR/17	Yes		2000 Accounts Payable	17,284.38

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2017						
Hydro Ottawa-179 GEORGE ST FP						
18-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-21.07
J. D. Globe Electrical						
11-04-2017	Bill	7264	Yes		2000 Accounts Payable	341.26
19-04-2017	Bill Payment (Cheque)	FCN_8739-6	Yes		1010 Cash Operating Account	-341.26
Lock Solutions Inc.						
05-04-2017	Bill	20578	Yes		2000 Accounts Payable	180.80
11-04-2017	Bill	20598	Yes		2000 Accounts Payable	90.40
19-04-2017	Bill Payment (Cheque)	FCN_8739-7	Yes		1010 Cash Operating Account	-180.80
Optimum Mechanical Solutions						
07-04-2017	Bill Payment (Cheque)	FCN_8737-5	Yes		1010 Cash Operating Account	-2,220.25
Ottawa Mechanical Contracting Inc.						
07-04-2017	Bill Payment (Cheque)	FCN_8737-8	Yes		1010 Cash Operating Account	-1,084.80
19-04-2017	Bill	10628	Yes		2000 Accounts Payable	784.22
19-04-2017	Bill	10626	Yes		2000 Accounts Payable	155.38
19-04-2017	Bill	10627	Yes		2000 Accounts Payable	664.10
Ottawa Water & Sewer-179 GEORGE ST						
20-04-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-7,216.49
26-04-2017	Bill	MR29-AP26 2017	Yes		2000 Accounts Payable	5,963.10
Paramount Door & Window Service Inc.						
03-04-2017	Bill	4240*	Yes		2000 Accounts Payable	1,250.91
04-04-2017	Purchase Order	1014	No		2000 Accounts Payable	685.00
07-04-2017	Bill Payment (Cheque)	FCN_8737-9	Yes		1010 Cash Operating Account	-226.00
Planteriors Inc.						
01-04-2017	Bill	17-04-107	Yes		2000 Accounts Payable	129.95
19-04-2017	Bill Payment (Cheque)	FCN_8739-8	Yes		1010 Cash Operating Account	-129.95

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Rahel's Eco-Cleaning Services						
19-04-2017	Bill	1887	Yes		2000 Accounts Payable	6,836.31
19-04-2017	Bill	1888	Yes		2000 Accounts Payable	655.40
19-04-2017	Bill	1891	Yes		2000 Accounts Payable	33.90
19-04-2017	Bill	1889	Yes		2000 Accounts Payable	248.60
19-04-2017	Bill	1890	Yes		2000 Accounts Payable	118.65
19-04-2017	Bill	1894	Yes		2000 Accounts Payable	56.50
19-04-2017	Bill	1892	Yes		2000 Accounts Payable	88.52
19-04-2017	Bill	1893	Yes		2000 Accounts Payable	118.65
Ram Overhead Door Systems Ltd.						
19-04-2017	Bill Payment (Cheque)	FCN_8739-9	Yes		1010 Cash Operating Account	-403.41
RBC						
03-04-2017	Expense		Yes	SERVICE FEE	1010 Cash Operating Account	-11.77
Service DCM Services						
19-04-2017	Bill Payment (Cheque)	FCN_8739-10	Yes		1010 Cash Operating Account	-282.50
25-04-2017	Bill	A021-017	Yes		2000 Accounts Payable	282.50
SOULARD Multi-Service						
04-04-2017	Purchase Order	1012	No		2000 Accounts Payable	8,028.65
04-04-2017	Purchase Order	1013	No		2000 Accounts Payable	310.75
WALMAR Ventilation Products						
07-04-2017	Bill Payment (Cheque)	FCN_8737-10	Yes		1010 Cash Operating Account	-94.92

CCC 735

Reconciliation Report

Cash Operating Account, Period Ending 30-04-2017

Reconciled on: 03-05-2017 (any changes to transactions after this date aren't reflected on this report)

Reconciled by: Jen Walker

Summary

Statement Beginning Balance	157,559.85
Cheques and Payments cleared	-91,922.54
Deposits and Other Credits cleared	+113,235.14
Statement Ending Balance	178,872.45
Uncleared transactions as of 30-04-2017	-29,265.38
Register Balance as of 30-04-2017	149,607.07

Details

Cheques and Payments cleared

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
20-03-2017	Bill Payment	000314	Planteriors Inc.	-129.95
20-03-2017	Bill Payment	000318	Gisela E. Goracz	-277.98
03-04-2017	Bill Payment		Capital Concierge Limited	-5,380.71
03-04-2017	Expense			-28,247.00
03-04-2017	Bill Payment		Hydro Ottawa-179 GEORGE ST	-16,056.05
03-04-2017	Bill Payment		Enbridge-179 GEORGE ST	-12,313.87
03-04-2017	Expense		RBC	-11.77
03-04-2017	Expense			-14.25
03-04-2017	Expense			-1.76
06-04-2017	Expense			-126.60
07-04-2017	Bill Payment	FCN_8737-1	Ainger Cabling + Security	-559.35
07-04-2017	Bill Payment	FCN_8737-2	CBM Elevator Services	-7,062.50
07-04-2017	Bill Payment	FCN_8737-3	Evolution Building Services	-146.88
07-04-2017	Bill Payment	FCN_8737-4	Garda Canada Security Corp.	-1,003.42
07-04-2017	Bill Payment	FCN_8737-5	Optimum Mechanical Solutions	-2,220.25
07-04-2017	Bill Payment	FCN_8737-6	Capital Concierge Limited	-106.10
07-04-2017	Bill Payment	FCN_8737-7	Gentech Services Corporation	-1,189.83
07-04-2017	Bill Payment	FCN_8737-8	Ottawa Mechanical Contracting Inc.	-1,084.80
07-04-2017	Bill Payment	FCN_8737-9	Paramount Door & Window Service Inc.	-226.00

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
18-04-2017	Bill Payment		Bell A/C # 613 241 7900 (983)	-141.51
18-04-2017	Bill Payment		Bell A/C # 613 562 1287 (432)	-343.35
18-04-2017	Bill Payment		Hydro Ottawa-179 GEORGE ST FP	-21.07
19-04-2017	Bill Payment	FCN_8739-1	Garda Canada Security Corp.	-513.34
19-04-2017	Bill Payment	FCN_8739-2	Ainger Cabling + Security	-324.88
19-04-2017	Bill Payment	FCN_8739-3	Capital Concierge Limited	-5,356.41
19-04-2017	Bill Payment	FCN_8739-4	Evolution Building Services	-282.50
19-04-2017	Bill Payment	FCN_8739-5	General Fire Protection Inc.	-226.00
19-04-2017	Bill Payment	FCN_8739-6	J. D. Globe Electrical	-341.26
19-04-2017	Bill Payment	FCN_8739-7	Lock Solutions Inc.	-180.80
19-04-2017	Bill Payment	FCN_8739-8	Planteriors Inc.	-129.95
19-04-2017	Bill Payment	FCN_8739-9	Ram Overhead Door Systems Ltd.	-403.41
19-04-2017	Bill Payment	FCN_8739-10	Service DCM Services	-282.50
20-04-2017	Bill Payment		Ottawa Water & Sewer-179 GEORGE ST	-7,216.49
Total				-91,922.54

Deposits and Other Credits cleared

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
30-03-2017	Sales Receipt	4782	1401 - Douglas Janoff	100.00
30-03-2017	Sales Receipt	Tenant F. Welfeld	608-Gregory Lo	50.00
30-03-2017	Sales Receipt	4784	1107-D. Mudric & S. Karadzic	50.00
03-04-2017	Payment		L1-85-Melissa Lamb	17.77
03-04-2017	Payment		L1-91 Benjamin Zyla & Elke Winter	17.77
03-04-2017	Payment		L1-96-Christopher Knight	17.77
03-04-2017	Payment		L1-83-Lynda Collins	17.77
03-04-2017	Payment		PA-18-Jawaid & Kubra Shaukat	56.88
03-04-2017	Payment		PA-7 1872068 Ontario Inc.	56.88
03-04-2017	Payment		PA-12-Pascal Gill	56.88
03-04-2017	Payment		PA-11-Winnie Ng	56.88
03-04-2017	Payment		302-Jay Wijaya	302.87
03-04-2017	Payment		L1-86-Amen Jeban & Hamilton, Trevor Arnold Jafri	17.77
03-04-2017	Payment		LB-85- Jennifer & Darryl Kaiman	17.77
03-04-2017	Payment		L1-97 1872068 Ontario Inc.	17.77
03-04-2017	Payment		L1-82-Tamer Mansy	17.77
03-04-2017	Payment		PA-14-Jason Abdelhadi	56.88

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
03-04-2017	Payment		PB-20-David Ly	56.88
03-04-2017	Payment		LB-55-Stephen Mackenzie	17.77
03-04-2017	Payment		PA-17- Amen & Trevor, Jeban & Hamilton	56.88
03-04-2017	Payment		802-Dean Grette	320.65
03-04-2017	Payment		1802-Dousson & Haesun Lee	320.65
03-04-2017	Payment		1502-Pavel & Svetaina Harchenko	320.65
03-04-2017	Payment		2002-Gregoire Arsenault	320.65
03-04-2017	Payment		402-Edward Prelaz	320.65
03-04-2017	Payment		1602-Elizabeth Schubert	320.65
03-04-2017	Payment		1402-Gregory & Ekaterina Belinson	320.65
03-04-2017	Payment		409-1101247 Ontario Inc	323.49
03-04-2017	Payment		509-Sarah Chown	323.49
03-04-2017	Payment		1102-Sandra Diaz	320.65
03-04-2017	Payment		902-Taha Hussain	320.65
03-04-2017	Payment		809-Belinda & Vincente Carino	323.49
03-04-2017	Payment		1809-Mounir & Graise Gedeon	323.49
03-04-2017	Payment		702-Rami & Rola Labib	320.65
03-04-2017	Payment		1202-Nathalie Stringer	320.65
03-04-2017	Payment		1302-Sean Grant	320.65
03-04-2017	Payment		609-Scott Weatherhead	341.27
03-04-2017	Payment		2109-Antonio & Nina Mauriello	341.27
03-04-2017	Payment		1709-Jobina Li	359.04
03-04-2017	Payment		102-Gias Uddin	367.22
03-04-2017	Payment		1902-Nadja Schauer	377.53
03-04-2017	Payment		2102-Mathieu Murphy	377.53
03-04-2017	Payment		1909-Cimon Zachary	380.37
03-04-2017	Payment		1002-Nakul Nayyar	320.65
03-04-2017	Payment		1409-Jason Derouin	323.49
03-04-2017	Payment		1609-Richard Schmidt	341.27
03-04-2017	Payment		909-Azimir Burzic	341.27
03-04-2017	Payment		1009-Julien Dionne	341.27
03-04-2017	Payment		602-Jim Yau	359.75
03-04-2017	Payment		1702-Gisela E. Goracz	377.53
03-04-2017	Payment		805-Yan Campagnolo	388.19
03-04-2017	Payment		1205-Lisa Petelka	388.19
03-04-2017	Payment		1509-Sharon Clayton	398.14
03-04-2017	Payment		1209-Brad & Robert & Diane Milne	398.14
03-04-2017	Payment		2009-Anita Zamora	398.14
03-04-2017	Payment		1309-Anjela Pavlova	398.14
03-04-2017	Payment		505-Anthony Trager	405.96
03-04-2017	Payment		202-Audrey Beliveau	405.96
03-04-2017	Payment		305-Jing Fang Qian & Guo Hua Zhang	405.96
03-04-2017	Payment		Julie Paquette (1005)	405.96
03-04-2017	Payment		2005-Peter Redekip	405.96
03-04-2017	Payment		1805 - Xiaoming Ma & Joelle Gilgen	405.96

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
03-04-2017	Payment		1105-Paula Farberman	405.96
03-04-2017	Payment		2105-Saed Fadlalah	405.96
03-04-2017	Payment		709-Leondina Dicioccio	415.92
03-04-2017	Payment		1404-Puran Guram	441.51
03-04-2017	Payment		1704-Leila Dehghan	441.51
03-04-2017	Payment		1604 - Hue Chung Huong	441.51
03-04-2017	Payment		1304-Martha McOuat & Robert Glover	441.51
03-04-2017	Payment		1104-Gregory McLeod	441.51
03-04-2017	Payment		1305-Ahmed Surani	445.07
03-04-2017	Payment		1905-Bruno Paquin Cournoyer	445.07
03-04-2017	Payment		605-May Al-Amily	445.07
03-04-2017	Payment		1804-Philan Nguyen	459.29
03-04-2017	Payment		904-Kevin Biln	459.29
03-04-2017	Payment		504-Keyvan Abedi	459.29
03-04-2017	Payment		1504-Rachel Labelle	459.29
03-04-2017	Payment		804-Michel Francoeur	459.29
03-04-2017	Payment		1204-Paul Kariouk	459.29
03-04-2017	Payment		304-Edward Ronsyn	459.29
03-04-2017	Payment		201-Justyna Knych	459.29
03-04-2017	Payment		705-Seokhee & Minhye Kim	462.84
03-04-2017	Payment		1405-Marcel & Carole Brunet	462.84
03-04-2017	Payment		1605-Paula Kennedy	462.84
03-04-2017	Payment		1705-Robert Puchyr	462.84
03-04-2017	Payment		405-Simon Joyal	462.84
03-04-2017	Payment		1505-Lisa & Byers, Randy St. Pierre	462.84
03-04-2017	Payment		410-Jean-Rene Ello	470.66
03-04-2017	Payment		1410-Kenza Salah	470.66
03-04-2017	Payment		810-Brian McCauley	470.66
03-04-2017	Payment		510-Gerald Betita	488.44
03-04-2017	Payment		1010-Laura Dalby	488.44
03-04-2017	Payment		710 - M. Cosma & B. Leung	488.44
03-04-2017	Payment		604 - Ann Nguyen	498.39
03-04-2017	Payment		704-Michel Francoeur	498.39
03-04-2017	Payment		404-David Boynton	516.17
03-04-2017	Payment		1004- Michael George	516.17
03-04-2017	Payment		2104-Glenn Crites	516.17
03-04-2017	Payment		2004-Kavita Singh	516.17
03-04-2017	Payment		1904-Wanda Ariano	516.17
03-04-2017	Payment		603-Felske/West	526.12
03-04-2017	Payment		1003-Louisa Pang	526.12
03-04-2017	Payment		707-Alexander Michael Jokic	533.23
03-04-2017	Payment		204-Heidi & Davies Michael Larsen	533.23
03-04-2017	Payment		1310-Christopher Fata	545.31
03-04-2017	Payment		610-Alexandre Juneau	545.31
03-04-2017	Payment		2110-Rajen Williams	545.31

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
03-04-2017	Payment		1510-Amir Mirzaei	545.31
03-04-2017	Payment		1810 Lean, Jennifer & Rees-jones Mac	545.31
03-04-2017	Payment		910-Innobyte Solutions Ltd.	545.31
03-04-2017	Payment		1910 Sylvain Despres	545.31
03-04-2017	Payment		1210-Jimena & Jim Guild	545.31
03-04-2017	Payment		1109-Innobyte Solutions Ltd.	545.31
03-04-2017	Payment		310-Adam Sweet	545.31
03-04-2017	Payment		1501 - CHRIS WEST	551.00
03-04-2017	Payment		1710-Leah Fleetwood	563.09
03-04-2017	Payment		2010-Shiho & Sawa Sakane	563.09
03-04-2017	Payment		301-Lindsay Appotive	568.78
03-04-2017	Payment		1201-Charles Percival	568.78
03-04-2017	Payment		507-Sean Young	572.33
03-04-2017	Payment		907-Charles G. Abraham	572.33
03-04-2017	Payment		1903-Eric Lapointe	583.00
03-04-2017	Payment		1303-Terence Dhanraj	583.00
03-04-2017	Payment		503-Jordon Alber	583.00
03-04-2017	Payment		1403 - Fletcher, Daniel	588.98
03-04-2017	Payment		1907-Philip Piazza	590.11
03-04-2017	Payment		1507-Jean- Guy & Nancy Mathieu	590.11
03-04-2017	Payment		607-Sandra Byrne	590.11
03-04-2017	Payment		2107-Tamizan Kherani	590.11
03-04-2017	Payment		1607-Joshua Bowie & Laura Ferrarotto	590.11
03-04-2017	Payment		1707-Austin & Mary Comerton	590.11
03-04-2017	Payment		1007-Stephanie Boxhill & Claudette Deschenes	590.11
03-04-2017	Payment		1307-Claude Zaor & Eric Bedard	590.11
03-04-2017	Payment		2007-Ronald Burich	590.11
03-04-2017	Payment		407-Samantha Boggs	590.11
03-04-2017	Payment		1107-D. Mudric & S. Karadzic	590.11
03-04-2017	Payment		1207-Judith & Robert Penski	590.11
03-04-2017	Payment		307-Jean-Luc Castonquay	590.11
03-04-2017	Payment		1807-Gaetan & Helene Grenier	590.11
03-04-2017	Payment		1407-Laura Heron	590.11
03-04-2017	Payment		807-Pamela Suzanne Roper	590.11
03-04-2017	Payment		1203-Johann Kwan	600.77
03-04-2017	Payment		1803-Doris Neurath	600.77
03-04-2017	Payment		803-Ryan Adam Gauthier	600.77
03-04-2017	Payment		2003-John Gordon Perrin	600.77
03-04-2017	Payment		1503-Martine Clement	600.77
03-04-2017	Payment		303-Gregory Lawrie & Karen Hung	600.77
03-04-2017	Payment		1103-Benoit Achim	600.77
03-04-2017	Payment		1603-Stephen Lidington	600.77
03-04-2017	Payment		2103 - Cory Chow	600.77
03-04-2017	Payment		403-Sonia Lala	600.77
03-04-2017	Payment		501-Dong Wang & Yanqi Liu	607.88

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
03-04-2017	Payment		2001-David Wex	607.88
03-04-2017	Payment		101-6239871 Canada Inc.	621.74
03-04-2017	Payment		1301-Gilbert & Martha Stadelmann	625.66
03-04-2017	Payment		801-Rickesh Kumar Agarwala	625.66
03-04-2017	Payment		1001-Nam Pham	625.66
03-04-2017	Payment		401-Sophia Muller	625.66
03-04-2017	Payment		1101-John Arnold & Paula Thompson	625.66
03-04-2017	Payment		1801-Aydin & Beaubien, Amanda Mirzaee	625.66
03-04-2017	Payment		1701-Cathlyn Ann Kaufman	625.66
03-04-2017	Payment		901-Tina Kwok & Andrew Ng	625.66
03-04-2017	Payment		701-Sujatha Krishnaswamy	625.66
03-04-2017	Payment		1401 - Douglas Janoff	625.66
03-04-2017	Payment		2101-Michael Enns	625.66
03-04-2017	Payment		601-Christian Jolicoeur	625.66
03-04-2017	Payment		1208-Francois Bilodeau	645.56
03-04-2017	Payment		308-Shawn McCleery	645.56
03-04-2017	Payment		1008-Ivan Fong	684.67
03-04-2017	Payment		1908-Nicholas Logan Giesbrecht	684.67
03-04-2017	Payment		808-Grant & Arlene Malkoske	702.44
03-04-2017	Payment		1708-Richard & Devitt, John Kilidjian	702.44
03-04-2017	Payment		708-Anna Boudakian	702.44
03-04-2017	Payment		205-Amin Mirzaee	702.44
03-04-2017	Payment		1308-Anne-Marie Vogel	702.44
03-04-2017	Payment		1808 - Gerard Bourdeau	702.44
03-04-2017	Payment		1408- MLJFS Holding Inc	702.44
03-04-2017	Payment		1508-Mario Gasperetti	702.44
03-04-2017	Payment		908-Ilario Maiolo	702.44
03-04-2017	Payment		2108-Rene Blais & Jessica Dulac	702.44
03-04-2017	Payment		1608-Darryl Hood & Shiho Sakane	702.44
03-04-2017	Payment		508-Annie Larivee	702.44
03-04-2017	Payment		2008-Kevin Li	702.44
03-04-2017	Payment		408-Ryan Cody	702.44
03-04-2017	Payment		203-C. Walters-Stewart	736.57
03-04-2017	Payment		1506-David Rain	754.34
03-04-2017	Payment		606-Mona Yacoub	754.34
03-04-2017	Payment		806-Samuel Cormier-Iijima	754.34
03-04-2017	Payment		706-Jeffrey Stoss & Holly MacIsaac	754.34
03-04-2017	Payment		1406-Wladimir Araujo	754.34
03-04-2017	Payment		1706-Shawn O'Reilly & Sarah Depow	754.34
03-04-2017	Payment		1906-Peter Delong	754.34
03-04-2017	Payment		2006-David Teed & Maria Elena De La Torre	754.34
03-04-2017	Payment		306-Hild Rygnestad & Rob Potter	754.34
03-04-2017	Payment		Chris & Heather Collins (406)	754.34
03-04-2017	Payment		1806-Maha Surani	754.34
03-04-2017	Payment		1206-Angela Marjorie Crawford	754.34

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
03-04-2017	Payment		1606-Dr. Rosalind Ashton	754.34
03-04-2017	Payment		2106-Saloni negi	754.34
03-04-2017	Payment		906-Craig & Donna Wilson	754.34
03-04-2017	Payment		506-Marc Labrom	754.34
03-04-2017	Payment		1106-Michael & Christopher Davies	754.34
03-04-2017	Payment		1306 - 1101247 Ontario Inc	754.34
03-04-2017	Payment		1006-J. David Birchard Medicine Professional	754.34
03-04-2017	Payment		2202-David & DeSouza, Nigel Jalbert	903.64
03-04-2017	Payment		2203-Carlos Emilio Munante	906.49
03-04-2017	Payment		2201-Michel Joseph Gallant	973.32
03-04-2017	Payment		1108-Gias Uddin & Chantal Ouellette	1,025.93
03-04-2017	Payment		2205-Marc Rochon & Louise Philippe	1,146.80
03-04-2017	Payment		2204-1351231 Ontario Inc.	1,350.13
04-04-2017	Deposit			150.00
04-04-2017	Payment		1703 - Lilia Sapounzi	600.77
04-04-2017	Payment		PB-85-Eric Monette	56.88
04-04-2017	Payment		309-Annette De Cairos	317.14
04-04-2017	Payment		502-Louise Chartrand	377.53
04-04-2017	Payment		905-Samuel Godefroy & Marc Morisset	405.96
04-04-2017	Payment		703-Stephany Tremblay	600.77
04-04-2017	Payment		903-Kristine Bujold	600.77
04-04-2017	Payment		1901-Michael Binder	625.66
04-04-2017	Payment		608-Gregory Lo	702.44
11-04-2017	Deposit			1,288.00
11-04-2017	Deposit			50.00
11-04-2017	Payment		1703 - Lilia Sapounzi	600.77
27-04-2017	Payment		1601 - Victor and Colleen Leroux	625.66
28-04-2017	Deposit			65.00
Total				113,235.14

Additional Information

Uncleared Cheques and Payments as of 30-04-2017

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
31-10-2015	Journal	1		-400.00
26-07-2016	Cheque Expense		Clean Water Works Inc.	-683.85
03-08-2016	Bill Payment		Enbridge-179 GEORGE ST	-1,429.68
07-12-2016	Journal	35		-28,247.00
07-04-2017	Bill Payment	FCN_8737-10	WALMAR Ventilation Products	-94.92
15-04-2017	Bill Payment	306	Brown & Associates Ltd.	-442.60
Total				-31,298.05

Uncleared Deposits and Other Credits as of 30-04-2017

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
12-05-2016	Payment		2204-1351231 Ontario Inc.	1,323.62
12-05-2016	Payment		710-Natasha Ida Amendola	2.25
12-05-2016	Payment		710-Natasha Ida Amendola	3.85
12-05-2016	Payment		710-Natasha Ida Amendola	467.35
06-06-2016	Payment		1408- MLJFS Holding Inc	113.00
01-10-2016	Payment		1401 - Douglas Janoff	122.60
Total				2,032.67



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

Business Account Statement

RBBD430000_8534815 E D 02124 00326

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION

OPERATING ACCOUNT

C/O CAPITAL CONCIERGE

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

March 31, 2017 to April 28, 2017

Account number: 02124 100-278-1

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

RBC Business Essentials® Variable Pricing Account

Royal Bank of Canada

211 CENTRUM BLVD, ORLEANS, ON K1E 3X1

Opening balance on March 31, 2017	\$157,559.85
Total deposits & credits (6)	+ 113,235.14
Total cheques & debits (16)	- 91,922.54
Closing balance on April 28, 2017	= \$178,872.45

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			157,559.85
03 Apr	Direct Payment (PAD's) service total GRADS6145110000		105,967.79	263,527.64
	Online Banking payment - 1002	5,380.71		
	WWW transfer to deposit account - 4148	28,247.00		
	Utility Bill Pmt Enbridge Gas Pre-authorized	12,313.87		
	Hydro Bill Pmt Hydro Ottawa	16,056.05		201,530.01
	Regular transaction fee 11 Drs @ 1.07	11.77		
	Electronic transaction fee 10 Drs @ 0.75 9 Crs @ 0.75	14.25		
	Items on deposit fee 8 ID @ 0.22	1.76		201,502.23
04 Apr	eCheque deposit 13770		4,437.92	
	Cheque - 318	277.98		205,662.17
06 Apr	Activity fee	126.60		205,535.57



Business Account Statement

March 31, 2017 to April 28, 2017
Account number: 02124 100-278-1

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
11 Apr	Account transfer Party Room		1,288.00	206,823.57
	eCheque deposit 13770		650.77	207,474.34
13 Apr	Cheque - 314	129.95		207,344.39
18 Apr	Hydro Bill Pmt Hydro Ottawa	21.07		
	Telephone Bill Pmt BELL CANADA EFT	141.51		
	Telephone Bill Pmt BELL CANADA EFT	343.35		206,838.46
19 Apr	Direct Deposits (PDS) service total GRADS7517810000	13,599.13		193,239.33
20 Apr	Direct Deposits (PDS) service total GRADS7517810000	8,041.05		
	Utility Bill Pmt OTTAWA WATER	7,216.49		177,981.79
27 Apr	Direct Payment (PAD's) service total GRADS6145110000		625.66	178,607.45
28 Apr	BR TO BR - 4356		265.00	178,872.45
	Closing balance			178,872.45

Account Fees: \$154.38

Important Account Information

Starting May 2017, you will be able to send a wire payment of up to \$10,000 CAD equivalent through **RBC® Online Banking for business**. Wire payments can be sent securely from your Canadian or U.S. dollar business deposit account to virtually any destination in the world in a variety of currencies supported by RBC.

Remember to always ensure the contact information for your business is updated whenever it changes, such as when you get a new mobile phone number, change your email address or undergo organizational changes. If you have any questions please call Advice Centre at **1-800-769-2520**.

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Please check this Account Statement without delay and advise us of any error or omission within 45 days of the statement date.
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

March 31, 2017 to April 28, 2017
Account number: 02124 100-278-1

Serial #: 314

Amount: \$129.95

OTTAWA-CARLETON STANDARD 735 ROYAL BANK OF CANADA
CENTRAL BRANCH
211 CENTURION BLVD
OTTAWA ON K1G 2G1

DATE 20032017
DDMMYYYY

PAY One hundred twenty-nine and 95/100 \$ **129.95

TO THE ORDER OF Planters Inc.
PO Box 8944, Station J
Ottawa ON K2A 3Z6

PER *[Signature]*

1000314 10212410031 1002781

134PR2017
001 24556
703129760203350
27556-1003606

Deposit to the Credit of
PLANTERS CREATING PLANT SLK/N
TEL 27555-001 ACC 41002-001

Endorsement - Signature of Signer
Endossement - Signature du titulaire

Printer ID# 1021
ID d'impression 1021

BACKVERSO

Serial #: 318

Amount: \$277.98

OTTAWA-CARLETON STANDARD 735 ROYAL BANK OF CANADA
CENTRAL BRANCH
211 CENTURION BLVD
OTTAWA ON K1G 2G1

DATE 20032017
DDMMYYYY

PAY Two hundred seventy-seven and 98/100 \$ **277.98

TO THE ORDER OF Gisela E. Gortaz
Suite 1702
179 George Street
Ottawa ON K1N 1J8

PER *[Signature]*

1000318 10212410031 1002781

20170403
Kecim2

7447102847 0000000332466306810
TEL 27555-001
ACC 41002-001

Endorsement - Signature of Signer
Endossement - Signature du titulaire

Printer ID# 1021
ID d'impression 1021

BACKVERSO



Growing With Ottawa

Monthly Reserve Report

OCSCC 735

April 2017

CCC 735

PROFIT AND LOSS

September 2016 - April 2017

	TOTAL
INCOME	
Total Income	
GROSS PROFIT	\$0.00
OTHER INCOME	
6001 Contribution from operating	169,482.00
Total Other Income	\$169,482.00
EXPENSES	
Total Expenses	
OTHER EXPENSES	
6101 Reserve- General	7,775.15
6125 Reserve- Doors	3,261.37
6160 Reserve- Major Repairs	5,537.00
Total Other Expenses	\$16,573.52
PROFIT	\$152,908.48

CCC 735

Reconciliation Report

Cash Reserve, Period Ending 30-04-2017

Reconciled on: 03-05-2017 (any changes to transactions after this date aren't reflected on this report)

Reconciled by: Jen Walker

Summary

Statement Beginning Balance	97,879.93
Cheques and Payments cleared	-30,709.24
Deposits and Other Credits cleared	+28,247.00
Statement Ending Balance	95,417.69
Register Balance as of 30-04-2017	95,417.69

Details

Cheques and Payments cleared

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
20-03-2017	Bill Payment	10	Paramount Door & Window Service Inc.	-2,456.24
03-04-2017	Expense			-6.00
11-04-2017	Expense			-28,247.00
Total				-30,709.24

Deposits and Other Credits cleared

<u>Date</u>	<u>Type</u>	<u>No.</u>	<u>Name</u>	<u>Amount</u>
07-12-2016	Journal	35		28,247.00
Total				28,247.00



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

Business Account Statement

RBDDA30000_8534815 E D 02124 00348

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION

RESERVE ACCOUNT

C/O CAPITAL CONCIERGE

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

March 31, 2017 to April 28, 2017

Account number: 02124 100-428-2

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

RBC Business Essentials® Variable Pricing Account

Royal Bank of Canada

211 CENTRUM BLVD, ORLEANS, ON K1E 3X1

Opening balance on March 31, 2017	\$97,879.93
Total deposits & credits (1)	+ 28,247.00
Total cheques & debits (3)	- 30,709.24
Closing balance on April 28, 2017	= \$95,417.69

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			97,879.93
03 Apr	Online Banking transfer - 4148		28,247.00	126,126.93
	Minimum monthly fee	6.00		126,120.93
05 Apr	Cheque - 10	2,456.24		123,664.69
11 Apr	Misc Payment TEF/EFT CIBC	28,247.00		95,417.69
	Closing balance			95,417.69

Account Fees: \$6.00



Business Account Statement

March 31, 2017 to April 28, 2017
Account number: 02124 100-428-2

Important Account Information

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

Business Account Statement

March 31, 2017 to April 28, 2017
Account number: 02124 100-428-2

Serial #: 10

Amount: \$2,456.24

000010

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORP NO.735

ROYAL BANK OF CANADA
211 CECILIA AVENUE
OTTAWA, ON K1G 3K1

PAY Two thousand four hundred fifty-six and 24/100

DATE 20032017
DDMMYYYY
\$ 2,456.24

TO THE
ORDER
OF Paramount Door & Window Service Inc.
6-2295 Steveson Drive
Ottawa ON K1G 3W1

PER *[Signature]*

PER *[Signature]*

000010 4021240031 10042824 *0000245624*

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Form 13

STATUS CERTIFICATE (under subsection 76 (1) of the *Condominium Act, 1998*)

Ottawa Carleton Standard Condominium Corporation No. 735 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address: 904 Lady Ellen Place, Ottawa, Ontario, K1Z 5L5
2. Address for service: 904 Lady Ellen Place, Ottawa, Ontario, K1Z 5L5
3. Name of property manager: Kayla McKale
Address: 904 Lady Ellen Place, Ottawa ON K1Z 5L5
Telephone number: 613-722-1232
4. The directors and officers of the Corporation are:

<u>Name</u>	<u>Position</u>	<u>Address for service</u>	<u>Telephone</u>
Mario Gasperetti	President	904 Lady Ellen Place	613-722-1232
Rob Potter	Treasurer	904 Lady Ellen Place	613-722-1232
Brian McCauley	Director	904 Lady Ellen Place	613-722-1232

Common Expenses

5. The owner of Level 2 Unit 2, otherwise known as Suite 202, at 179 George St., of Ottawa Carleton Standard Condominium Corporation No. 735 registered in the Land Registry Office for the Land Titles Division of Ottawa-Carleton (or Registry) Division of Ottawa is not in default in the payment of common expenses.
6. A payment on account in the amount of \$405.96 for common expenses of the unit, and one locker, is due May 1st, 2017 for the period May 1st 2017 - May 31st, 2017. This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10.
7. The Corporation has the amount of \$ Nil in prepaid common expenses for the unit.
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit.

Budget

9. The budget of the Corporation for the current fiscal year is accurate and should result in a balanced budget.
10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been increased.

11. Since the date of the budget of the Corporation for the current fiscal year, the board has not levied a special 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 circumstances that may result in an increase in the common expenses for the unit.

Reserve Fund

13. The Corporation's reserve fund amounts, including investments, is approximately \$2,083,355 as of March 31st, 2017. [Note: This figure is unaudited and may not include any accrual calculation for a liability incurred or income earned but not yet recorded by the corporation as at the aforementioned date.]
14. The most recent Reserve Fund Study conducted by the Board was a comprehensive Reserve Fund Study prepared by Keller Engineering.
15. N/A
16. The board has sent to the owners a notice dated August 27th, 2014 containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study [Notice of Future Funding - Form 15].

The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice [Form 15].
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 Notice to Owners (Form 15) attached hereto.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not a 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*.

Agreements with owners relating to changes to the common elements

23. The unit is subject to the following agreements under clause 98 (1) (b) of the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner:

- None

To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties (*if applicable add: except(give particulars)*).

The Corporation is also aware of the following modification(s) to common elements made by the unit owner or a previous owner of the unit (made prior to the *Condominium Act, 1998*, coming into force) for which there is no agreement under Section 98 (1) (b) of the Act:

- none

The owner of the unit, from time to time, is entirely responsible for all permitted modifications made to the common elements by the owner or by a previous owner of the unit. Accordingly, the owner of the unit, from time to time, is responsible for all maintenance, repair and insurance related to such modification(s) and must fully and completely indemnify and save harmless the corporation from any claims, expenses or losses related in any way to the modification(s). 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.

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. [NOTE: Section 98 of the *Condominium Act* applies only to modifications made on or after the date the *Act* came into force (May 5, 2001).]

Leasing of Units

24. The Corporation has not received any notices under section 83 of the *Condominium Act, 1998*. (The Corporation's understanding is that a total of **107** units in the condominium were owned by non-residents as at the date of this certificate, 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 a service of the Corporation that are substantial and that the board has proposed but has not implemented.

Insurance

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

27. – 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, amendment to declaration, by-laws and rules;
 - (b) a copy of the budget of the Corporation for the current fiscal year;
 - (c) a list of all current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit. The said agreements are listed as follows:
 - (d) a certificate or memorandum of insurance for each of the current insurance policies.
 - (g) a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* that bind the unit. [See Paragraph 23.]

- (h) a copy of the notice containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study [Notice of Future Funding - Form 15] noted in paragraph 16.

Rights of person requesting certificate

27. The person 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 26 (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 listed in subparagraph 26 (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 May 4th, 2017

Ottawa Carleton Standard Condominium Corporation No. 735

(signature)

Kayla McKale Property Manager
Capital Concierge Property Management
Agents for Ottawa Carleton Standard Condominium
Corporation No. 735

I have authority to bind the Corporation.