Financial Statement

Ottawa Carleton Condominium Corporation 634

Fiscal Period March 1, 2017 to February 28, 2018 September 1, 2017 To September 30, 2017

Creation Date: Oct 17, 2017

Prepared By: Capital Integral Property Management

Financial Statement

September 1, 2017 To September 30, 2017

Ottawa Carleton Condominium Corporation 634

Statement of Financial Position Reserve Split	3
Statement of Reserve Fund	4
Statement of Operations Comparative	5
Owners A/R Aging Summary	7
Accounts Payable Aging Summary By Month	8
Cheque Listing Summary - Operating Bank Account	Ģ
Cheque Listing Summary - Reserve Bank Account	10
General Ledger Transactions	11
Reconciliation Summary - Operating Bank Account	13
Reconciliation Summary - Reserve Bank Account	14

Statement of Financial Position Reserve Split

As of September 30, 2017

		2018		2017
	Operating Fund	Reserve Fund	Total	Total
Assets				
1010 - Operating Bank Account	30,831.41	0.00	30,831.41	15,098.88
1020 - Accounts Receivable	12.95	0.00	12.95	(398.87)
1025 - Other Receivable	1.51	0.00	1.51	0.91
1110 - Reserve Bank Account	0.00	144,021.94	144,021.94	115,970.90
1190 - R-Due from Operating	0.00	17,794.04	17,794.04	3,329.41
Total Assets:	\$30,845.87	\$161,815.98	\$192,661.85	\$134,001.23
Liabilities				
2000 - Accounts Payable	879.40	0.00	879.40	3,324.16
2020 - Due to Reserve	17,794.04	0.00	17,794.04	3,329.41
Total Liabilities:	\$18,673.44	\$0.00	\$18,673.44	\$6,653.57
Fund Balances				
3200 - Retained Earnings Previous Yr	(489.41)	0.00	(489.41)	(489.41)
Operating Fund	12,661.84	0.00	12,661.84	8,536.76
Reserve Fund	0.00	161,815.98	161,815.98	119,300.31
Total Fund Balances:	\$12,172.43	\$161,815.98	\$173,988.41	\$127,347.66
Total Liabilities and Fund Balances:	\$30,845.87	\$161,815.98	\$192,661.85	\$134,001.23

Statement of Reserve Fund

Fiscal Period Starting March 1, 2017

September 1, 2017 To September 30, 2017

Account Name		Current Period	Year To Date
Reserve Fund Balance Fo	orwarded	0.00	142,931.01
Reserve Fund Contribut	ion		
R-Contribution from Op	erating	6,141.08	42,987.56
	Total:	\$6,141.08	\$42,987.56
Reserve Fund Interest			
R-Interest Revenue		19.97	79.86
	Total:	\$19.97	\$79.86
	Reserve Fund Income Total:	\$6,161.05	\$43,067.42
Reserve Fund Expense			
R-Bank Fees		0.00	40.00
R-Balconies & Decks		0.00	3,955.00
R-Roofing		0.00	20,187.45
	Total:	\$0.00	\$24,182.45
	Reserve Fund Expense Total:	\$0.00	\$24,182.45
Balance at End of Perio	d	\$6,161.05	\$161,815.98
Reserve Fund Increase	(Decrease)	\$6,161.05	\$18,884.97

Statement of Operations Comparative

Fiscal Period Starting March 1, 2017

September 1, 2017 To September 30, 2017

REVENUES	Current Period			Year-to-Date			Yearly Budgets	
	Actual	Budget	Variance	Actual	Budget	Variance	Current	Last Year
4025 - Common / Condominium Fees	16,038.16	16,038.10	0.06	112,267.12	112,266.70	0.42	192,457.17	188,130.00
4075 - Minus: Contribution to Reserve	(6,141.08)	(6,141.08)	(0.00)	(42,987.56)	(42,987.56)	(0.00)	(73,693.00)	(70,184.00)
4600 - Other miscellaneous income	79.02	0.00	79.02	79.02	0.00	79.02	0.00	0.00
Total Revenues:	\$9,976.10	\$9,897.02	\$79.08	\$69,358.58	\$69,279.14	\$79.44	\$118,764.17	\$117,946.00

EXPENSES	Current Period			Year-to-Date			Yearly Budgets		
	Actual	Budget	Variance	Actual	Budget	Variance	Current	Last Year	
5002 - Management Services	970.83	970.83	(0.00)	6,795.81	6,795.81	(0.00)	11,650.00	11,300.00	
5006 - Audit & accounting services	0.00	0.00	(0.00)	0.00	2,500.00	2,500.00	2,500.00	2,500.00	
5008 - Other professional fees	0.00	83.33	83.33	322.05	583.31	261.26	1,000.00	4,200.00	
5010 - Printing, Postage & Office Adm	0.00	50.00	50.00	188.32	350.00	161.68	600.00	1,420.00	
5012 - Bank Fees	47.49	0.00	(47.49)	345.21	0.00	(345.21)	0.00	0.00	
5052 - Utilities - Hydro, electricity	624.37	906.67	282.30	5,857.06	6,346.69	489.63	10,880.00	9,500.00	
5054 - Utilities - Enbridge, gas	0.00	473.08	473.08	2,494.67	3,311.56	816.89	5,677.00	1,700.00	
5056 - Utilities - Water	1,824.84	806.83	(1,018.01)	7,567.37	5,647.81	(1,919.56)	9,682.00	11,000.00	
5060 - Utilities - Telecommunications	280.54	283.33	2.79	1,892.24	1,983.31	91.07	3,400.00	0.00	
5062 - Insurance	1,582.76	1,416.67	(166.09)	12,662.17	9,916.69	(2,745.48)	17,000.00	17,000.00	
5402 - General Maintenance	0.00	1,750.00	1,750.00	3,927.15	12,250.00	8,322.85	21,000.00	20,210.00	
5406 - Cleaning & Janitorial	0.00	1,005.67	1,005.67	6,290.46	7,039.69	749.23	12,068.00	12,068.00	
5414 - Plumbing Repairs	0.00	0.00	(0.00)	684.78	0.00	(684.78)	0.00	0.00	
5418 - Water Damage Repairs	0.00	0.00	(0.00)	456.52	0.00	(456.52)	0.00	0.00	
5422 - Fire Protection & Equipment	0.00	0.00	(0.00)	483.08	0.00	(483.08)	0.00	0.00	
5424 - Security Services & Monitoring	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00	0.00	
5426 - Balconies & Decks Maintenance	(1,381.99)	0.00	1,381.99	0.00	0.00	(0.00)	0.00	0.00	
5442 - Waste Management	170.07	183.33	13.26	1,190.49	1,283.31	92.82	2,200.00	2,041.00	
5470 - Pest Control	0.00	0.00	(0.00)	488.16	0.00	(488.16)	0.00	0.00	

Statement of Operations Comparative

Fiscal Period Starting March 1, 2017

September 1, 2017 To September 30, 2017

EXPENSES	Current Period			Year-to-Date			Yearly Budgets	
	Actual	Budget	Variance	Actual	Budget	Variance	Current	Last Year
5472 - Contingencies	0.00	188.77	188.77	0.00	1,321.39	1,321.39	2,265.25	7,500.00
5602 - Elevator Services 1	0.00	744.17	744.17	4,422.69	5,209.19	786.50	8,930.00	8,600.00
5642 - Landscaping Services	0.00	125.00	125.00	53.68	875.00	821.32	1,500.00	1,500.00
5660 - Snow Removal	0.00	625.00	625.00	3,877.18	4,375.00	497.82	7,500.00	7,500.00
Total Expenses:	\$4,118.91	\$9,696.01	\$5,577.10	\$59,999.09	\$70,372.07	\$10,372.98	\$118,852.25	\$118,039.00

NET INCOME:	\$5,857.19	\$201.01	\$5,656.18	\$9,359.49	(\$1,092.93)	\$10,452.42	(\$88.08)	(\$93.00)

Owners A/R Aging Summary

As of September 30, 2017

Unit	Owner	Current Month	Last Month	2 Months	3 Months	> 3 Months	Total
110	Dimitri Joannides	381.32	0.00	0.00	0.00	0.00	381.32
306	Melissa MacKenzie	1,381.99	0.00	0.00	0.00	0.00	1,381.99
310	Susan Mary Leclerc Ball- Dunlop	769.64	0.00	0.00	0.00	0.00	769.64
	Total:	\$2,532.95	\$0.00	\$0.00	\$0.00	\$0.00	\$2,532.95

Total owing to Corporation \$2,532.95

Total owing by Corporation \$0.00

Accounts Payable Aging Summary By Month

As of September 30, 2017

Vendor	Sep 2017	Aug 2017	Jul 2017	Jun 2017	< Jun 2017	Total
BROWN & ASSOCIATES	0.00	0.00	0.00	0.00	879.40	879.40
Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$879.40	\$879.40

Cheque Listing Summary For Operating Bank Account

From 09-01-2017 To 09-30-2017

Cheque No.	Cheque Date	Paid Amount	Vendor Name	Memo	Status
198	09/15/2017	\$2,500.69	C.LEVETT RENOVATION INC.	2021,REMOVED ELECTRICAL ON BA	Printed
199	09/15/2017	\$53.68	JULIA GUTSIK	REIMBURSE OF THE PURCHASE OF	CLEARED
200	09/15/2017	\$84.75	ORKIN CANADA CORPORATION	IN-7934345, PEST CONTROL AUGU	Printed
201	09/25/2017	\$1,166.25	BLOOMING GARDENS	000651, EXCESS SNOW - 000620,	Printed

Total # of Cheques: 4

Total Printed And Cleared: \$3,805.37 G/L Bank Balance: \$30,831.41

Cheque Listing Summary For Reserve Bank Account

From 09-01-2017 To 09-30-2017

G/L Bank Balance:

\$144,021.94

Cheque No.	Cheque Date	Paid Amount	Vendor Name	Мето	Status
				Total # of Cheques:	0
				Total Printed And Cleared:	\$0.00

General Ledger Transactions

September 1, 2017 To September 30, 2017

5002	Ma	nagement Services				Balai	nce: \$5,824.9	8
Date 9/30/2017	No. 2912	Vendor	Memo MAN FEES	Type Journal	Reference	Debit 970.83	Credit 0.00	Balance 6,795.81
					Total Management	Services:		\$6,795.81
5012	Bai	nk Fees				Bal	ance: \$297.7	72
Date 9/30/2017	No. 2917	Vendor	Memo Service Charge	Type Journal	Reference	Debit 47.49	Credit 0.00	Balance 345.21
					Total B	ank Fees:		\$345.21
5052	Uti	lities - Hydro, electric	ity			Balaı	nce: \$5,232.6	59
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/19/2017	2824	HYDRO OTTAWA	FROM JULY 16 TO AUGUST 17, 2017	Bill	6559363000, AUGUST 2017	624.37	0.00	5,857.06
				Total	Utilities - Hydro, e	lectricity:		\$5,857.06
5056	Uti	lities - Water				Balaı	nce: \$5,742.5	53
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/22/2017	2821	CITY OF OTTAWA - WATER & SEWER	FROM JULY 05 TO AUGUST 31, 2017 95 BEECH ST	Bill	1480 AUGUST 2017	1,824.84	0.00	7,567.37
					Total Utilities	s - Water:		\$7,567.37
5060	Uti	lities - Telecommunica	ations			Balaı	nce: \$1,611.7	70
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/15/2017	2823	BELL	FROM AUGUST 16 TO SEPTEMBER 15, 2017	Bill	1306, AUGUST 2017	236.75	0.00	1,848.45
9/30/2017	2914		BELL PMT SEPT 2017	Journal		43.79	0.00	1,892.24
				Total Ut	ilities - Telecommu	nications:		\$1,892.24
5062	Ins	urance				Balan	ce: \$11,079.4	11
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/30/2017	2913		Insurance Gore	Journal		1,582.76	0.00	12,662.17
					Total I	nsurance:		\$12,662.17

General Ledger Transactions

September 1, 2017 To September 30, 2017

5426	Bal	lconies & Decks Maint	enance			Bala	nce: \$1,381.9	9
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/15/2017	2834		Unit: 306 - Chargeback - Removed electrical on balcony and caulked, performed others jobs.	Owner Ledger Debit	Chargeback	0.00	1,381.99	0.00
				Total Balcor	nies & Decks Mai	ntenance:		\$0.00
5442	Wa	aste Management				Bala	nce: \$1,020.4	2
Date	No.	Vendor	Memo	Type	Reference	Debit	Credit	Balance
9/22/2017	2822	WASTE CONNECTIONS OF CANADA INC.	7140-0000723945, AUGUST 2017	Bill	7140- 0000723945	170.07	0.00	1,190.49
					Total Waste Mar	nagement:		\$1,190.49
				Т	Total:	\$4,118.91		\$36,310.35

Reconciliation Summary

1010 - Operating Bank Account, As of 9/30/2017

Plus/Minus

Print Date: Oct 17, 2017 (10:13 AM)

Bank Statement Balance		\$35,682.10
Beginning Balance		\$51,344.47
Cleared Transactions		
Cheques and Payments - 17 items	34,130.88	
Deposits and Credits - 3 items	18,468.51	
Total Cleared Transactions	-15,662.37	
Cleared Balance		\$35,682.10
Uncleared Transactions		
Cheques and Payments - 6 items	4,850.69	
Deposits and Credits - 0 items	0.00	
Total Uncleared Transactions	-4,850.69	
Register Balance as of 9/30/2017		\$30,831.41

\$4,850.69

Reconciliation Summary

1110 - Reserve Bank Account, As of 9/30/2017

Bank Statement Balance	\$144,0	21.94
Beginning Balance	\$120,0)66.84
Cleared Transactions		
Cheques and Payments - 0 items	0.00	
Deposits and Credits - 3 items	23,955.10	
Total Cleared Transactions	23,955.10	
Cleared Balance	\$144,0	21.94
Uncleared Transactions		
Cheques and Payments - 0 items	0.00	
Deposits and Credits - 0 items	0.00	
Total Uncleared Transactions	0.00	
Register Balance as of 9/30/2017	\$144,0	21.94
Plus/Minus		\$0.00



Business Account Statement

RBBDA30000_4053276 E D 00006 00143
OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634
OCCC # 634
C/O INTEGRAL PROPERTY MGMT.
200-277 ST JOSEPH BLVD
GATINEAU QC J8Y 3Y2

August 31, 2017 to September 29, 2017

Account number: 00006 114-534-1

How to reach us:

Please contact your RBC Banking representative or call $1\text{-}800\text{-}Royal^{\circledR}2\text{-}0 \\ (1\text{-}800\text{-}769\text{-}2520) \\ \text{www.rbcroyalbank.com/business}$

Account Summary for this Period

RBC Business Essentials ® Savings Account

Royal Bank of Canada

90 ŠPARKS ST, OTTAWA, ON K1P 5T6

Closing balance on September 29, 2017	= \$144,021.94
Total cheques & debits (0)	- 0.00
Total deposits & credits (3)	+ 23,955.10
Opening balance on August 31, 2017	\$120,066.84

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			120,066.84
01 Sep	Deposit interest		19.97	120,086.81
27 Sep	Online Banking transfer - 4789		6,141.08	
	Online Banking transfer - 1856		17,794.05	144,021.94
	Closing balance			144,021.94

Deposit Interest Earned: \$19.97



Business Account Statement

RBBDA30000_4053276 E D 00006 00142
OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634
OCCC #634 OPERATING ACCOUNT
C/O INTEGRAL PROPERTY MGMT.
200-277 ST JOSEPH BLVD
GATINEAU QC J8Y 3Y2

August 31, 2017 to September 29, 2017

Account number: 00006 114-533-3

How to reach us:

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

Account Summary for this Period

RBC Business Essentials ® Variable Pricing Account

Royal Bank of Canada

90 ŠPARKS ST, OTTAWA, ON K1P 5T6

Closing balance on September 29, 2017	= \$35,682.10
Total cheques & debits (20)	- 34,130.88
Total deposits & credits (3)	+ 18,468.51
Opening balance on August 31, 2017	\$51,344.47

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			51,344.47
01 Sep	Direct Payment (PAD's) service total GRADS3152320000		14,781.24	66,125.71
	Residential Rent 9140280 Canada 1000 634	970.83		
	Insurance GORE MUTUAL INS	1,582.76		
	Cheque - 186	322.05		63,250.07
	Regular transaction fee 4 Drs @ 1.25 2 Crs @ 1.25	7.50		
	Electronic transaction fee 7 Drs @ 0.75 1 Cr @ 0.75	6.00		
	Items on deposit fee 2 ID @ 0.22	0.44		63,236.13
05 Sep	Deposit 0053		487.27	
	Deposit 0054		3,200.00	66,923.40
07 Sep	Activity fee	33.55		66,889.85





August 31, 2017 to September 29, 2017 **Account number: 00006 114-533-3**

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
11 Sep	Cheque - 194	2,243.31		64,646.54
12 Sep	Telephone Bill Pmt BELL CANADA EFT	43.79		
	Telephone Bill Pmt BELL CANADA EFT	236.75		
	Cheque - 195	456.52		63,909.48
13 Sep	Cheque - 192	528.84		
	Cheque - 196	1,005.70		62,374.94
14 Sep	Cheque - 193	84.75		62,290.19
19 Sep	Hydro Bill Pmt Hydro Ottawa	624.37		61,665.82
20 Sep	Misc Payment WASTE DISP	170.07		61,495.75
22 Sep	Utility Bill Pmt OTTAWA WATER	1,824.84		59,670.91
27 Sep	Online Transfer to Deposit Account-4789	6,141.08		
	Online Transfer to Deposit Account-1856	17,794.05		35,735.78
28 Sep	Cheque - 199	53.68		35,682.10
	Closing balance			35,682.10

Account Fees: \$47.49



Business Account Statement

August 31, 2017 to September 29, 2017 **Account number: 00006 114-533-3**

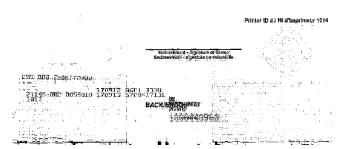




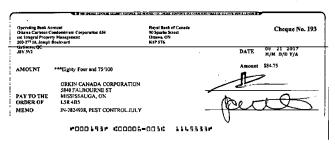


Serial #: 192 Amount: \$528.84



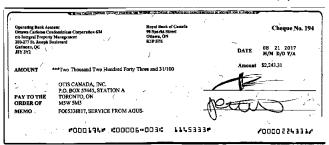


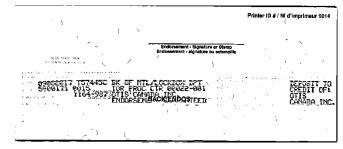
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Serial #: 194 Amount: \$2,243.31





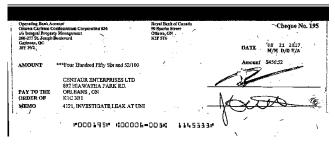


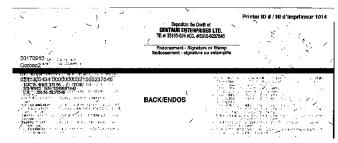


August 31, 2017 to September 29, 2017 00006 114-533-3

Account number:

Serial #: 195 Amount: \$456.52







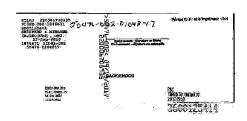
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Amount: \$1,005.70

20000 1005 702



Serial #: 199

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