
Carleton Condominium Corporation

No.498

Property Manager:

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MANAGEMENT REPORT

prepared for the MEETING OF THE BOARD OF DIRECTORS

Board Room - 40 Landry - April 15, 2019 - 6:30 p.m.

- ▶ AGENDA
- ▶ MANAGEMENT REPORT/ACTION ITEM LIST
- ▶ ANNUAL SCHEDULE
- ▶ MINUTES OF PREVIOUS MEETING
- ▶ FINANCIAL STATEMENTS
- ▶ STATUS CERTIFICATE
- ▶ CORRESPONDENCE

AGENDA

- 1. Call to order**
- 2. Acceptance of Financial Statements**
- 3. Management Report**
- 4. Approval of Previous Minutes (March 18, 2019)**
- 5. Ratification of Decisions Made Between Meetings**
- 6. New business**
 - a) Depreciating Asset Study - discussion re: CEL references
 - b) Electric Vehicle Charging Station - update
 - c) Insurance claim issue 314 and 214
 - e) Pool Change Room Leaks
 - f) Cosmetic touch-ups throughout building
 - g) Cleaning off old bicycles left outside/inside
- 7. Review of Latest Status Certificate**
- 8. Garage Column repair Project**
 - a) If someone would like to find their own parking place, how much will the condo corporation reimburse them?
- 9. Other Business**
- 10. Adjournment**

2019 ANNUAL SCHEDULE

JANUARY

Audit Prep

FEBRUARY

Audit FYE December 31st

MARCH

Secure Landscaping Contract

Secure Insurance Renewal (Atrens-Counsel Insurance Broker - May 20, 2019)

APRIL

Inspect Winter Damage

Pre-AGM Notice mailed/AGM Package mailed

MAY

AGM

Spring Inspection/Commence Spring Repairs

Sweep Parking / Garage Cleaning

Carpet Cleaning

Window Cleaning

JUNE/JULY

Continue Spring/Summer Repairs

AUGUST

Secure Winter Snow Removal Contract

SEPTEMBER

Budget discussion

Window Cleaning

OCTOBER

Garage Cleaning

Winterize Property

NOVEMBER

Create Draft Budget/approve/mail

DECEMBER

Decorations

Holiday Event

MONTHLY FINANCIAL REPORT

Carleton Condominium Corporation No. 498

February 2019

Carleton Condominium Corporation No. 498

February 2019 Financials

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MONTHLY FINANCIAL REPORT SUMMARY

C.C.C. 498

February 2019

Revenue

All condo fees to date have been invoiced. As discussed at the February Board meeting, the fee schedule provided by the previous management company was not in line with the budget and as a result there has been an over-collection of condo fees. This is being adjusted so that owners will be reimbursed.

Expenses

Overall, utilities year to date are showing over budget but this the beginning of the fiscal year and billing paid in January is for prior year utilities use. These are to be adjusted at audit. Utilities for the month are showing under budget.

Wages and salary are showing under budget both for the month and year to date because the superintendent was being paid by CIPM during these months. The condo corporation has been invoiced for these months.

Contracts overall, are showing over budget due in large part to the snow removal contract and the amount of snow that was removed from the property as well as the Pool for the installation of a new chemical dosing pump. In addition, some invoices for work done in 2018 were paid in 2019 but this is to be adjusted at audit.

General repairs and maintenance, overall show under budget, however, the following is noted: Emergency Call is showing over budget because both the December and January Spot Maintenance invoice was paid in January; Electrical repairs are showing over budget due to repairs to the heater in the women's change room as well as troubleshooting and repairs to the lights at the front of the building due to a tripping breaker; Fire system repairs are over budget for the month due to sprinkler system and fire hose repairs done by Total Fire in 2018. Doors and Keys are showing over budget due to the repair of the B1 level door. Overall, administrative and professional expenses are under budget year to date.

Conclusion:

The first two months of the fiscal year, the financial reports show that the condo corporation's expenses are below budget, however as invoices come in and electronic payment to vendors continue to be established costs could come closer to budget. Adjustments that will be made at audit will also provide a more accurate picture.

Carleton Condominium Corporation No. 498

FY 19/19 BUDGET VS ACTUALS: MONTH TO DATE

February 2019

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4001 Condo Fees	115,000.01	114,500.00	500.01	100.44%
4030 Parking Income	725.00	416.67	308.33	174.00%
4035 Party Room Rental Income	200.00	-	200.00	0.00%
4036 Locker Revenue	3,775.25	3,333.33	441.92	113.26%
4038 Laundry Revenue	5,571.76	1,500.00	4,071.76	371.45%
4050 Miscellaneous Income	1,080.00	425.00	655.00	254.12%
Total Income	\$126,352.02	\$120,175.00	\$ 6,177.02	105.14%
Cost of Goods Sold				
4200 Contribution to Reserve Fund	(91,926.33)	(45,963.17)	(45,963.16)	200.00%
Total Cost of Goods Sold	\$ (91,926.33)	\$ (45,963.17)	\$(45,963.16)	200.00%
GROSS PROFIT	\$ 34,425.69	\$ 74,211.83	\$(39,786.14)	46.39%
Expenses				
Utilities Expense				
5010 Gas	1,133.63	3,750.00	(2,616.37)	30.23%
5020 Hydro	1,420.05	7,916.67	(6,496.62)	17.94%
5030 Water & Sewer	(1,349.41)	9,751.33	(11,100.74)	-13.84%
5040 Telecom Expenses	1,186.16	1,000.00	186.16	118.62%
Total Utilities Expense	2,390.43	22,418.00	(20,027.57)	10.66%
Employee Salaries & Benefits Expenses				
5120 Wages	2,935.18	3,916.67	(981.49)	74.94%
5122 Employee Benefits	-	541.67	(541.67)	0.00%
Total Employee Salaries & Benefits Expenses	2,935.18	4,458.34	(1,523.16)	65.84%
Contracts				
5415 Waste Management	497.34	1,666.67	(1,169.33)	29.84%
5435 Private Security	162.72	163.33	(0.61)	99.63%
5440 HVAC	1,165.88	-	1,165.88	0.00%
5455 Elevator Maintenance	542.40	-	542.40	0.00%
5465 Landscaping	-	1,833.33	(1,833.33)	0.00%
5470 Snow Removal	4,034.10	1,367.33	2,666.77	295.03%
5475 Pest Control	-	208.33	(208.33)	0.00%
5480 Pool	2,981.33	1,250.00	1,731.33	238.51%
5490 Whirlpool & Sauna	2,297.58	-	2,297.58	0.00%
Total Contracts Expense	11,681.35	6,488.99	5,192.36	180.02%
General Repairs & Maintenance Expense				
5503 General Repairs & Maintenance	6,289.58	6,250.00	39.58	100.63%
5504 Emergency Calls	423.75	395.83	27.92	107.05%
5510 Building Cleaning Supplies	-	666.67	(666.67)	0.00%
5511 General Cleaning	7,046.64	6,366.67	679.97	110.68%
5516 Plumbing R&M	-	583.33	(583.33)	0.00%
5520 Electrical R&M	-	708.33	(708.33)	0.00%
5530 Fire System Repairs	3,616.00	583.33	3,032.67	619.89%
5535 Garage Cleaning	-	833.33	(833.33)	0.00%
5537 Doors, Keys & Locks	1,128.17	416.67	711.50	270.76%
5540 HVAC Maintenance	-	1,166.67	(1,166.67)	0.00%
5555 Elevator	-	1,650.00	(1,650.00)	0.00%
Total General Repairs & Maintenance Expense	18,504.14	19,620.83	(1,116.69)	94.31%
Administration & Professional Expenses				
5801 Property Management Fees	8,413.98	10,916.67	(2,502.69)	77.07%
5805 CAO Fees	440.00	219.00	221.00	200.91%
5810 Office Expenses	-	1,041.67	(1,041.67)	0.00%
5812 Bank Charges	23.03	-	23.03	0.00%
5830 Insurance Expense	6,872.62	4,315.50	2,557.12	159.25%
5832 Legal	2,066.21	1,250.00	816.21	165.30%
5833 Accounting	-	376.67	(376.67)	0.00%
Total Administration & Professional Expenses	17,815.84	18,119.51	(303.67)	98.32%
Contingency/Initiatives Expense				
5905 General Contingency	-	9,556.17	(9,556.17)	0.00%
Total Contingency/Initiatives Expense	-	9,556.17	(9,556.17)	0.00%
Total Expenses	\$ 53,326.94	\$ 80,661.84	\$(27,334.90)	66.11%
NET LOSS	\$ (18,901.25)	\$ (6,450.01)	\$(12,451.24)	293.04%

The financial information included in this reporting package has been compiled based on information provided by Management. The information contained herein has not been subject to audit or review and we agree no assurance thereon. Readers are cautioned that the statements may not be appropriate for their purposes and that information such as individual fund balances may require material adjustments.

Carleton Condominium Corporation No. 498

FY 19/19 BUDGET VS ACTUALS: YEAR TO DATE
February 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4001 Condo Fees	230,000.02	229,000.00	1,000.02	100.44%
4030 Parking Income	435.08	833.34	(398.26)	52.21%
4035 Party Room Rental Income	200.00	-	200.00	0.00%
4036 Locker Revenue	7,425.25	6,666.66	758.59	111.38%
4038 Laundry Revenue	5,571.76	3,000.00	2,571.76	185.73%
4050 Miscellaneous Income	1,080.00	850.00	230.00	127.06%
Total Income	\$244,712.11	\$240,350.00	\$ 4,362.11	101.81%
Cost of Goods Sold				
4200 Contribution to Reserve Fund	(91,926.33)	(91,926.34)	0.01	100.00%
Total Cost of Goods Sold	\$ (91,926.33)	\$ (91,926.34)	\$ 0.01	100.00%
GROSS PROFIT	\$152,785.78	\$148,423.66	\$ 4,362.12	102.94%
Expenses				
Utilities Expense				
5010 Gas	11,509.67	7,500.00	4,009.67	153.46%
5020 Hydro	19,380.87	15,833.34	3,547.53	122.41%
5030 Water & Sewer	14,415.24	19,502.66	(5,087.42)	73.91%
5040 Telecom Expenses	1,460.48	2,000.00	(539.52)	73.02%
Total Utilities Expense	46,766.26	44,836.00	1,930.26	104.31%
Employee Salaries & Benefits Expenses				
5120 Wages	2,935.18	7,833.34	(4,898.16)	37.47%
5122 Employee Benefits	-	1,083.34	(1,083.34)	0.00%
Total Employee Salaries & Benefits Expenses	2,935.18	8,916.68	(5,981.50)	32.92%
Contracts				
5415 Waste Management	1,862.28	3,333.34	(1,471.06)	55.87%
5435 Private Security	325.44	326.66	(1.22)	99.63%
5440 HVAC	1,165.88	-	1,165.88	0.00%
5455 Elevator Maintenance	542.40	-	542.40	0.00%
5465 Landscaping	-	3,666.66	(3,666.66)	0.00%
5470 Snow Removal	4,034.10	2,734.66	1,299.44	147.52%
5475 Pest Control	-	416.66	(416.66)	0.00%
5480 Pool	4,281.97	2,500.00	1,781.97	171.28%
5490 Whirlpool & Sauna	2,297.58	-	2,297.58	0.00%
Total Contracts Expense	14,509.65	12,977.98	1,531.67	111.80%
General Repairs & Maintenance Expense				
5503 General Repairs & Maintenance	7,086.23	12,500.00	(5,413.77)	56.69%
5504 Emergency Calls	1,135.66	791.66	344.00	143.45%
5510 Building Cleaning Supplies	-	1,333.34	(1,333.34)	0.00%
5511 General Cleaning	11,107.59	12,733.34	(1,625.75)	87.23%
5516 Plumbing R&M	-	1,166.66	(1,166.66)	0.00%
5520 Electrical R&M	1,776.93	1,416.66	360.27	125.43%
5530 Fire System Repairs	7,614.76	1,166.66	6,448.10	652.70%
5535 Garage Cleaning	-	1,666.66	(1,666.66)	0.00%
5537 Doors, Keys & Locks	1,756.27	833.34	922.93	210.75%
5540 HVAC Maintenance	-	2,333.34	(2,333.34)	0.00%
5555 Elevator	-	3,300.00	(3,300.00)	0.00%
Total General Repairs & Maintenance Expense	30,477.44	39,241.66	(8,764.22)	77.67%
Administration & Professional Expenses				
5801 Property Management Fees	16,827.96	21,833.34	(5,005.38)	77.07%
5805 CAO Fees	440.00	438.00	2.00	100.46%
5810 Office Expenses	54.79	2,083.34	(2,028.55)	2.63%
5812 Bank Charges	138.03	-	138.03	0.00%
5830 Insurance Expense	7,134.92	8,631.00	(1,496.08)	82.67%
5832 Legal	2,066.21	2,500.00	(433.79)	82.65%
5833 Accounting	-	753.34	(753.34)	0.00%
Total Administration & Professional Expenses	26,661.91	36,239.02	(9,577.11)	73.57%
Contingency/Initiatives Expense				
5905 General Contingency	-	19,112.34	(19,112.34)	0.00%
Total Contingency/Initiatives Expense	-	19,112.34	(19,112.34)	0.00%
Total Expenses	\$121,350.44	\$161,323.68	\$(39,973.24)	75.22%
NET INCOME (LOSS)	\$ 31,435.34	\$ (12,900.02)	\$ 44,335.36	-243.68%

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Carleton Condominium Corporation No. 498

BALANCE SHEET
As at February 28, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Bank Account	148,076.01
1015 Petty Cash	1,701.85
Total Cash and Cash Equivalent	149,777.86
Account Receivable (A/R)	
1100 Accounts Receivable	33,827.60
Total Accounts Receivable (A/R)	33,827.60
Prepaid Expenses	
1300 Prepaid Expenses - Other	1,980.00
1310 Prepaid Expenses - Insurance	8,962.67
Total Prepaid Expenses	10,942.67
Non Current Assets	
Capital Assets	
Total Assets	\$ 194,548.13
Liabilities and Equity	
Liabilities	
2000 Accounts Payable	(50,072.18)
2005 Accrued Liabilities	(26,374.99)
2020 Payroll Liabilities: Source Deduction Payable	(1,005.09)
Total Liabilities	\$ (77,452.26)
Equity	
Retained Earnings	(85,660.53)
Net Income (Loss)	(31,435.34)
Total Equity	\$(117,095.87)
Total Liabilities and Equity	\$(194,548.13)

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Carleton Condominium Corporation No. 498

ACCOUNTS RECEIVABLE AGING SUMMARY

As at February 28, 2019

Number	Name	CURRENT	31 - 60	61 - 90	91 AND OVER	TOTAL
1001	Todd Cannell & Sule Karsli	-	-	(100.00)	-	\$ (100.00)
1002	Jeff Baird & Laura Young	-	-	(44.40)	-	\$ (44.40)
1005	Ahmad Ardestani	-	-	0.93	-	\$ 0.93
1106	Raza Yousuf Moghal & Shahnaz Khan	-	-	488.35	-	\$ 488.35
504	Ron & Liz Mitchel	-	-	63.00	-	\$ 63.00
803	Kim & Nelson Barrett	-	-	(10.00)	-	\$ (10.00)
804	Thomas Alfred Mallin	-	-	9.00	-	\$ 9.00
805	Claude Page	1,065.88	-	-	-	\$ 1,065.88
901	Leonard Gallant	1,000.04	-	33,374.09	-	\$ 34,374.13
905	Firooz Hatam	1,065.88	-	-	-	\$ 1,065.88
1012	Jacques & Claudette Delangy	-	-	(0.47)	-	\$ (0.47)
108	Alain-Michel Sekula & Diane Fontaine	-	-	(495.37)	-	\$ (495.37)
109	Stephane Emard-Chabot	-	-	(100.00)	-	\$ (100.00)
112	Yvonne & Holmes Mccullough	-	-	(30.00)	-	\$ (30.00)
113	Don & Jacqueline Cote	-	-	(1,338.72)	-	\$ (1,338.72)
114	1055401 Ontario Inc	1,586.52	-	-	-	\$ 1,586.52
1201	Lucie Chartrand & Diane Whitehead	(504.00)	-	(84.00)	-	\$ (588.00)
1202	George Petrie	-	-	112.93	-	\$ 112.93
1205	Ramsey Al-Himyary	-	-	(5.05)	-	\$ (5.05)
1207	David Brooks	707.66	-	-	-	\$ 707.66
1211	Todd Russell	-	-	0.47	-	\$ 0.47
1402	Denise Barbeau	(5,329.40)	-	0.51	-	\$ (5,328.89)
1406	Marilyn Donoghue	-	-	(429.30)	-	\$ (429.30)
1407	Ernest Szoka	-	-	315.00	-	\$ 315.00
1413	Colleen Mahoney	-	-	(100.00)	-	\$ (100.00)
1503	Nezha Saidi	-	-	(5.05)	-	\$ (5.05)
1512	Jose Aggrey	-	-	(5.05)	-	\$ (5.05)
1605	Marie-Christine Lilkoff & Jose Antonio Labori-Ruiz	-	-	954.95	-	\$ 954.95
1608	Jocelyn Brock	-	-	(120.00)	-	\$ (120.00)
1609	Irene Armstrong	-	-	(28.00)	-	\$ (28.00)
1610	Keith Butt & Heather Dunbar	189.00	-	-	-	\$ 189.00
1613	Pierrette Gauvin	-	-	(0.05)	-	\$ (0.05)
1703	Francois & Claire Lalonde	49.00	-	-	-	\$ 49.00
1705	Carmen & Branko Belovic	-	-	(4.58)	-	\$ (4.58)
1711	Pierre Garneau	-	-	(84.00)	-	\$ (84.00)
207	Larry & Lise Knox	658.66	-	(321.65)	-	\$ 337.01
213	Estate of Ronald Ethier	-	-	0.02	-	\$ 0.02
307	Ginette Bourgeois	-	-	0.20	-	\$ 0.20
308	Maeve Damico	-	-	(0.05)	-	\$ (0.05)
313	Diliara Ousmanova	-	-	50.00	-	\$ 50.00
412	Claire Frechette	154.00	-	-	-	\$ 154.00
511	Michele Morton & Peter Vroemen	-	-	0.65	-	\$ 0.65
608	Marie Corriveau & David Wilder	154.00	-	-	-	\$ 154.00
613	Denis Bertrand & Genevieve Pineault	24.50	-	-	-	\$ 24.50
707	Claudette Lepine & Pierre Berthiaume	-	-	(100.00)	-	\$ (100.00)
708	Carol Einarson	-	-	(52.50)	-	\$ (52.50)
808	Ruth Rodger	1,095.50	-	-	-	\$ 1,095.50
809	Charles Sezlik	-	-	9.45	-	\$ 9.45
909	Henry Atamaniuk	84.00	-	-	-	\$ 84.00
913	Ken & Mary Gascon	49.00	-	(143.95)	-	\$ (94.95)
TOTAL		#####	\$ -	\$31,777.36	\$ -	\$33,827.60

Carleton Condominium Corporation No. 498

ACCOUNTS PAYABLE AGING SUMMARY

As at February 28, 2019

Number	Vendor	CURRENT	0 - 30	31 - 60	91 AND OVER	TOTAL
V00020	o/a Ottawa Maintenance Solutions	(3,358.93)	-	-	-	\$ (3,358.93)
V00140	Allen Maintenance Ltd.	-	(4,060.95)	(4,060.95)	-	\$ (8,121.90)
V00090	The Condominium Authority of Ontario	-	(1,980.00)	-	-	\$ (1,980.00)
V00190	ACDC Fitness Equipment Technicians	-	(271.20)	-	-	\$ (271.20)
V00260	JET Waste Management LTD.	-	(542.40)	-	-	\$ (542.40)
V00270	CBM Elevator Company Ltd.	-	(542.40)	-	-	\$ (542.40)
V00010	Capital Systems	-	(1,066.72)	(327.70)	-	\$ (1,394.42)
V00060	City Locksmith Lock & Key Service Inc.	-	(34.72)	(467.80)	-	\$ (502.52)
V00130	M&T Glass	-	(734.50)	(468.95)	-	\$ (1,203.45)
V00200	Francis H.V.A.C. Services Ltd.	-	(4,887.53)	-	-	\$ (4,887.53)
V00070	Gunnebo Canada Inc.	(189.45)	-	-	-	\$ (189.45)
V00100	Deborah Grant	-	(1,482.79)	-	-	\$ (1,482.79)
V00120	Spot Maintenance Ltd.	(1,567.88)	(1,918.19)	-	-	\$ (3,486.07)
V00110	Ottawa Pool Works	(3,711.03)	(43.51)	-	-	\$ (3,754.54)
V00050	Total Fire Protection Inc.	-	(3,616.00)	-	-	\$ (3,616.00)
V00180	Landtech Inc.	-	(4,034.10)	-	-	\$ (4,034.10)
V00210	The Parliament Cleaning Group	-	(1,598.95)	-	-	\$ (1,598.95)
V00220	Enbridge	-	(4,661.25)	-	-	\$ (4,661.25)
V00230	Rogers	-	(911.89)	-	-	\$ (911.89)
V00280	Correct Door (175005 Canada Inc.)	-	(1,466.18)	-	-	\$ (1,466.18)
V00290	Davidson Houle Allen LLP	-	(2,066.21)	-	-	\$ (2,066.21)
TOTAL		\$(8,827.29)	\$(35,919.49)	\$(5,325.40)	\$ -	\$(50,072.18)

Carleton Condominium Corporation No. 498

TRANSACTION LIST BY SUPPLIER

February 2019

DATE	TRANSACTION TYPE	#	MEMO/DESCRIPTION	AMOUNT
Capital Systems				
02/26/2019	Invoice	BS19-130		904.00
02/01/2019	Invoice	BP19-03		162.72
Total				1,066.72
o/a Ottawa Maintenance Solutions				
02/15/2019	Invoice	2088		2,935.18
02/19/2019	Invoice	2099		271.20
02/04/2019	Invoice	2056		50.85
02/19/2019	Invoice	2100		50.85
02/26/2019	Invoice	2118		50.85
Total				3,358.93
D S Electric Ltd				
02/12/2019				(1,776.93)
Total				(1,776.93)
Total Fire Protection Inc.				
02/04/2019				3,998.76
02/12/2019				(3,998.76)
02/01/2019	Invoice	141705		3,616.00
Total				3,616.00
City Locksmith Lock & Key Service Inc.				
02/01/2019	Invoice	2017-0000024317		34.72
Total				34.72
Gunnebo Canada Inc.				
02/19/2019	Invoice	INVC024268		76.67
02/01/2019	Invoice	INVC024158		56.39
02/27/2019	Invoice	INVC024322		56.39
Total				189.45
CI Property Management				
02/01/2019				(8,413.98)
02/01/2019	Invoice	2784		8,413.98
Total				-
Deborah Grant				
02/12/2019				(1,210.23)
02/01/2019	Invoice	2551		1,482.79
Total				272.56
Ottawa Pool Works				
02/01/2019	Invoice	26315		2,297.58
02/01/2019	Invoice	27835.		833.92
02/01/2019	Invoice	27847		460.88
02/01/2019	Invoice	27834		118.65
Total				3,711.03
Spot Maintenance Ltd.				
02/01/2019	Invoice	M0119-150		1,567.88
Total				1,567.88
M&T Glass				
02/06/2019	Invoice	I0000025853		734.50
Total				734.50
Allen Maintenance Ltd.				
02/07/2019	Invoice	95785		4,060.95
Total				4,060.95
Hydro Ottawa				

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Carleton Condominium Corporation No. 498

TRANSACTION LIST BY SUPPLIER

February 2019

DATE	TRANSACTION TYPE	#	MEMO/DESCRIPTION	AMOUNT
02/20/2019				(10,358.57)
02/01/2019	Invoice	00976530002738456000 - FEB 2019		10,358.57
Total				-
Ottawa Water & Sewer Bill				
02/19/2019				(8,324.02)
02/01/2019	Invoice	0827-1002-10 - FEB 2019		8,324.02
Total				-
Waste Management of Canada Corporation				
02/21/2019				(220.35)
02/01/2019	Invoice	0556799-0256-3		220.35
Total				-
Landtech Inc.				
02/01/2019	Invoice	12734		2,373.00
02/01/2019	Invoice	12706		1,661.10
Total				4,034.10
ACDC Fitness Equipment Technicians				
02/07/2019	Invoice	9741		271.20
Total				271.20
Francis H.V.A.C. Services Ltd.				
02/01/2019	Invoice	24820		1,759.23
02/22/2019	Invoice	25636		1,165.88
02/01/2019	Invoice	25507		852.59
02/01/2019	Invoice	24819		729.02
02/01/2019	Invoice	24510		380.81
Total				4,887.53
The Parliament Cleaning Group				
02/01/2019	Invoice	6977		1,502.90
02/11/2019	Invoice	7005		96.05
Total				1,598.95
Enbridge				
02/04/2019				(6,702.94)
02/04/2019	Invoice	02/04/2019		6,702.94
02/13/2019	Invoice	076534254020 - 01219-021219		4,661.25
Total				4,661.25
Rogers				
02/22/2019	Invoice	1986345499		307.08
02/01/2019	Invoice	7-3348-3465 - DEC BILL		302.80
02/01/2019	Invoice	1975420096		302.01
Total				911.89
Bell Canada				
02/07/2019				(137.13)
02/14/2019				(137.14)
02/14/2019	Invoice	02/14/2019		137.14
02/07/2019	Invoice	02/07/2019		137.13
Total				-
Waste Connections of Canada Inc.				
02/15/2019				(1,144.59)
02/15/2019	Credit Memo	100003		(1,144.59)
02/01/2019	Invoice	7140-0000793660		1,144.59
02/15/2019	Invoice	02/15/2019		1,144.59
Total				-

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Carleton Condominium Corporation No. 498

TRANSACTION LIST BY SUPPLIER

February 2019

DATE	TRANSACTION TYPE	#	MEMO/DESCRIPTION	AMOUNT
JET Waste Management LTD.				
02/01/2019	Invoice	25843		542.40
Total				542.40
CBM Elevator Company Ltd.				
02/06/2019	Invoice	127266		542.40
Total				542.40
Correct Door (175005 Canada Inc.)				
02/01/2019	Invoice	119278		822.64
02/01/2019	Invoice	119283		643.54
Total				1,466.18
Davidson Houle Allen LLP				
02/01/2019	Invoice	11569		2,066.21
Total				2,066.21

Carleton Condominium Corporation No. 498

GENERAL LEDGER

February 2019

Posting Date	Document Type	Document No./ External Doc. No.	Source No.	Description	Debits	Credits	Balance
Account 4001	- Condo Fees			Beginning Balance			(115,000.01)
02/01/2019	Invoice	100220	1001		-	500.02	(115,500.03)
02/01/2019	Invoice	100221	1002		-	532.94	(116,032.97)
02/01/2019	Invoice	100222	1003		-	682.09	(116,715.06)
02/01/2019	Invoice	100223	1004		-	682.09	(117,397.15)
02/01/2019	Invoice	100224	1005		-	532.94	(117,930.09)
02/01/2019	Invoice	100225	1006		-	500.02	(118,430.11)
02/01/2019	Invoice	100226	1007		-	329.33	(118,759.44)
02/01/2019	Invoice	100227	1008		-	547.75	(119,307.19)
02/01/2019	Invoice	100228	1009		-	547.75	(119,854.94)
02/01/2019	Invoice	100229	1010		-	518.75	(120,373.69)
02/01/2019	Invoice	100230	1011		-	518.75	(120,892.44)
02/01/2019	Invoice	100231	1012		-	547.75	(121,440.19)
02/01/2019	Invoice	100232	1013		-	547.75	(121,987.94)
02/01/2019	Invoice	100233	1014		-	329.33	(122,317.27)
02/01/2019	Invoice	100234	103		-	664.80	(122,982.07)
02/01/2019	Invoice	100235	104		-	664.80	(123,646.87)
02/01/2019	Invoice	100236	108		-	547.75	(124,194.62)
02/01/2019	Invoice	100237	109		-	547.75	(124,742.37)
02/01/2019	Invoice	100238	110		-	518.75	(125,261.12)
02/01/2019	Invoice	100239	1101		-	500.02	(125,761.14)
02/01/2019	Invoice	100240	1102		-	532.94	(126,294.08)
02/01/2019	Invoice	100241	1103		-	682.09	(126,976.17)
02/01/2019	Invoice	100242	1104		-	682.09	(127,658.26)
02/01/2019	Invoice	100243	1105		-	532.94	(128,191.20)
02/01/2019	Invoice	100244	1106		-	500.02	(128,691.22)
02/01/2019	Invoice	100245	1107		-	329.33	(129,020.55)
02/01/2019	Invoice	100246	1108		-	547.75	(129,568.30)
02/01/2019	Invoice	100247	1109		-	547.75	(130,116.05)
02/01/2019	Invoice	100248	111		-	518.75	(130,634.80)
02/01/2019	Invoice	100249	1110		-	518.75	(131,153.55)
02/01/2019	Invoice	100250	1111		-	518.75	(131,672.30)
02/01/2019	Invoice	100251	1112		-	547.75	(132,220.05)
02/01/2019	Invoice	100252	1113		-	547.75	(132,767.80)
02/01/2019	Invoice	100253	1114		-	329.33	(133,097.13)
02/01/2019	Invoice	100254	112		-	547.75	(133,644.88)
02/01/2019	Invoice	100255	113		-	547.75	(134,192.63)
02/01/2019	Invoice	100256	114		-	683.01	(134,875.64)
02/01/2019	Invoice	100257	1201		-	500.02	(135,375.66)
02/01/2019	Invoice	100258	1202		-	532.94	(135,908.60)
02/01/2019	Invoice	100259	1203		-	682.09	(136,590.69)
02/01/2019	Invoice	100260	1204		-	682.09	(137,272.78)
02/01/2019	Invoice	100261	1205		-	532.94	(137,805.72)
02/01/2019	Invoice	100262	1206		-	500.02	(138,305.74)
02/01/2019	Invoice	100263	1207		-	329.33	(138,635.07)
02/01/2019	Invoice	100264	1208		-	547.75	(139,182.82)
02/01/2019	Invoice	100265	1209		-	547.75	(139,730.57)
02/01/2019	Invoice	100266	1210		-	518.75	(140,249.32)
02/01/2019	Invoice	100267	1211		-	518.75	(140,768.07)
02/01/2019	Invoice	100268	1212		-	547.75	(141,315.82)
02/01/2019	Invoice	100269	1213		-	547.75	(141,863.57)
02/01/2019	Invoice	100270	1214		-	329.33	(142,192.90)
02/01/2019	Invoice	100271	1401		-	500.02	(142,692.92)
02/01/2019	Invoice	100272	1402		-	532.94	(143,225.86)
02/01/2019	Invoice	100273	1403		-	682.09	(143,907.95)
02/01/2019	Invoice	100274	1404		-	682.09	(144,590.04)
02/01/2019	Invoice	100275	1405		-	532.94	(145,122.98)
02/01/2019	Invoice	100276	1406		-	500.02	(145,623.00)
02/01/2019	Invoice	100277	1407		-	329.33	(145,952.33)
02/01/2019	Invoice	100278	1408		-	547.75	(146,500.08)
02/01/2019	Invoice	100279	1409		-	547.75	(147,047.83)
02/01/2019	Invoice	100280	1410		-	518.75	(147,566.58)
02/01/2019	Invoice	100281	1411		-	518.75	(148,085.33)
02/01/2019	Invoice	100282	1412		-	547.75	(148,633.08)
02/01/2019	Invoice	100283	1413		-	547.75	(149,180.83)
02/01/2019	Invoice	100284	1414		-	329.33	(149,510.16)
02/01/2019	Invoice	100285	1501		-	500.02	(150,010.18)
02/01/2019	Invoice	100286	1502		-	532.94	(150,543.12)
02/01/2019	Invoice	100287	1503		-	682.09	(151,225.21)

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Carleton Condominium Corporation No. 498

GENERAL LEDGER

February 2019

Posting Date	Document Type	Document No./ External Doc. No.	Source No.	Description	Debits	Credits	Balance
02/01/2019	Invoice	100288	1504		-	682.09	(151,907.30)
02/01/2019	Invoice	100289	1505		-	532.94	(152,440.24)
02/01/2019	Invoice	100290	1506		-	500.02	(152,940.26)
02/01/2019	Invoice	100291	1507		-	329.33	(153,269.59)
02/01/2019	Invoice	100292	1508		-	547.75	(153,817.34)
02/01/2019	Invoice	100293	1509		-	547.75	(154,365.09)
02/01/2019	Invoice	100294	1510		-	518.75	(154,883.84)
02/01/2019	Invoice	100295	1511		-	518.75	(155,402.59)
02/01/2019	Invoice	100296	1512		-	547.75	(155,950.34)
02/01/2019	Invoice	100297	1513		-	547.75	(156,498.09)
02/01/2019	Invoice	100298	1514		-	329.33	(156,827.42)
02/01/2019	Invoice	100299	1601		-	500.02	(157,327.44)
02/01/2019	Invoice	100300	1602		-	532.94	(157,860.38)
02/01/2019	Invoice	100301	1603		-	682.09	(158,542.47)
02/01/2019	Invoice	100302	1604		-	682.09	(159,224.56)
02/01/2019	Invoice	100303	1605		-	532.94	(159,757.50)
02/01/2019	Invoice	100304	1606		-	500.02	(160,257.52)
02/01/2019	Invoice	100305	1607		-	329.33	(160,586.85)
02/01/2019	Invoice	100306	1608		-	547.75	(161,134.60)
02/01/2019	Invoice	100307	1609		-	547.75	(161,682.35)
02/01/2019	Invoice	100308	1610		-	518.75	(162,201.10)
02/01/2019	Invoice	100309	1611		-	518.75	(162,719.85)
02/01/2019	Invoice	100310	1612		-	547.75	(163,267.60)
02/01/2019	Invoice	100311	1613		-	547.75	(163,815.35)
02/01/2019	Invoice	100312	1614		-	329.33	(164,144.68)
02/01/2019	Invoice	100313	1701		-	500.02	(164,644.70)
02/01/2019	Invoice	100314	1702		-	532.94	(165,177.64)
02/01/2019	Invoice	100315	1703		-	682.09	(165,859.73)
02/01/2019	Invoice	100316	1704		-	682.09	(166,541.82)
02/01/2019	Invoice	100317	1705		-	532.94	(167,074.76)
02/01/2019	Invoice	100318	1706		-	500.02	(167,574.78)
02/01/2019	Invoice	100319	1707		-	329.33	(167,904.11)
02/01/2019	Invoice	100320	1708		-	547.75	(168,451.86)
02/01/2019	Invoice	100321	1709		-	547.75	(168,999.61)
02/01/2019	Invoice	100322	1710		-	518.75	(169,518.36)
02/01/2019	Invoice	100323	1711		-	518.75	(170,037.11)
02/01/2019	Invoice	100324	1712		-	547.75	(170,584.86)
02/01/2019	Invoice	100325	1713		-	547.75	(171,132.61)
02/01/2019	Invoice	100326	1714		-	329.33	(171,461.94)
02/01/2019	Invoice	100327	201		-	500.02	(171,961.96)
02/01/2019	Invoice	100328	202		-	532.94	(172,494.90)
02/01/2019	Invoice	100329	203		-	682.09	(173,176.99)
02/01/2019	Invoice	100330	204		-	682.09	(173,859.08)
02/01/2019	Invoice	100331	205		-	532.94	(174,392.02)
02/01/2019	Invoice	100332	206		-	500.02	(174,892.04)
02/01/2019	Invoice	100333	207		-	329.33	(175,221.37)
02/01/2019	Invoice	100334	208		-	547.75	(175,769.12)
02/01/2019	Invoice	100335	209		-	547.75	(176,316.87)
02/01/2019	Invoice	100336	210		-	518.75	(176,835.62)
02/01/2019	Invoice	100337	211		-	518.75	(177,354.37)
02/01/2019	Invoice	100338	212		-	547.75	(177,902.12)
02/01/2019	Invoice	100339	213		-	547.75	(178,449.87)
02/01/2019	Invoice	100340	214		-	329.33	(178,779.20)
02/01/2019	Invoice	100341	301		-	500.02	(179,279.22)
02/01/2019	Invoice	100342	302		-	532.94	(179,812.16)
02/01/2019	Invoice	100343	303		-	682.09	(180,494.25)
02/01/2019	Invoice	100344	304		-	682.09	(181,176.34)
02/01/2019	Invoice	100345	305		-	532.94	(181,709.28)
02/01/2019	Invoice	100346	306		-	500.02	(182,209.30)
02/01/2019	Invoice	100347	307		-	329.33	(182,538.63)
02/01/2019	Invoice	100348	308		-	547.75	(183,086.38)
02/01/2019	Invoice	100349	309		-	547.75	(183,634.13)
02/01/2019	Invoice	100350	310		-	518.75	(184,152.88)
02/01/2019	Invoice	100351	311		-	518.75	(184,671.63)
02/01/2019	Invoice	100352	312		-	547.75	(185,219.38)
02/01/2019	Invoice	100353	313		-	547.75	(185,767.13)
02/01/2019	Invoice	100354	314		-	329.33	(186,096.46)
02/01/2019	Invoice	100355	401		-	500.02	(186,596.48)
02/01/2019	Invoice	100356	402		-	532.94	(187,129.42)

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Carleton Condominium Corporation No. 498

GENERAL LEDGER

February 2019

Posting Date	Document Type	Document No./ External Doc. No.	Source No.	Description	Debits	Credits	Balance
02/01/2019	Invoice	100357	403		-	682.09	(187,811.51)
02/01/2019	Invoice	100358	404		-	682.09	(188,493.60)
02/01/2019	Invoice	100359	405		-	532.94	(189,026.54)
02/01/2019	Invoice	100360	406		-	500.02	(189,526.56)
02/01/2019	Invoice	100361	407		-	329.33	(189,855.89)
02/01/2019	Invoice	100362	408		-	547.75	(190,403.64)
02/01/2019	Invoice	100363	409		-	547.75	(190,951.39)
02/01/2019	Invoice	100364	410		-	518.75	(191,470.14)
02/01/2019	Invoice	100365	411		-	518.75	(191,988.89)
02/01/2019	Invoice	100366	412		-	547.75	(192,536.64)
02/01/2019	Invoice	100367	413		-	547.75	(193,084.39)
02/01/2019	Invoice	100368	414		-	329.33	(193,413.72)
02/01/2019	Invoice	100369	501		-	500.02	(193,913.74)
02/01/2019	Invoice	100370	502		-	532.94	(194,446.68)
02/01/2019	Invoice	100371	503		-	682.09	(195,128.77)
02/01/2019	Invoice	100372	504		-	682.09	(195,810.86)
02/01/2019	Invoice	100373	505		-	532.94	(196,343.80)
02/01/2019	Invoice	100374	506		-	500.02	(196,843.82)
02/01/2019	Invoice	100375	507		-	329.33	(197,173.15)
02/01/2019	Invoice	100376	508		-	547.75	(197,720.90)
02/01/2019	Invoice	100377	509		-	547.75	(198,268.65)
02/01/2019	Invoice	100378	510		-	518.75	(198,787.40)
02/01/2019	Invoice	100379	511		-	518.75	(199,306.15)
02/01/2019	Invoice	100380	512		-	547.75	(199,853.90)
02/01/2019	Invoice	100381	513		-	547.75	(200,401.65)
02/01/2019	Invoice	100382	514		-	329.33	(200,730.98)
02/01/2019	Invoice	100383	601		-	500.02	(201,231.00)
02/01/2019	Invoice	100384	602		-	532.94	(201,763.94)
02/01/2019	Invoice	100385	603		-	682.09	(202,446.03)
02/01/2019	Invoice	100386	604		-	682.09	(203,128.12)
02/01/2019	Invoice	100387	605		-	532.94	(203,661.06)
02/01/2019	Invoice	100388	606		-	500.02	(204,161.08)
02/01/2019	Invoice	100389	607		-	329.33	(204,490.41)
02/01/2019	Invoice	100390	608		-	547.75	(205,038.16)
02/01/2019	Invoice	100391	609		-	547.75	(205,585.91)
02/01/2019	Invoice	100392	610		-	518.75	(206,104.66)
02/01/2019	Invoice	100393	611		-	518.75	(206,623.41)
02/01/2019	Invoice	100394	612		-	547.75	(207,171.16)
02/01/2019	Invoice	100395	613		-	547.75	(207,718.91)
02/01/2019	Invoice	100396	614		-	329.33	(208,048.24)
02/01/2019	Invoice	100397	701		-	500.02	(208,548.26)
02/01/2019	Invoice	100398	702		-	532.94	(209,081.20)
02/01/2019	Invoice	100399	703		-	682.09	(209,763.29)
02/01/2019	Invoice	100400	704		-	682.09	(210,445.38)
02/01/2019	Invoice	100401	705		-	532.94	(210,978.32)
02/01/2019	Invoice	100402	706		-	500.02	(211,478.34)
02/01/2019	Invoice	100403	707		-	329.33	(211,807.67)
02/01/2019	Invoice	100404	708		-	547.75	(212,355.42)
02/01/2019	Invoice	100405	709		-	547.75	(212,903.17)
02/01/2019	Invoice	100406	710		-	518.75	(213,421.92)
02/01/2019	Invoice	100407	711		-	518.75	(213,940.67)
02/01/2019	Invoice	100408	712		-	547.75	(214,488.42)
02/01/2019	Invoice	100409	713		-	547.75	(215,036.17)
02/01/2019	Invoice	100410	714		-	329.33	(215,365.50)
02/01/2019	Invoice	100411	801		-	500.02	(215,865.52)
02/01/2019	Invoice	100412	802		-	532.94	(216,398.46)
02/01/2019	Invoice	100413	803		-	682.09	(217,080.55)
02/01/2019	Invoice	100414	804		-	682.09	(217,762.64)
02/01/2019	Invoice	100415	805		-	532.94	(218,295.58)
02/01/2019	Invoice	100416	806		-	500.02	(218,795.60)
02/01/2019	Invoice	100417	807		-	329.33	(219,124.93)
02/01/2019	Invoice	100418	808		-	547.75	(219,672.68)
02/01/2019	Invoice	100419	809		-	547.75	(220,220.43)
02/01/2019	Invoice	100420	810		-	518.75	(220,739.18)
02/01/2019	Invoice	100421	811		-	518.75	(221,257.93)
02/01/2019	Invoice	100422	812		-	547.75	(221,805.68)
02/01/2019	Invoice	100423	813		-	547.75	(222,353.43)
02/01/2019	Invoice	100424	814		-	329.33	(222,682.76)
02/01/2019	Invoice	100425	901		-	500.02	(223,182.78)

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Carleton Condominium Corporation No. 498

GENERAL LEDGER

February 2019

Posting Date	Document Type	Document No./ External Doc. No.	Source No.	Description	Debits	Credits	Balance
02/01/2019	Invoice	100426	902		-	532.94	(223,715.72)
02/01/2019	Invoice	100427	903		-	682.09	(224,397.81)
02/01/2019	Invoice	100428	904		-	682.09	(225,079.90)
02/01/2019	Invoice	100429	905		-	532.94	(225,612.84)
02/01/2019	Invoice	100430	906		-	500.02	(226,112.86)
02/01/2019	Invoice	100431	907		-	329.33	(226,442.19)
02/01/2019	Invoice	100432	908		-	547.75	(226,989.94)
02/01/2019	Invoice	100433	909		-	547.75	(227,537.69)
02/01/2019	Invoice	100434	910		-	518.75	(228,056.44)
02/01/2019	Invoice	100435	911		-	518.75	(228,575.19)
02/01/2019	Invoice	100436	912		-	547.75	(229,122.94)
02/01/2019	Invoice	100437	913		-	547.75	(229,670.69)
02/01/2019	Invoice	100438	914		-	329.33	(230,000.02)
Total: 4001 - Condo Fees				Ending Balance	-	115,000.01	(230,000.02)
Account 4030 - Parking Income				Beginning Balance			289.92
02/01/2019		G00060			-	350.00	(60.08)
02/01/2019	Invoice	100245	1107		-	50.00	(110.08)
02/01/2019	Invoice	100260	1204		-	100.00	(210.08)
02/01/2019	Invoice	100280	1410		-	50.00	(260.08)
02/01/2019	Invoice	100296	1512		-	50.00	(310.08)
02/01/2019	Invoice	100355	401		-	100.00	(410.08)
02/01/2019	Payment	G02014	OPS		-	25.00	(435.08)
Total: 4030 - Parking Income				Ending Balance	-	725.00	(435.08)
Account 4035 - Party Room Rental Income				Beginning Balance			-
02/01/2019	Payment	G02021	OPS		-	100.00	(100.00)
02/28/2019	Payment	G02028			-	100.00	(200.00)
Total: 4035 - Party Room Rental Income				Ending Balance	-	200.00	(200.00)
Account 4036 - Locker Revenue				Beginning Balance			(3,650.00)
02/01/2019	Invoice	100221	1002		-	42.00	(3,692.00)
02/01/2019	Invoice	100225	1006		-	24.50	(3,716.50)
02/01/2019	Invoice	100230	1011		-	28.00	(3,744.50)
02/01/2019	Invoice	100231	1012		-	42.00	(3,786.50)
02/01/2019	Invoice	100238	110		-	21.00	(3,807.50)
02/01/2019	Invoice	100242	1104		-	42.00	(3,849.50)
02/01/2019	Invoice	100243	1105		-	31.50	(3,881.00)
02/01/2019	Invoice	100246	1108		-	21.00	(3,902.00)
02/01/2019	Invoice	100250	1111		-	42.00	(3,944.00)
02/01/2019	Invoice	100256	114		-	110.25	(4,054.25)
02/01/2019	Invoice	100257	1201		-	42.00	(4,096.25)
02/01/2019	Invoice	100258	1202		-	24.50	(4,120.75)
02/01/2019	Invoice	100260	1204		-	24.50	(4,145.25)
02/01/2019	Invoice	100263	1207		-	24.50	(4,169.75)
02/01/2019	Invoice	100264	1208		-	42.00	(4,211.75)
02/01/2019	Invoice	100265	1209		-	28.00	(4,239.75)
02/01/2019	Invoice	100268	1212		-	24.50	(4,264.25)
02/01/2019	Invoice	100269	1213		-	31.50	(4,295.75)
02/01/2019	Invoice	100271	1401		-	42.00	(4,337.75)
02/01/2019	Invoice	100273	1403		-	73.50	(4,411.25)
02/01/2019	Invoice	100275	1405		-	60.00	(4,471.25)
02/01/2019	Invoice	100277	1407		-	31.50	(4,502.75)
02/01/2019	Invoice	100279	1409		-	28.00	(4,530.75)
02/01/2019	Invoice	100280	1410		-	60.00	(4,590.75)
02/01/2019	Invoice	100282	1412		-	24.50	(4,615.25)
02/01/2019	Invoice	100283	1413		-	42.00	(4,657.25)
02/01/2019	Invoice	100284	1414		-	24.50	(4,681.75)
02/01/2019	Invoice	100285	1501		-	42.00	(4,723.75)
02/01/2019	Invoice	100287	1503		-	59.50	(4,783.25)
02/01/2019	Invoice	100290	1506		-	77.00	(4,860.25)
02/01/2019	Invoice	100292	1508		-	24.50	(4,884.75)
02/01/2019	Invoice	100293	1509		-	42.00	(4,926.75)
02/01/2019	Invoice	100294	1510		-	28.00	(4,954.75)
02/01/2019	Invoice	100295	1511		-	56.00	(5,010.75)
02/01/2019	Invoice	100302	1604		-	42.00	(5,052.75)

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02/01/2019	Invoice	100307	1609		-	14.00	(5,066.75)
02/01/2019	Invoice	100308	1610		-	189.00	(5,255.75)
02/01/2019	Invoice	100315	1703		-	24.50	(5,280.25)
02/01/2019	Invoice	100316	1704		-	60.00	(5,340.25)
02/01/2019	Invoice	100317	1705		-	73.50	(5,413.75)
02/01/2019	Invoice	100318	1706		-	24.50	(5,438.25)
02/01/2019	Invoice	100319	1707		-	24.50	(5,462.75)
02/01/2019	Invoice	100322	1710		-	28.00	(5,490.75)
02/01/2019	Invoice	100323	1711		-	28.00	(5,518.75)
02/01/2019	Invoice	100324	1712		-	35.00	(5,553.75)
02/01/2019	Invoice	100326	1714		-	19.25	(5,573.00)
02/01/2019	Invoice	100335	209		-	24.50	(5,597.50)
02/01/2019	Invoice	100339	213		-	60.00	(5,657.50)
02/01/2019	Invoice	100341	301		-	24.50	(5,682.00)
02/01/2019	Invoice	100344	304		-	31.50	(5,713.50)
02/01/2019	Invoice	100350	310		-	24.50	(5,738.00)
02/01/2019	Invoice	100353	313		-	21.00	(5,759.00)
02/01/2019	Invoice	100357	403		-	60.00	(5,819.00)
02/01/2019	Invoice	100358	404		-	60.00	(5,879.00)
02/01/2019	Invoice	100359	405		-	24.50	(5,903.50)
02/01/2019	Invoice	100360	406		-	31.50	(5,935.00)
02/01/2019	Invoice	100363	409		-	31.50	(5,966.50)
02/01/2019	Invoice	100366	412		-	77.00	(6,043.50)
02/01/2019	Invoice	100367	413		-	31.50	(6,075.00)
02/01/2019	Invoice	100370	502		-	189.00	(6,264.00)
02/01/2019	Invoice	100371	503		-	42.00	(6,306.00)
02/01/2019	Invoice	100372	504		-	42.00	(6,348.00)
02/01/2019	Invoice	100373	505		-	42.00	(6,390.00)
02/01/2019	Invoice	100375	507		-	31.50	(6,421.50)
02/01/2019	Invoice	100376	508		-	42.00	(6,463.50)
02/01/2019	Invoice	100382	514		-	28.00	(6,491.50)
02/01/2019	Invoice	100385	603		-	115.50	(6,607.00)
02/01/2019	Invoice	100387	605		-	24.50	(6,631.50)
02/01/2019	Invoice	100390	608		-	77.00	(6,708.50)
02/01/2019	Invoice	100391	609		-	24.50	(6,733.00)
02/01/2019	Invoice	100393	611		-	21.00	(6,754.00)
02/01/2019	Invoice	100395	613		-	24.50	(6,778.50)
02/01/2019	Invoice	100397	701		-	24.50	(6,803.00)
02/01/2019	Invoice	100403	707		-	24.50	(6,827.50)
02/01/2019	Invoice	100404	708		-	24.50	(6,852.00)
02/01/2019	Invoice	100414	804		-	24.50	(6,876.50)
02/01/2019	Invoice	100416	806		-	42.00	(6,918.50)
02/01/2019	Invoice	100417	807		-	77.00	(6,995.50)
02/01/2019	Invoice	100419	809		-	24.50	(7,020.00)
02/01/2019	Invoice	100422	812		-	24.50	(7,044.50)
02/01/2019	Invoice	100423	813		-	42.00	(7,086.50)
02/01/2019	Invoice	100427	903		-	42.00	(7,128.50)
02/01/2019	Invoice	100430	906		-	24.50	(7,153.00)
02/01/2019	Invoice	100433	909		-	42.00	(7,195.00)
02/01/2019	Invoice	100434	910		-	56.00	(7,251.00)
02/01/2019	Invoice	100436	912		-	24.50	(7,275.50)
02/01/2019	Invoice	100437	913		-	24.50	(7,300.00)
02/01/2019	Payment	G02020	OPS		-	15.00	(7,315.00)
02/15/2019	Payment	G02027			-	110.25	(7,425.25)
Total: 4036 - Locker Revenue					Ending Balance	3,775.25	(7,425.25)
Account 4038 - Laundry Revenue					Beginning Balance		-
02/01/2019	Payment	G02019	OPS		-	1,827.08	(1,827.08)
02/15/2019	Payment	G02027			-	5.00	(1,832.08)
02/15/2019	Payment	G02027			-	5.00	(1,837.08)
02/28/2019	Payment	G02028			-	1,652.44	(3,489.52)
02/28/2019	Payment	G02028			-	2,082.24	(5,571.76)
Total: 4038 - Laundry Revenue					Ending Balance	5,571.76	(5,571.76)
Account 4050 - Miscellaneous Income					Beginning Balance		-
02/01/2019	Payment	G02022	OPS		-	520.00	(520.00)
02/15/2019	Payment	G02027			-	100.00	(620.00)

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02/15/2019	Payment	G02027			-	30.00	(650.00)
02/15/2019	Payment	G02027			-	35.00	(685.00)
02/15/2019	Payment	G02027			-	65.00	(750.00)
02/15/2019	Payment	G02027			-	100.00	(850.00)
02/28/2019	Payment	G02028			-	30.00	(880.00)
02/28/2019	Payment	G02028			-	100.00	(980.00)
02/28/2019	Payment	G02028			-	100.00	(1,080.00)
Total: 4050 - Miscellaneous Income					Ending Balance	1,080.00	(1,080.00)
Account 4200 - Contribution to Reserve Fund					Beginning Balance		-
02/20/2019		G06004			91,926.33	-	91,926.33
Total: 4200 - Contribution to Reserve Fund					Ending Balance	-	91,926.33
Account 4601R - Reserve - Contribution from Operating					Beginning Balance		-
02/20/2019		G06004			-	91,926.33	(91,926.33)
Total: 4601R - Reserve - Contribution from Operating					Ending Balance	91,926.33	(91,926.33)
Account 4602R - Reserve - Interest Income					Beginning Balance		(190.23)
02/01/2019		G00053			-	205.37	(395.60)
Total: 4602R - Reserve - Interest Income					Ending Balance	205.37	(395.60)
Account 5010 - Gas					Beginning Balance		10,376.04
02/01/2019		G00042			-	5,710.00	4,666.04
02/01/2019		G06002			-	6,926.37	(2,260.33)
02/04/2019	Invoice	P100054 / 02/04/2019	V00220		6,702.94	-	4,442.61
02/13/2019	Invoice	P100050 / 076534254020 - 01219-021219	V00220		4,661.25	-	9,103.86
02/28/2019		G06006			2,405.81	-	11,509.67
Total: 5010 - Gas					Ending Balance	12,636.37	11,509.67
Account 5020 - Hydro					Beginning Balance		17,960.82
02/01/2019		G00042			-	11,840.00	6,120.82
02/01/2019		G06002			-	8,980.41	(2,859.59)
02/01/2019	Invoice	P100026 / 00976530002738456000 - FEB 2019	V00150		10,358.57	-	7,498.98
02/28/2019		G06006			11,881.89	-	19,380.87
Total: 5020 - Hydro					Ending Balance	20,820.41	19,380.87
Account 5030 - Water & Sewer					Beginning Balance		15,764.65
02/01/2019		G00042			-	8,550.00	7,214.65
02/01/2019		G06002			-	8,690.72	(1,476.07)
02/01/2019	Invoice	P100027 / 0827-1002-10 - FEB 2019	V00160		8,324.02	-	6,847.95
02/28/2019		G06006			7,567.29	-	14,415.24
Total: 5030 - Water & Sewer					Ending Balance	17,240.72	14,415.24
Account 5040 - Telecom Expenses					Beginning Balance		274.32
02/01/2019	Invoice	P100051 / 1975420096	V00230		302.01	-	576.33
02/01/2019	Invoice	P100052 / 7-3348-3465 - DEC BILL	V00230		302.80	-	879.13
02/07/2019	Invoice	P100055 / 02/07/2019	V00240		137.13	-	1,016.26
02/14/2019	Invoice	P100056 / 02/14/2019	V00240		137.14	-	1,153.40
02/22/2019	Invoice	P100058 / 1986345499	V00230		307.08	-	1,460.48
Total: 5040 - Telecom Expenses					Ending Balance	1,186.16	1,460.48
Account 5120 - Wages					Beginning Balance		-
02/15/2019	Invoice	P100028 / 2088	V00020		2,935.18	-	2,935.18
Total: 5120 - Wages					Ending Balance	2,935.18	2,935.18
Account 5415 - Waste Management					Beginning Balance		1,364.94
02/01/2019		G00042			-	1,410.00	(45.06)
02/01/2019	Invoice	P100029 / 0556799-0256-3	V00170		220.35	-	175.29
02/01/2019	Invoice	P100060 / 25843	V00260		542.40	-	717.69
02/01/2019	Invoice	P100061 / 7140-0000793660	V00250		1,144.59	-	1,862.28

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02/15/2019	Credit Memo	PCM100003 / 100003	V00250		-	1,144.59	717.69
02/15/2019	Invoice	P100057 / 02/15/2019	V00250		1,144.59	-	1,862.28
Total: 5415 - Waste Management				Ending Balance	3,051.93	2,554.59	1,862.28
Account 5435 - Private Security				Beginning Balance			162.72
02/01/2019	Invoice	P100030 / BP19-03	V00010		162.72	-	325.44
Total: 5435 - Private Security				Ending Balance	162.72	-	325.44
Account 5440 - HVAC				Beginning Balance			-
02/22/2019	Invoice	P100062 / 25636	V00200		1,165.88	-	1,165.88
Total: 5440 - HVAC				Ending Balance	1,165.88	-	1,165.88
Account 5455 - Elevator Maintenance				Beginning Balance			-
02/06/2019	Invoice	P100063 / 127266	V00270		542.40	-	542.40
Total: 5455 - Elevator Maintenance				Ending Balance	542.40	-	542.40
Account 5470 - Snow Removal				Beginning Balance			-
02/01/2019	Invoice	P100031 / 12734	V00180		2,373.00	-	2,373.00
02/01/2019	Invoice	P100064 / 12706	V00180		1,661.10	-	4,034.10
Total: 5470 - Snow Removal				Ending Balance	4,034.10	-	4,034.10
Account 5480 - Pool				Beginning Balance			1,300.64
02/01/2019	Invoice	P100032 / 27847	V00110		460.88	-	1,761.52
02/01/2019	Invoice	P100034 / 27835	V00110		833.92	-	2,595.44
02/01/2019	Invoice	P100035 / 27834	V00110		118.65	-	2,714.09
02/01/2019	Invoice	P100037 / M0119-150	V00120		1,567.88	-	4,281.97
Total: 5480 - Pool				Ending Balance	2,981.33	-	4,281.97
Account 5490 - Whirlpool & Sauna				Beginning Balance			-
02/01/2019	Invoice	P100036 / 26315	V00110		2,297.58	-	2,297.58
Total: 5490 - Whirlpool & Sauna				Ending Balance	2,297.58	-	2,297.58
Account 5503 - General Repairs & Maintenance				Beginning Balance			796.65
02/01/2019	Invoice	P100039 / 24819	V00200		729.02	-	1,525.67
02/01/2019	Invoice	P100040 / 24510	V00200		380.81	-	1,906.48
02/01/2019	Invoice	P100041 / 25507	V00200		852.59	-	2,759.07
02/01/2019	Invoice	P100042 / 24820	V00200		1,759.23	-	4,518.30
02/01/2019	Invoice	P100065 / 119283	V00280		643.54	-	5,161.84
02/01/2019	Invoice	P100066 / 119278	V00280		822.64	-	5,984.48
02/06/2019	Invoice	P100020 / I0000025853	V00130		734.50	-	6,718.98
02/07/2019	Invoice	P100038 / 9741	V00190		271.20	-	6,990.18
02/11/2019	Invoice	P100043 / 7005	V00210		96.05	-	7,086.23
Total: 5503 - General Repairs & Maintenance				Ending Balance	6,289.58	-	7,086.23
Account 5504 - Emergency Calls				Beginning Balance			711.91
02/04/2019	Invoice	P100044 / 2056	V00020		50.85	-	762.76
02/19/2019	Invoice	P100067 / 2100	V00020		50.85	-	813.61
02/19/2019	Invoice	P100068 / 2099	V00020		271.20	-	1,084.81
02/26/2019	Invoice	P100069 / 2118	V00020		50.85	-	1,135.66
Total: 5504 - Emergency Calls				Ending Balance	423.75	-	1,135.66
Account 5511 - General Cleaning				Beginning Balance			4,060.95
02/01/2019	Invoice	P100046 / 2551	V00100		1,482.79	-	5,543.74
02/01/2019	Invoice	P100053 / 6977	V00210		1,502.90	-	7,046.64
02/07/2019	Invoice	P100045 / 95785	V00140		4,060.95	-	11,107.59
Total: 5511 - General Cleaning				Ending Balance	7,046.64	-	11,107.59
Account 5520 - Electrical R&M				Beginning Balance			1,776.93

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Total: 5520 - Electrical R&M				Ending Balance	-	-	1,776.93
Account 5530 - Fire System Repairs				Beginning Balance			3,998.76
02/01/2019	Invoice	P100070 / 141705	V00050		3,616.00	-	7,614.76
Total: 5530 - Fire System Repairs				Ending Balance	3,616.00	-	7,614.76
Account 5537 - Doors, Keys & Locks				Beginning Balance			628.10
02/01/2019	Invoice	P100047 / 2017-0000024317	V00060		34.72	-	662.82
02/01/2019	Invoice	P100048 / INVC024158	V00070		56.39	-	719.21
02/19/2019	Invoice	P100072 / INVC024268	V00070		76.67	-	795.88
02/26/2019	Invoice	P100071 / BS19-130	V00010		904.00	-	1,699.88
02/27/2019	Invoice	P100073 / INVC024322	V00070		56.39	-	1,756.27
Total: 5537 - Doors, Keys & Locks				Ending Balance	1,128.17	-	1,756.27
Account 5801 - Property Management Fees				Beginning Balance			8,413.98
02/01/2019	Invoice	P100049 / 2784	V00080		8,413.98	-	16,827.96
Total: 5801 - Property Management Fees				Ending Balance	8,413.98	-	16,827.96
Account 5805 - CAO Fees				Beginning Balance			-
02/28/2019		G06005			440.00	-	440.00
Total: 5805 - CAO Fees				Ending Balance	440.00	-	440.00
Account 5810 - Office Expenses				Beginning Balance			54.79
Total: 5810 - Office Expenses				Ending Balance	-	-	54.79
Account 5812 - Bank Charges				Beginning Balance			115.00
02/06/2019		G00049			23.03	-	138.03
Total: 5812 - Bank Charges				Ending Balance	23.03	-	138.03
Account 5830 - Insurance Expense				Beginning Balance			262.30
02/01/2019		G06003			262.30	-	524.60
02/28/2019		G06005			6,610.32	-	7,134.92
Total: 5830 - Insurance Expense				Ending Balance	6,872.62	-	7,134.92
Account 5832 - Legal				Beginning Balance			-
02/01/2019	Invoice	P100074 / 11569	V00290		2,066.21	-	2,066.21
Total: 5832 - Legal				Ending Balance	2,066.21	-	2,066.21
Account 6145R - Reserve - Garage Repairs & Cleaning				Beginning Balance			-
02/01/2019		G00019 / UNIT 1405			283.00	-	283.00
02/01/2019		G00020 / UNIT 214			283.00	-	566.00
02/01/2019		G00021 / UNIT 409			283.00	-	849.00
02/01/2019		G00022 / UNIT 413 -1			283.00	-	1,132.00
02/01/2019		G00023 / UNIT 413 -2			283.00	-	1,415.00
02/01/2019		G00024 / UNIT 510			283.00	-	1,698.00
02/01/2019		G00025 / UNIT 512			242.27	-	1,940.27
02/01/2019		G00026 / UNIT 601			255.00	-	2,195.27
02/01/2019		G00027 / UNIT 606			250.00	-	2,445.27
02/01/2019		G00028 / UNIT 611			255.00	-	2,700.27
02/01/2019		G00029 / UNIT 707 -1			283.00	-	2,983.27
02/01/2019		G00030 / UNIT 707 -2			200.00	-	3,183.27
02/01/2019		G00031 / UNIT 711			283.00	-	3,466.27
02/01/2019		G00032 / UNIT 813			283.00	-	3,749.27
02/01/2019		G00033 / UNIT 909			283.00	-	4,032.27
02/01/2019		G00034 / UNIT 910			160.00	-	4,192.27
02/01/2019		G00035 / UNIT 1009			283.00	-	4,475.27
02/01/2019		G00036 / UNIT 1011			283.00	-	4,758.27
02/01/2019		G00037 / UNIT 1212			283.00	-	5,041.27
02/01/2019		G00038 / UNIT 1213			283.00	-	5,324.27

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Carleton Condominium Corporation No. 498

GENERAL LEDGER

February 2019

Posting Date	Document Type	Document No./ External Doc. No.	Source No.	Description	Debits	Credits	Balance
02/01/2019		G00039 / UNIT 1510			250.00	-	5,574.27
02/01/2019		G00040 / UNIT 1710			283.00	-	5,857.27
02/01/2019		G00041 / UNIT 1712			283.00	-	6,140.27
Total: 6145R - Reserve - Garage Repairs & Cleaning				Ending Balance	6,140.27	-	6,140.27

Carleton Condominium Corporation No. 498

STATEMENT OF CASH FLOWS - OPERATING

As at February 28, 2019

	Beginning Balance	Debits	Credits	Net Change	Ending Balance
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income (Loss)	\$ (50,336.59)	\$ 198,505.36	\$ 179,604.11	\$ 18,901.25	\$ (31,435.34)
Change on Non-Cash Working Capital					
Decrease (Increase) Account Receivable	150,717.87	124,603.49	241,493.76	(116,890.27)	33,827.60
Decrease (Increase) Prepaid Expenses	17,992.99	-	7,050.32	(7,050.32)	10,942.67
Increase (Decrease) in Accounts Payable & Accrued Liabilities	(68,881.76)	95,676.73	103,242.14	(7,565.41)	(76,447.17)
Increase (Decrease) in Other Current Liabilities	(1,005.09)	-	-	-	(1,005.09)
Decrease (Increase) in Other Current Assets	1,701.85	-	-	-	1,701.85
Net Cash Flows from Operating Activities	50,189.27	418,785.58	531,390.33	(112,604.75)	(62,415.48)
FINANCING ACTIVITIES					
Net Cash Flows from Financing Activities	-	-	-	-	-
Bank Balance	\$ 35,471.26	\$ 252,494.53	\$ 139,889.78	\$ 112,604.75	\$ 148,076.01

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

Business Account Statement

RBBD30000_1117517 E D 00006 00051

CARLETON CONDOMINIUM CORPORATION NO.498
C/O CAPITAL INTEGRAL PROPERTY
904 LADY ELLEN PL
OTTAWA ON K1Z 5L5

January 31, 2019 to February 28, 2019

Account number: 00006 107-601-7

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 January 31, 2019	\$36,420.23
Total deposits & credits (8)	+ 252,494.53
Total cheques & debits (17)	- 139,889.78
Closing balance on February 28, 2019	= \$149,024.98

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Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			36,420.23
01 Feb	Direct Payment (PAD's) service total GRADS5221710000		215,120.54	251,540.77
	eCheque deposit 18969		518.75	
	eCheque deposit 18969		16,780.85	
	Misc Payment MANULIFE 147042	262.30		
	Fees/Dues CAPITAL INTEGRA	8,413.98		260,164.09
04 Feb	Direct Deposit Service (PDS) returns GRADS9756510000		3,998.76	264,162.85
	Pre-authorized payment returns GRADS5221710000	658.66		
	Utility Bill Pmt Enbridge Gas Pre-authorized	6,702.94		256,801.25
05 Feb	Pre-authorized payment returns GRADS5221710000	3,228.50		253,572.75



Business Account Statement

January 31, 2019 to February 28, 2019
Account number: 00006 107-601-7

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
06 Feb	Direct Payment (PAD's) service total GRADS5221710000		658.66	254,231.41
	Direct Deposits (PDS) service total GRADS9756510000	658.66		
	Activity fee	23.03		253,549.72
07 Feb	Pre-authorised payment returns GRADS5221710000	658.66		
	Telephone Bill Pmt BELL CANADA EFT	137.13		252,753.93
12 Feb	Direct Deposits (PDS) service total GRADS9756510000	6,985.92		245,768.01
14 Feb	Telephone Bill Pmt BELL CANADA EFT	137.14		245,630.87
15 Feb	eCheque deposit 18969		3,270.29	
	Fuel Bill Payment WASTECONNECTION	1,144.59		247,756.57
19 Feb	Utility Bill Pmt OTTAWA WATER	8,324.02		239,432.55
20 Feb	Account transfer ACTR4905100581	91,926.33		
	Hydro Bill Pmt Hydro Ottawa	10,358.57		137,147.65
21 Feb	Bill Payment WASTE MANAGEMEN WM-969-0556799	220.35		136,927.30
27 Feb	Direct Payment (PAD's) service total GRADS5221710000		7,044.50	143,971.80
28 Feb	eCheque deposit 18969		5,102.18	
	Pre-authorised payment returns GRADS5221710000	49.00		149,024.98
	Closing balance			149,024.98
Account Fees: \$23.03				



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

Business Account Statement

January 31, 2019 to February 28, 2019
Account number: 00006 107-601-7

Important Account Information

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- Business account transaction information
- Credit and debit card processing solutions
- Your nearest ATM or Night Deposit location
- Help with your personal banking needs
- And more

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An image included on this Account Statement does not indicate that a cheque has been successfully processed as of the statement date.
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Bank Reconciliation

Carleton Condominium Corporation No. 498

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Bank Account No. OPS
Statement No. FEBRUARY
2019
Statement Date 2019-02-28

Currency Code

G/L Balance (\$)	148,076.01	Statement Balance	149,024.98
G/L Balance	148,076.01	Outstanding Deposits	-948.97
Positive Adjustments	0.00		
		Subtotal	148,076.01
Subtotal	148,076.01	Outstanding Cheques	0.00
Negative Adjustments	0.00		
		Ending Balance	148,076.01
Ending G/L Balance	148,076.01		
Difference	0.00		

Posting Date	Docume nt Type	Document No.	Account Type	Account No.	Description	Bal. Account Type	Bal. Account No.	Amount	Cleared Amount	Difference
Deposits										
2019-02-01		G06003	G/L		Manulife Insurance	G/L		-262.30	-262.30	0.00
2019-02-01		G00043	G/L		CI Property Management	G/L		-8,413.98	-8,413.98	0.00
2019-02-01	Payment	G02001	G/L		Fariba Ezzat-Yazdi - JAN 19 -	G/L		518.75	518.75	0.00
2019-02-01	Payment	G02001	G/L		Fariba Ezzat-Yazdi - FEB 19 -	G/L		518.75	518.75	0.00
2019-02-01	Payment	G02002	G/L		Catherine Charron - JAN 19 -	G/L		329.33	329.33	0.00
2019-02-01	Payment	G02003	G/L		Catherine Charron - FEB 19 -	G/L		329.33	329.33	0.00
2019-02-01	Payment	G02004	G/L		Robert & Viviane Denis - JAN 19 -	G/L		543.25	543.25	0.00
2019-02-01	Payment	G02005	G/L		Robert & Viviane Denis - FEB 19 -	G/L		543.25	543.25	0.00
2019-02-01	Payment	G02006	G/L		Nina Ryan - JAN 19 - Condo Fees	G/L		329.33	329.33	0.00
2019-02-01	Payment	G02007	G/L		Nina Ryan - FEB 19 - Condo Fees	G/L		329.33	329.33	0.00
2019-02-01	Payment	G02008	G/L		Jeff Baird & Laura Young - JAN 19	G/L		532.94	532.94	0.00
2019-02-01	Payment	G02009	G/L		Jeff Baird & Laura Young - FEB 19	G/L		532.94	532.94	0.00
2019-02-01	Payment	G02010	G/L		Julienne & Nicole Charron - JAN	G/L		547.75	547.75	0.00
2019-02-01	Payment	G02010	G/L		Julienne & Nicole Charron - FEB	G/L		547.75	547.75	0.00
2019-02-01	Payment	G02011	G/L		Marilyn Donoghue - JAN 19 -	G/L		500.02	500.02	0.00
2019-02-01	Payment	G02012	G/L		Marilyn Donoghue - FEB 19 -	G/L		500.02	500.02	0.00
2019-02-01	Payment	G02013	G/L		Keith Butt & Heather Dunbar - JAN	G/L		518.75	518.75	0.00
2019-02-01	Payment	G02014	G/L		Unit 1001 - Parking Fee	G/L		25.00	25.00	0.00
2019-02-01	Payment	G02015	G/L		Jeff Baird & Laura Young - JAN 19	G/L		42.00	42.00	0.00
2019-02-01	Payment	G02016	G/L		Jeff Baird & Laura Young - FEB 19	G/L		42.00	42.00	0.00
2019-02-01	Payment	G02017	G/L		Keith Butt & Heather Dunbar - JAN	G/L		189.00	189.00	0.00
2019-02-01	Payment	G02018	G/L		L. Chartrand & D. Whitehead -	G/L		504.00	504.00	0.00
2019-02-01	Payment	G02019	G/L		Feb 1 Deposit - Laundry Revenue	G/L		1,827.08	1,827.08	0.00
2019-02-01	Payment	G02020	G/L		Feb 1 Deposit - Locker Revenue	G/L		15.00	15.00	0.00
2019-02-01	Payment	G02021	G/L		Feb 1 Deposit - Party Room Rental	G/L		100.00	100.00	0.00
2019-02-01	Payment	G02022	G/L		Feb 1 Deposit - Unit Key, Fob and	G/L		520.00	520.00	0.00
2019-02-01	Payment	G02023	G/L		Denise Barbeau - 2019 Full YR -	G/L		6,395.28	6,395.28	0.00
2019-02-01	Payment	G02024	G/L		PAP - Condo Fees	G/L		215,120.54	215,120.54	0.00
2019-02-01	Payment	G02025	G/L		eCheque Deposit	G/L		518.75	518.75	0.00
2019-02-04		G00044	G/L		Enbridge	G/L		-6,702.94	-6,702.94	0.00
2019-02-04		G00045	G/L		David Brooks - NSF	G/L		-658.66	-658.66	0.00
2019-02-04		G00054	G/L		PDS Return - Total Fire Protection	G/L		3,998.76	3,998.76	0.00
2019-02-05		G00046	G/L		PAP Returns - NSF	G/L		-3,228.50	-3,228.50	0.00
2019-02-06		G00049	G/L		Activity Fee	G/L		-23.03	-23.03	0.00
2019-02-06	Payment	G02026	G/L		PAP - Unit 1207	G/L		658.66	658.66	0.00
2019-02-06		G00061	G/L		Refund - Larry & Lise Knox	G/L		-658.66	-658.66	0.00

Bank Reconciliation

Carleton Condominium Corporation No. 498

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Posting Date	Document Type	Document No.	Account Type	Account No.	Description	Bal. Account Type	Bal. Account No.	Amount	Cleared Amount	Difference
2019-02-07		G00047	G/L		David Brooks - NSF	G/L		-658.66	-658.66	0.00
2019-02-07		G00055	G/L		Bell Canada	G/L		-137.13	-137.13	0.00
2019-02-12		G00048	G/L		Direct Deposit - Vendor Payments	G/L		-6,985.92	-6,985.92	0.00
2019-02-14		G00056	G/L		Bell Canada	G/L		-137.14	-137.14	0.00
2019-02-15		G00057	G/L		Waste Connections of Canada Inc.	G/L		-1,144.59	-1,144.59	0.00
2019-02-15	Payment	G02027	G/L		eCheque Deposit	G/L		3,270.29	3,270.29	0.00
2019-02-19		G00050	G/L		Ottawa Water & Sewer Bill	G/L		-8,324.02	-8,324.02	0.00
2019-02-20		G00051	G/L		Hydro Ottawa	G/L		-10,358.57	-10,358.57	0.00
2019-02-20		G06004	G/L		Transfer from OP to RF	G/L		-91,926.33	-91,926.33	0.00
2019-02-21		G00052	G/L		Waste Management of Canada	G/L		-220.35	-220.35	0.00
2019-02-27	Payment	G02029	G/L		PAD - Locker & Parking Fees	G/L		7,044.50	7,044.50	0.00
2019-02-28		G00062	G/L		David Brooks - NSF - Locker Fees	G/L		-49.00	-49.00	0.00
2019-02-28	Payment	G02028	G/L		eCheque Deposit	G/L		5,102.18	5,102.18	0.00
Total Deposits								112,604.75	112,604.75	0.00
Outstanding Deposits										
2018-12-31		G00004	G/L		Ann Young Over payment of rental	G/L		-42.00	0.00	-42.00
2018-12-31		G00004	G/L		Jacques & Claudette Delangy	G/L		-100.00	0.00	-100.00
2018-12-31		G00004	G/L		Shaylyn James Inv. 68	G/L		-150.00	0.00	-150.00
2018-12-31		G00004	G/L		Megan Weekes Inv. REFUND	G/L		-175.00	0.00	-175.00
2018-12-31		G00004	G/L		Denise Russell Inv. 498-	G/L		-481.97	0.00	-481.97
Total Outstanding Deposits								-948.97		

MONTHLY RESERVE FINANCIAL REPORT

*Carleton Condominium Corporation No. 498
February 2019*

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

C.C.C. 498

February 2019

Revenue

All year to date contributions to the Reserve Fund have been made.

Expenses

There were expenses of \$6140.27 from the reserve fund during the month for parking reimbursements related to the garage repairs that were done in spring/summer 2018.

Conclusion

The condo corporation is within budget.

Carleton Condominium Corporation No. 498 - RESERVE

FY 19/19 BUDGET VS ACTUALS: YEAR TO DATE

February 2019

		TOTAL			
		ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income					
4601R	Reserve - Contribution from Operating	91,926.33	-	91,926.33	0.00%
4602R	Reserve - Interest Income	395.60	-	395.60	0.00%
Total Income		\$92,321.93	\$ -	\$92,321.93	0.00%
GROSS PROFIT		\$92,321.93	\$ -	\$92,321.93	0.00%
Expenses					
6145R	Reserve - Garage Repairs & Cleaning	6,140.27	-	6,140.27	0.00%
Total Expenses		\$ 6,140.27	\$ -	\$ 6,140.27	0.00%
NET INCOME		\$86,181.66	\$ -	\$86,181.66	0.00%

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Carleton Condominium Corporation No. 498 - RESERVE

BALANCE SHEET
As at February 28, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1020R Reserve Bank Account	202,048.32
Total Cash and Cash Equivalent	202,048.32
Account Receivable (A/R)	
Total Accounts Receivable (A/R)	-
Total Current Assets	202,048.32
Non Current Assets	
1500R Reserve - Investments	1,495,154.00
1580R Reserve - Accrued Investment Interest	17,205.34
Total Non Current Assets	1,512,359.34
Total Assets	\$ 1,714,407.66
Liabilities and Equity	
Liabilities	
2120R Reserve - Accrued Liabilities	(6,140.27)
Total Liabilities	\$ (6,140.27)
Equity	
Retained Earnings	(1,622,085.73)
Net Income	(86,181.66)
Total Equity	\$(1,708,267.39)
Total Liabilities and Equity	\$(1,714,407.66)

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Carleton Condominium Corporation No. 498 - RESERVE

STATEMENT OF CASH FLOWS - RESERVE

As at February 28, 2019

	Beginning Balance	Debits	Credits	Net Change	Ending Balance
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income (Loss)	\$ (190.23)	\$ 6,140.27	\$ 92,131.70	\$ (85,991.43)	\$ (86,181.66)
Change on Non-Cash Working Capital					
Decrease (Increase) Account Receivable	17,205.34	-	-	-	17,205.34
Increase (Decrease) in Accounts Payable & Accrued Liabilities	-	-	6,140.27	(6,140.27)	(6,140.27)
Net Cash Flows from Operating Activities	17,015.11	6,140.27	98,271.97	(92,131.70)	(75,116.59)
FINANCING ACTIVITIES					
(Repayments to) Advances from Related Parties	-	769,552.08	769,552.08	-	-
Net Cash Flows from Financing Activities	-	769,552.08	769,552.08	-	-
Bank Balance	\$ 109,916.62	\$ 92,131.70	\$ -	\$ 92,131.70	\$ 202,048.32

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

Business Account Statement

RBDDA30000_1117517 E D 00006 00052

CARLETON CONDOMINIUM CORPORATION NO.498
C/O CAPITAL INTEGRAL PROPERTY
904 LADY ELLEN PL
OTTAWA ON K1Z 5L5

January 31, 2019 to February 28, 2019

Account number: 00006 107-602-5

How to reach us:

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(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 January 31, 2019	\$109,916.62
Total deposits & credits (2)	+ 92,131.70
Total cheques & debits (0)	- 0.00
Closing balance on February 28, 2019	= \$202,048.32

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Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			109,916.62
01 Feb	Deposit interest		205.37	110,121.99
20 Feb	Account transfer OPERATING		91,926.33	202,048.32
	Closing balance			202,048.32

Deposit Interest Earned: \$205.37



Business Account Statement

January 31, 2019 to February 28, 2019
Account number: 00006 107-602-5

Important Account Information

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Bank Reconciliation

Carleton Condominium Corporation No. 498

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ADMIN

Bank Account No. RESERVE
Statement No. FEBRUARY
2019
Statement Date 2019-02-28

Currency Code

G/L Balance (\$)	202,048.32
G/L Balance	202,048.32
Positive Adjustments	0.00
Subtotal	202,048.32
Negative Adjustments	0.00
Ending G/L Balance	202,048.32
Difference	0.00

Statement Balance	202,048.32
Outstanding Deposits	0.00
Subtotal	202,048.32
Outstanding Cheques	0.00
Ending Balance	202,048.32

Posting Date	Document Type	Document No.	Account Type	Account No.	Description	Bal. Account Type	Bal. Account No.	Amount	Cleared Amount	Difference
Deposits										
2019-02-01		G00053	G/L		Deposit Interest	G/L		205.37	205.37	0.00
2019-02-20		G06004	G/L		Transfer from OP to RF	G/L		91,926.33	91,926.33	0.00
Total Deposits								92,131.70	92,131.70	0.00

CCC 498 Ongoing Action Item List						
	Date	Item	Action 1	Action 2	Action 3	Notes
1	January 2, 2019	Obtain 3rd quote for building mats	Received two quotes and awaiting 3rd -	Third quote received and included in Feb Board package		Board decided to wait for 4th quote from Rismat
						UPDATE: Awaiting fourth quote from Toronto-based company RISMAT
2	January 8, 2019	Owners/residents require parking reimbursement following garage re-surfacing project	List and receipts obtained from office at 40 Landry - Cheque Requisitions prepared for accounting to issue reimbursements.	UPDATE: BDO has all the parking reimbursement cheque requisitions and is processing - payments should be completed by week of February 25	UPDATE: Accounting confirmed that most reimbursements are complete however some deposit information missing for a few owners. Once obtained the funds will be deposited. UPDATE: All reimbursed, but a new issue appeared: it seems that AXIA charged #1410 the renting parking space (B1-14) affected by the project back then. The owner is seeking reimbursement too.	
3	January 9, 2019	Asbestos Management Plan required for the building	Obtain 3 quotes for designated substance testing and an Asbestos Management Plan. Awaiting quotes.	The building e-drawing was sent to DST as requested. Now awaiting for quotes.		UPDATE - Quotes received from Kanellos and Pinchin - awaiting 1 more quote from DST Consulting - building drawings were provided to DST as they requested.
4	January 10/19	Roof leak at 17th floor	Joe to investigate. Joe found leak is coming from roof and not plumbing. Temporary measures until a roofer can inspect and repair.	UPDATE - Management seeking roofer to investigate and repair. Very difficult to repair in present weather conditions. Management meeting with Roof Maintenance Solutions February 26 to discuss way forward.	UPDATE: Met Ernie Cecchetto of Roof Maintenance Solutions February 27. He examined roof but not much can be done until the weather warms and roof is clearer.	
5	January 10/19	Hydro Vault switch is defective. DS Electric provided a quote last year but nothing was done.	Requested an updated quote from DS Electric as well as additional quotes from Carleton Electric and SBL Electric.	UPDATE: Awaiting quotes still it is a big project and much has to go into quoting for the work. One company approached, SBL Electric, cannot do the work. A 4th company, Broder Electric, has been contacted to obtain a 4th quote and will come on Mar 20th. UPDATE: According to Broder. There are 3 options, all are almost same price range. \$200k-400k option one: the vault will belong to ccc498, as well all maintenance and reliabilites option two: the vault belongs to Hydro: all maintenance and most reliabilites as well to Hydro option three : the vault belongs to Hydro and is installed outside the building, same as option two but ALL reliabilites belong to Hydro.	Quote received from Broder. A reminder has been both sent to DS and Carleton	
6	January 15/19	Reserve Fund Study for 2019 - proposals from BLP, EXP and WSP for a Class 2 study (with site review) were found however they are outdated.	Obtain updated quotes. In progress. Roof inspection must be done along with other RFS items not completed RFS to look at exterior membrane. Also ask D. Fried re: indepth RFS	Proposals received and included with February Board meeting material. The Board requested further information/presentation from Capacity Engineering (CEL) on their proposal for a Depreciating Asset Study. UPDATE: Maurice Quinn of CEL will attend the March 18th meeting.	Need to check the client's reference of CEL	
7	January 21/2019	Credits and debits in AR need to be cleared up	PM to speak to accounting	Spoke with Nelia. This will not show on January statements but will be done for the February statements.	UPDATE: Unfortunately not possible for February statements but will be cleared for March.	

8	January 21/19	Electromagnetic issue:	<p>Get quote for shielding paint for 1702 wall</p> <p>UPDATE: in progress as we have contacted the unit owner to access the unit to take measurements of the adjoining wall. Supplier for EMF shielding paint found and material is being costed. In addition the services of an electrician are required as the paint must be applied over a grounding strap and be able to attach to a grounding rod separate from the building wiring.</p>	<p>UPDATE: DS Electric reviewing the grounding only task. Nexus electric has accepted to overtake the whole project.</p> <p>UPDATE: \$1830 for coating only 1 wall. New alternative: \$400 for installing 2 poles anti-EMF (effective?)</p> <p>Waiting for Andrew's feedback UPDATE: 1702's owner has come to complain and has threaten to sue the boards.</p>		
9	January 21	A fob audit needs to be done in spring	<p>UPDATE:- Intercom buzzer to be cleaned by end of March</p> <p>- Finding new contractor for the fob system (Com-net & Ainger)</p> <p>- Since capital system is also managing the parking. We need to discuss in case of changing the contractor.</p>	<p>Waiting for bother Com-net & Ainger's 2 types of quotation: oncall and maintenance.</p> <p>Both quotes have been received</p>		
10	January 21/19	Lockboxes at back need to be removed	<p>Send notice to residents saying lockboxes will be removed by a certain date. Include mention of no residents parking in visitors</p>	<p>UPDATE:</p> <p>- Signage place in front of lockboxes to warn that lockboxes must not be placed at this locattion stating that all lockboxes will be removed on March 31st. A bilingual notice has been added.</p> <p>UPDATE: all locker has been removed and put in the office (boards room drawer)</p>	No reaction from any locker owners (5 lockers in total) yet. DONE	
11	January 21/19	Four units still reporting condensation issues - could it be wall insulation issue? Follow-up with residents of 4 units	<p>Following up with residents regarding condensation - pamphlet to be provided indicating measures to take to reduce condensation.</p>	ongoing		
12	January 21/19	Owner of 710 submitted reno request	<p>Draft letter for board review approving the request with caveats re: touching common elements</p>	<p>Provide board with example of common element modification bylaw.</p> <p>UPDATE: James prepared a renovation agreement</p>	<p>To be decided by Mar 2019 boards meeting for the final version</p> <p>The current version will be used until further notice.</p>	
13	January 21/19	Follow up with WSP for column repairs - are they following service contract - need bids to start repairs May 15 - call Steve Castonguay	<p>Francois followed up with WSP regarding the column repairs</p>	<p>Received contract. To be signed by the boards.</p> <p>-Signed and sent to WSP on 2019-03-08</p>	April 1st: start of the project. No incidence reported.	
14	February 16/19	Water leak reported in bathroom of 104	<p>OMS attended and found that water was coming from the shower - poor caulking. OMS advised owner to have a handyman repair the shower. While handyman was onsite, with Joe, he discovered an additional leak from the cold water pipe junction.</p>	<p>CWW was called to repair the pipe - installed new clamp. No more leaking</p>	<p>Drywall damages to be repaired in 304 and 104, - Obtaining quote</p> <p>UPDATE: quote obtained and approved. Repair for both on 4th Mar2019</p> <p>UPDATE: repair is done, but the reimbursement for the handyman's labor still needs to be discussed.</p>	
15	February 28/19	Hallway HVAC down	<p>Unit went down for the 3rd time in 4 months. 1st repair changed the mainboards, 2nd repair changed the switch. Francis said the drain has been stuck by debris.</p>	<p>UPDATE: Quote received. Repair approved but also seeking an alternate HVAC contractor.</p>	Make up air repaired done. Filter changed	

16	February 26/19	Garage rules - towing non-resident car	Board has decided to strictly apply the rules, therefore to give last written warning before towing for real	A warning letter has been sent to the owner (both paper and email). Deadline to remove car set for March 31st. UPDATE: the last warning was sent both paper and email to Lepine. Car is still parked in the garage. UPDATE: Since the plate has been removed, we need to police to tow the car. Capsys is contacting the police. UPDATE: Car is gone, Lepine is not leasing from Island anymore		
17	February 26/19	AGM place booking	UPDATE: St Bartho Church has been decided. Awaiting for the AGM date in order to book.	Date set on May 30. Awaiting for lawyer and auditor's confirmation. UPDATE: May 23 will be the date and the church as the place: Auditor, lawyer Nancy Houle, and Minute-taker confirmed. UPDATE: Booking with the Church (2019-04-11)		
18	March 1/19	New/extension of bike storage	The board has agreed to discuss the case UPDATE: Stephane has agree to discuss with the owner concerned. UPDATE: Bikes left outside are to be removed too.			
19	March 7/19	TOTAL FIRE deficient system repair	Approved by the board (\$14,269.59) W/O sent UPDATE: the project has already begun	COMPLETED		
20	March 8/19	Generator refueling	W/O sent on March 8 - 1st reminder sent March 28 - 2nd reminder sent on April 4			
21	March 13/19	Hallway 16F ceiling damage from old leaking (+6 months)	W/O sent (\$230)	COMPLETED		
22	March 14/19	Coinmatic, wash-machine contract has come to an end. Contractor is asking if there will be any changes for the new contract.	Agreed to extend the contract with an increase of \$2.00 per wash. Waiting for agreement March 20. - 1st reminder sent on March 28 - 2nd reminder sent on April 4	UPDATE: New Contract received to be signed at April 15 meeting		
23	March 14/19	Locker fee: 103, 104 & 911 not paying NEW: 1113 too	104 & 911 have both given reasons and both were approved by Axia before UPDATE: The boards will approve 911's argument and CIPM will write a formal letter to the owner as discussed.	Draft letter done, awaiting board approval. The other 2 units are given a new deadline by next board meeting to get their proof. UPDATE: 911 resolved and will get locker for free non-transferable 1113 has accepted to pay 103 & 104 need to be discussed		
24	March 15/19	EC car charging station	Broder Electric is contacted. UPDATE: We received the 1st quote from Broder, estimated at 18k + \$2000/50m extra wiring. The nearest (cheapest) would be near the garage door at B1. Second proposal received from FLO for equipment only - installation by electrical contractor of choice. Option to lease.			

25	March 09/19	Garage door accident by unit 603's contractor	<p>Description in the camera footage at: https://drive.google.com/open?id=1WzoJOlt3hCZg91Tui6vaVBege6PKmme1</p> <p>The owner of 603 Diane Brazeau is covering her contractor and both don't want to pay the damage. The contractor may be willing to pay half.</p>	<p>The boards accepted to let the contractor pay \$400 and resolve this issue. Better signages will be needed. UPDATED: the boards has decided to change the door set completely. Asking for quotes. Better signage has been ordered and is being made.</p> <p>- Correct Door, RAM door and Pivottech Door has been asked to quote</p> <p>- 603 doesn't want to pay anymore due to owner interference</p>		
26	March 09/19	Request for on-street parking permit	<p>A request email was sent to the city counsilor Mathieu Fleury on 2019.03.19. Awaiting for this reply. Follow up message sent on 2019-03-25. Francois called Fleury on 2019-03-26. The Fleury's team is working on it (Emily Jordan is the contact person)</p>	<p>All 54 permits got approved by the city. Working now on accessibility and lottery. Deadline: April 17 for closing accessibilty and April 18 for lottery, Confirmation from resident for the permit at April 22. April 24 to send the request to ther city.</p>		
27	March 09/19	Garage project - car removal	<p>The 1st wave of car removal has been communicated. All owners concerned have accepted to move their car in other indoor space on the 2019.03.31.</p>	<p>Warning put on cars unregistered and illegally parked. Investigating on owners with 2 parking lots. All has been resolved except B3-66 (#1503) will sell the unit end of April to #908?</p>		
28	March 25/19	#201 pigeon trapping	<p>Called Abell. Will set an appointment.</p>	<p>ABELL came and set the trap. Joe asked to put an extra trap on our rooftop since it is a gather point too.</p>	<p>DONE (will continue to October, they will come once a week)</p>	
29	March 25/19	Pool's changing room leaking	<p>The leaking has been going on for more than 1 year. People are complaining that the wall are still opened.</p>			
30	March 26/19	Security camera in gym	<p>Asking 2 quotes from Ainger & Comnet UPDATE: - Got quote from Ainger and Comnet for 2 cameras in gym and party room. Recommend Comnet for \$1570 +tax vs \$2100 +</p>			
31	April 03/19	DCW booster pump	<p>Pump fried. Calling Francis to replace it. Use the second backup pump. 6 weeks for the new pump to arrive. Asking Francis to quote for a repair of the old pump as a backup one.</p>	<p>\$800 for repairing the old pump. Approved and installed. Waiting for the new pump (4-6 weeks). New booster pump:</p>		
32	April 02/19	Door Lock B2- elevator lobby	<p>Joe replaced them. But it seems someone forced them. (added to Security tab)</p>			
33	2019-04-08	Entrance road pit patching	<p>2 pits to be patched by RS (cold patching). \$350</p>			
34	2019-04-08	Pool closing after inspection (High Chlorine)	<p>The city inspector found that the level of chlorine is too high and ordered the pool closed. The maintenance report from poolworks was clear the day before (Sunday). Spot Maintenance came around 9:30am Monday April 8 to check the pool and reported still clear (confirmed by security camera). We suspect the chlorine expenser is not working properly (bad maintenance from poolwork?)</p>	<p>Contacting new potential contractor</p>		

35	2019-04-05	Pipe leaking at B2-70	Called CWW for repair	DONE		
36	2019-04-11	Exterior windows cleaning	Contacting previous contractor (Soulard) for a quote. Scheduled May 1~15, 2019			

ESTIMATE



Cabling+Security

1742 Woodward Drive
Ottawa, Ontario
K2C 0P8
(613) 226-9937 FAX (613) 226-9930

TO: Capital Integral Property Management
1600 Laperriere Avenue, Suite 205
Ottawa, Ontario
K1Z 1B7
Attn: James Gu

Date: 03-APRIL-19

RE: Installation of Gym & Party Room Cameras - 40 Landry Street - Estimate #19-04-03

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Supply and install two (2) cameras to view Gym and Party rooms	1	\$2,095.00	\$2,095.00
Includes:			
Labour to install cable for two (2) new cameras	1		
Labour to install, commission and test two (2) new cameras	1		
Labour to clean up cabling at existing camera recording equipment in the office	1		
Labour to rearrange monitor layout of cameras as per property manager	1		
Hikvision DS-2CD2143G0-I - 4Megapixel vandal resistant dome IP camera	2		
Category6 FT6 cable	400'		
Miscellaneous	1		
*We will use the existing Hikvision system to record the above mentioned cameras			
Prices valid for thirty (30) days from date of estimate			
One year guarantee parts & labour			
		*TOTAL	\$2,095.00

*TAXES NOT INCLUDED

1. Address inquiries to:

Jon Berry
Ainger Cabling + Security
1742 Woodward Drive
Ottawa, ON K2C 0P8

2. Terms are: Net thirty (30) days

Accepted by

Date

Financing Plans Available



Request for Quote

40 Landry

New camera installation in Gym and party room

Prepared for: James Gu

Site Address :

40 Landry
Vanier, On.
K1L 8K4

Com-Net contact info:

Damien Julienne – Operation Manager Security Division

E-MAIL: djulienne@com-net.ca

Cell: (613) 913-1521

Tel: (613) 247-7778 x 248

Com-Net (Communication Cabling and Network Solutions) Inc.

2191 Thurston Dr. Unit 1
Ottawa ON K1G 6C9
Phone 613-247-7778
Toll Free: 1-877-647-7778
Info@com-net.ca

Att: James Gu

Here is the pricing for installing a new camera in the gym and party room located on ground floor. Also included time for cleaning up wiring behind the NVR and network switch.

Pricing

Item	Qty	Price
Hik Vision – indoor camera	2	\$ 470.00
Cable and trap doors installation	2	\$ 450.00
Labor		\$ 650.00
Total (+HST)		\$ 1570.00

General notes:

-This quote includes all labor and materials needed to complete the job.

Regards,

A handwritten signature in black ink, appearing to read "Damien Julien".

Damien Julienne
Com-Net Inc.
Operation Manager Security Division
#1 – 2191 Thurston Dr
Ottawa ON.



General Terms

*These prices are exclusive of any local, Provincial, National and State taxes except as detailed above.
All freight, delivery and duties are not included unless explicitly stated above*

1. All work can be performed using labour which is not affiliated with any local unions.
2. A lift device will be required for all warehouse work. If one is not available on-site, Com-Net Inc. will provide one for an additional charge.
3. The environment in which this installation is to be carried out is free from any materials which may contain asbestos.
4. Prices quoted are in effect for a period of (30) thirty days.
5. Only the requirements indicated in our Proposal Notes have been included in this quotation. Any alterations may result in an adjustment to the quoted amount.
6. An on-site storage facility shall be provided, if required, at no additional cost to Com-Net Inc. of sufficient space to house all equipment and materials that will be required to complete this installation.
7. Unless otherwise stated on quotation no allowances have been made for any conduit, cable tray, core drilling or moulding for this installation unless otherwise stated on quotation.
8. We are assuming that all existing conduit and cable tray routes are accessible and of sufficient size and fill to accommodate the work required.
9. All prices are based on the distances indicated on the drawings that were supplied. Any deviations from this information may result in a change in our quoted amount.
10. Warranties for all electronic components included in this quotation are based on the Manufacturers Standard Warranty. Enhanced warranty coverage is available by contacting your Com-Net Inc. representative.

Payment Terms

1. A minimum of 25 % and/or the value of the product initially sent to the site will be invoiced at the beginning of the project. Progress draws will be done based on the percentage of completion throughout the duration of the project.
2. All invoices are NET 30 days unless otherwise noted.

Proposal Acceptance

Name: _____ Title: _____

Signature: _____ Date: _____

Purchase order #: _____

DS-2CD2122FWD-IS

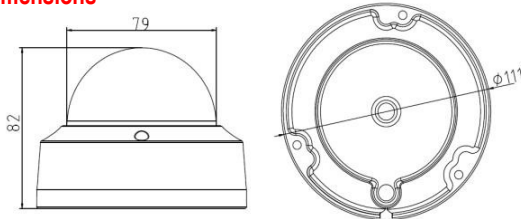
2 MP WDR Fixed Dome Network Camera



Key Features

- Up to 2 Megapixel High Resolution
- Full HD1080p Video
- Dual Video Streams
- 2.8 mm, 4 mm, 6 mm Fixed Lens Options
- 120 dB Wide Dynamic Range
- 3D Digital Noise Reduction
- Smart Features
- PoE (802.3af)
- IR Range 30 Meters (~100 Feet)
- IP66 and IK10 Protection
- Audio/Alarm Input/Output
- Edge Storage, MicroSD Slot, 128 GB

Dimensions



Accessories



Order Models

DS-2CD2122FWD-IS

DS-2CD2122FWD-IS	
Camera	
Image Sensor	1/2.8" progressive scan CMOS
Minimum Illumination	Color: 0.028 @ f/2.0, AGC on B/W: 0 lux with IR
Shutter Speed	1/3 s to 1/10,000 s
Lens	2.8 mm, 4 mm, 6 mm options
Angle of View	106° (2.8 mm), 85° (4 mm), 52° (6 mm)
Lens Mount	M12
Day/Night	IR cut filter with auto switch
Digital Noise Reduction	3D DNR
Wide Dynamic Range	120 dB
Pan/Tilt/Rotation	0° to 355°/0° to 75°/0° to 355°
Compression Standard	
Video Compression	H.264+/H.264/MJPEG
H.264 Type	Main profile
Video Bit Rate	32 Kbps to 16 Mbps
Dual Streams	Yes
Audio	G.711/G.722.1/G.726/MP2L2, 64 Kbps (G.711)/16 Kbps (G.722.1)/16 Kbps (G.726)/32 to 128 Kbps (MP2L2)
Image	
Maximum Resolution	1920 × 1080
Frame Rate	30 fps 1920 × 1080, 1280 × 960, 1280 × 720
Image Settings	Compression, color, saturation, brightness, contrast, sharpness, rotate mode, privacy mask
Backlight Compensation	Yes, zone configured
Region of Interest (ROI)	Yes
Analytics	
Smart Features	Line crossing detection, intrusion detection
Network	
Network Storage	NAS (supports NFS/SMB/CIFS), ANR
Alarm Triggers	Motion detection, line crossing detection, intrusion detection, tamper alarm, network disconnect, IP address conflict, storage exception
Protocols	TCP/IP, UDP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTCP, PPPoE, NTP, UPnP, SMTP, SNMP, IGMP, 802.1X, QoS, IPv6, Bonjour
Security	Three level user authentication, password authorization, HTTPS and SSH certificate, IEEE802.1X, basic and digest authentication, watermark, IP address filtering, log-in lockout
Standards	ONVIF (PROFILE S, PROFILE G), PSIA, CGI, ISAPI
Interface	
Communication	1 RJ-45 10M/100M Ethernet port
On-Board Storage	Built-in microSD/SDHC/SDXC slot, up to 128 GB
Alarm Interface	1 x alarm I/O
Audio Interface	1 x audio I/O
General	
Operating Conditions	-30° C to 60° C (-22° F to 140° F), humidity 95% or less (non-condensing)
Power	12 VDC ±10%, PoE (802.3af)
Power Consumption	Maximum 5 W, maximum 9 W with pan and tilt
IR Range	30 meters (~100 feet)
Ingress Protection	IP66
Impact Protection	IK10
Dimensions	Φ111 mm × 82 mm (4.4" × 3.2")
Weight	500 g (1.1 lbs)

SECURITY REPORT

[illegible]

C.C.C. #498 - Parking Control Activity Summary

March 2019

<div> <div>NOTES</div> <div> Address - 40 Landry Street TELSYS - 613 - 317 - 7597 - 498 - *4980# (7to delete) http://www.valprkg.com:8080/ - Building Code=498 NO Warnings - 8 patrols per month </div> </div>					Extended parking	Registered by phone
Visits (day)	Time (AM)	Registered*	Warnings	Ticketed	Notes	
		CDAV745 - registered until May 1st - EMAIL FEB 27				
2	2:13	BLWW 044 CDAV 745		ADTB 301 CHTD 687	G2146365-MAZD-APR19 G2146366-TOYO-NOV19 ADTB301 reg @ 7:02am - after ticket CHTD837 reg @ 8:19am - after ticket	243 DYA ADTB301 CHTD687
7	2:32	839XFA CDAV745 BBFR675				839XFA
9	1:56				ALL CLEAR	NO MSG CHTD687 B21DSR
17	2:03	CALD 400 CDAV 745		CHWJ 380	G2103301-CHEV-MAR19	CHTD 687
19	2:35	CDAV745				
22	2:23	CDAV745 AVVH771 K72MFL				AVVH771
23	1:58	CDAV 745 K72 MFL				AVVH771
26	2:22			CAHV370 BNLX327	G2127583-JEEP-JUL18 G2127584-CHEV-MAY20 - UO	AXEB310
Totals	8 (Visits)	13 (Registered*)	0 (Warnings)	5 (Ticketed)		

* Registered cars that were seen



La Renaissance



**Carleton Condominium Corporation No. 498
Minutes of the Meeting of the Board of Directors
Held Monday, March 18, 2019 starting at 6:30 p.m.
The Boardroom, 40 Landry Avenue, Ottawa, Ontario**

Present:	François W. Lalonde	Vice-Chair
	Jean-Maurice Filion	Secretary/Treasurer
	Andrew Shore	Director-at-Large
	Stéphane Émard-Chabot	Director-at-Large
	Anne Makuch	Property Manager, CI
	James Gu	Property Administrator, CI
	Maurice Quinn	Engineer, CEL
Absent:	Lucie Chartrand	Chair

1. Call to Order

The Vice-Chair, François W. Lalonde, called the meeting to order at 6:30 p.m.

2. Depreciating Asset Study

A presentation on a proposal to perform a Depreciating Asset Study of the property was given by Maurice Quinn, Capacity Engineering Limited's structural engineer. The study would be an in-depth Reserve Fund Study. The proposal states a base cost, plus disbursements. The condominium corporation is due this year for a Reserve Fund Study Update with site review. Following some discussion, the following motion was adopted:

Moved by Andrew Shore, seconded by Jean-Maurice Filion, That the Board accept the proposal from Capacity Engineering Limited to perform a depreciating asset study of the property at the base cost of \$27,480 plus tax, plus disbursements conditional upon receiving positive references regarding the company and its work.

3. Acceptance of Financial Statements

The financial statements shall be uploaded to the Board portal on March 20th.

4. Management Report

Maintenance issues

	Item	Decision reached
1	Hydro vault switch	A 4th company was approached since the others were taking too much time for a quotation.
2	Anti-EMF	Francois will provide the measurements to Andrew, so he can inquire further for expertise on the matter.
3	Fob/camera system - new contractor (Ainger & Comnet)	2 types of quotations will be provided: oncall and maintenance. As for the parking monitoring, a new contractor will be found.
4	Intercom fob clearing	A bilingual notice will be put in front of the door at the end of March for removing all old buzzer code.
5	HVAC new contractor	The last report will be shared to the boards to be studied.
6	Repair records	After each new replacement of any parts, a manual and its warranty paper must be left by the contractors.

Administrative issues

	Item	Decision reached
1	Asbestos Management Plan	Francois will provide electronic files of the building drawings and these will be provided to the third company that requested to see them in order to quote on an Asbestos Management Plan.
2	Coinamatic contract renewal	Renewal accepted renew with a rise by 25cent to \$2.00/wash. Andrew Shore moved, seconded by Jean-Maurice Filion.

3	Locker & parking fee problem	The board requested that the owners of #911, 104 and 304 provide all related documents that would backup the claim of having been authorized use of a locker at no charge. Agreements of Purchase and Sale are not sufficient. Written proof should be from either BOSA (the developer) or from previous Board of Directors..
4	Security	The boards requests for future meetings, a report of security issues (if any) in the building.

5. Approval of Previous Minutes (January, 2019)

The board approved the board meeting minutes of February 25, 2019 as amended.
Moved by Stéphane Émard-Chabot, seconded by Andrew Shore.

6. Ratification of Decisions Made Between Meetings

N/A

7. New business

Bicycle parking

A resident requested that additional, secure bicycle storage be provided, preferably inside the garage or a bike cage. The resident's contact information will be provided to Stéphane Émard-Chabot, so he can discuss further with the resident.

8. Review of Latest Status Certificate

The last paragraph of Item 12 in the status certificate refers to extra fees to be charged as a result of the new condominium legislation. The Board requested that the paragraph be removed as the extra costs have already been incorporated in the budget. In addition, management will contact Davidson Houle Allen for any wording that should be included in the certificate with respect to legal matters.

9. Garage Column repair Project

The timeline for the on-street parking permit will be May 14 to August 30 and will require 50 permits. Five visitor parking spaces will be retained for visitors. CIPM will contact Vanier City Councillor, Matthieu Fleury for assistance in obtaining the permits as was done for the first phase of the project last year.

10. Other Business

N/A

11. Adjournment

The meeting was adjourned at 8:51 p.m. Moved by Andrew Shore, seconded by Stéphane Émard-Chabot.

Next meeting will be held on April 15, 2019, 6:30 pm.

REPORT

RS Renovation Specialists
15-136 Woodridge Cr
Ottawa, ON
819 9551410
rsrenovationspecialists@gmail.com

To Melody Brown
Axia

200-335 Catherine Street
Ottawa

Job Site: 40 Landry pool change rooms

Regarding PO 58986

Showers in both the mens and ladies change rooms showed signs of leaking through the tile. It would suggest that there is either no waterproof membrane or that the membrane has failed.

We tested using a hose and water was seen pouring out the back of the shower into the wall cavity. The majority of the water was seen coming from where the wall tiles meet the floor tiles.

When the walls were opened up to allow access to the shower pipes for inspection it was clear that a leak has been ongoing for quite some time due to the quantity of mold and rot.

It should be noted that these two leaks suggest no waterproofing membrane was used during the construction of these shower stalls and that the failure would not only affect the walls with the faucets but would likely affect the entire shower surround. Water damage can be seen on the lower sections of the drywall throughout the change rooms.

We noted that the drywall removed was not mold resistant drywall and as such it has quite a bit of mold due to these leaks.

As we were only asked to investigate the cause of the leak we did not investigate further the amount of damage or the cost to rectify the problem as this would cause the showers to be out of service for an unknown amount of time.

The removal of lower tiles inside the shower would determine the extent of the repair needed to stop the leaks in the future.

Investigations into the entire change room walls to see if mold is present should be done. As such mold remediation may need the change rooms closed for an unknown amount of hours/days depending on the extent of mold.

I would suggest a meeting on site to talk about solutions. So the extent of the problem can be better understood.

Please let us know when and if your available so we can show you what all needs to be done and what options you have moving forward.

After meeting with Melody on Friday September 28th to discuss the potential depth and severity of the damages caused by poor workmanship and lack of proper knowledge and Installation skills and techniques I was asked to update this report.

First I would like to state that while having a conversation with the original installer of the showers he had stated to me that he believed tiles, thinset and grout were all waterproof

this is of course % incorrect. During that conversation he did not say whether a membrane was used or not.

Only glass tile is 100% waterproof. No thinset or grout product is 100% waterproof. There are coatings and additives that can make both thinset and grout water resistant but never waterproof.

From what can be seen with regards to where the water is coming through the walls suggests that no waterproofing membrane was used below the thinset for the wall tiles. That is a major issue that can not be covered up but more the wall needs to be removed to bare studs then rebuilt bottom up.... A more major potential problem would be if no waterproofing membrane was used under the floor tiles in the showers, this could cause issues with the concrete that supports the floor and could potentially become a structural problem if the problem was left unchecked. Again without opening things up/demolition it's impossible to know how far the problems go.

Of course to find the depth of the problems the investigation would lead to the closure of 1 or both showers and possibly the entire change room/pool.

As far as mold remediation I recommend the use of a larger mold remediation specialist company. As there may be health issues reaching far beyond the shower itself that would serve everyone best if found and rectified during shower repairs.

As far as the repairs and rebuild I do not feel that at this time RS Renovation Specialists would be comfortable taking on this repair simply due to personal reasons and the inability to guarantee the projects quick completion.

RS Renovation Specialists would offer you the willingness to oversee the project and to have someone onsite each day to ensure that for 40 Landry there are no corners being cut and whom ever you hire has someone onsite to oversee their workmanship and to question any inconsistencies with a quality build product.

Thank you for your business!

Fw: condo

2 messages

Josy Waters <josywaters@yahoo.ca>

Wed, Apr 3, 2019 at 5:27 PM

To: James Gu <ccc498@rogers.com>, James Gu <jgu@cimanagement.ca>

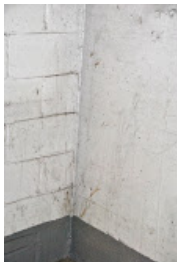
Dear James,

Please see the photos below. I have always been proud to live at 40 Landry however the condition of the building is no longer acceptable. (Please see photos below.) Upon entering the building from B1 with the dirty walls, an old dirty garbage bin, chipped paint on the door and frame, old winter carpet that is worn out and the same in the elevators. The doors from the swimming pool are rusted and chipped. The place looks like a dirty, seedy, unkept building. This does not only make one ashamed to live here but may be the reason that we can not get the rental income that these condos should be going for. (our family has 5 units here). Please forward this to the Board and let me know whether this is what we can expect from now on. Josy Karsli unit 1504

6 attachments



condo-pool door.jpg
254K



condo-garg-corner.jpg
312K



condo-garb.jpg
409K



condo-garg-door.jpg
467K

condo-garg-door1.jpg
273K

COMMUNICATION FORM – FORMULAIRE DE COMMUNICATION

CARLETON CONDOMINIUM CORPORATION # 498

Date: April 8, 2019		E-mail: poppydoodle@rogers.com	
Name/nom: Rachel Vachon		Unit/unité: #606	Telephone/Téléphone: 613-745-4790
<input type="checkbox"/> Incident	<input type="checkbox"/> Complaint/Plainte	<input type="checkbox"/> Rules & regulations/ Règlements	<input type="checkbox"/> Maintenance/Entretien
<input checked="" type="checkbox"/> Suggestion		Condo fees/Charges de co-propriété	Other/Autre

Details – Détails



Bonjour Joe and James,

As you will recall (Joe only), while the parking garage was being repaired last summer, the bicycles were moved out back in the firelane. In the fall, Suzanne asked residents to bring them back inside the garage. Some were left outside (abandoned?) through the winter. Some did not fair well.

Before spring cleaning starts on the property, I assume you will have the bicycles removed.

May I suggest that if they are abandoned we could probably donate them for repairs if possible or for parts.

Here are some suggestions:

Vanier Community Services Centre – 613-744-2892. They repair bicycles and loan them to Vanier citizen who may not be able to afford bicycles, do tours with people, etc.. I donated my bicycle to them last year.

<https://www.heartwoodhouse.ca/donation-dropoff>

<http://www.re-cycles.ca/index.html>

<http://www.bikedump.com/>

Please attach any pertinent information and drop your documents in the letter slot on the office door. Keep a copy for your records./Veuillez joindre toute information pertinente et déposer le tout dans le passe-lettres du bureau. Conserver une copie pour votre dossier.