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Monthly Financial Report

OCSCC 886

September 2018

OCSCC 886 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY

OCSCC 886

September 2018

Revenue

All condo fees and parking fees to date have been invoiced.

Expenses

Overall, utilities for the month are just slightly over budget. Due mostly to Water (an accrual set up in September was reversed in October) and Internet (both the August and September bills were paid in September.) Year-to-date, Gas and Internet are showing over budget and Hydro is showing well under budget. Overall year to date utilities are under budget.

Contracts overall, are showing under budget. However, Pest Control is over budget due to the ongoing issue with the unit in question. Some pest control costs will be charged back to the unit owner as legal has indicated these are recoverable costs. Overall, contracts for the year are under budget.

General repairs and maintenance, are overall showing slightly over budget year to date, mostly due to the fire system repairs that required the presence of security to perform a fire watch as ordered by the fire department and the Emergency calls associated with the water damage to the fire panel. There was also during the month, the payment to Pivotech to repair the garage door as well as the replacement of smoke alarms in a few units, which has been charged back to the owners. In addition there was a payment to Optimum Mechanical during the month for an after hours service call due to the report of a gas smell in the building.

Overall, administrative expenses are over budget due in part to the CAO assessment fee invoice having been paid. The invoice covers the period April 2018 through March 2019. In addition the Legal fees are over budget due to the ongoing issue with repairs and maintenance to a unit.

OCSCC #886

BUDGET VS. ACTUALS: 2017/28 - FY18 P&L

September 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	14,014.01	14,108.00	-93.99	99.33 %
4010 Parking Income	94.68		94.68	
4090 Rooftop Rental	1,055.43	1,042.00	13.43	101.29 %
Total 4000 Income	15,164.12	15,150.00	14.12	100.09 %
Total Income	\$15,164.12	\$15,150.00	\$14.12	100.09 %
Cost of Goods Sold				
4030 Contribution to Reserve Fund	4,494.50	4,494.00	0.50	100.01 %
Total Cost of Goods Sold	\$4,494.50	\$4,494.00	\$0.50	100.01 %
GROSS PROFIT	\$10,669.62	\$10,656.00	\$13.62	100.13 %
Expenses				
5000 Utilities Expense				
5010 Gas	522.64	601.00	-78.36	86.96 %
5020 Hydro	534.18	1,444.00	-909.82	36.99 %
5030 Water & Sewer	878.26	740.00	138.26	118.68 %
5040 Telecom Expenses	67.80	70.00	-2.20	96.86 %
5050 Internet	1,812.52	907.00	905.52	199.84 %
Total 5000 Utilities Expense	3,815.40	3,762.00	53.40	101.42 %
5400 Contracts				
5405 Elevator/ Fire Panel Monitoring	56.50	110.00	-53.50	51.36 %
5410 Cleaning	640.71	1,297.00	-656.29	49.40 %
5412 Mat Service	-999.74	176.00	-1,175.74	-568.03 %
5415 Waste Removal	341.68	352.00	-10.32	97.07 %
5440 HVAC		0.00	0.00	
5455 Elevator Maintenance	339.00	666.00	-327.00	50.90 %
5460 Landscaping	2,354.15		2,354.15	
5470 Snow Removal		0.00	0.00	
5475 Pest Control	196.62	53.00	143.62	370.98 %
Total 5400 Contracts	2,928.92	2,654.00	274.92	110.36 %
5500 General Repairs and Maintenance				
5502 Emergency Calls	50.85	12.00	38.85	423.75 %
5503 General Repairs & Maint	1,020.03	670.00	350.03	152.24 %
5518 Window Cleaning		0.00	0.00	
5520 HVAC	717.55	100.00	617.55	717.55 %
5530 Garage Cleaning		0.00	0.00	
5550 Elevator		125.00	-125.00	
5555 Fire System Repairs		166.00	-166.00	
5570 Landscaping	-1,883.32	471.00	-2,354.32	-399.86 %
Total 5500 General Repairs and Maintenance	-94.89	1,544.00	-1,638.89	-6.15 %
5800 Administrative Expenses				
5801 Property Management Fees	1,329.46	1,382.00	-52.54	96.20 %
5805 CAO Fees		2.00	-2.00	
5810 Office Expenses		53.00	-53.00	
5812 Bank Charges	56.18	62.00	-5.82	90.61 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense/General & Liability Insurance	674.88	709.00	-34.12	95.19 %
5833 Audit-Accounting		0.00	0.00	
Total 5800 Administrative Expenses	2,060.52	2,208.00	-147.48	93.32 %
5900 Repair and maintenance				
5905 Contingency		325.00	-325.00	
Total 5900 Repair and maintenance		325.00	-325.00	
Total Expenses	\$8,709.95	\$10,493.00	\$ -1,783.05	83.01 %
NET OPERATING INCOME	\$1,959.67	\$163.00	\$1,796.67	1,202.25 %
NET INCOME	\$1,959.67	\$163.00	\$1,796.67	1,202.25 %

OCSCC #886

BUDGET VS. ACTUALS: 2017/28 - FY18 P&L

December 2017 - September 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4005 Common Element Fees	140,137.33	141,088.00	-950.67	99.33 %
4010 Parking Income	946.80		946.80	
4032 NSF Fees charged to customers	45.00		45.00	
4090 Rooftop Rental	11,494.93	10,416.00	1,078.93	110.36 %
Total 4000 Income	152,624.06	151,504.00	1,120.06	100.74 %
Total Income	\$152,624.06	\$151,504.00	\$1,120.06	100.74 %
Cost of Goods Sold				
4030 Contribution to Reserve Fund	44,945.00	44,946.00	-1.00	100.00 %
Total Cost of Goods Sold	\$44,945.00	\$44,946.00	\$ -1.00	100.00 %
GROSS PROFIT	\$107,679.06	\$106,558.00	\$1,121.06	101.05 %
Expenses				
5000 Utilities Expense				
5010 Gas	7,013.56	6,004.00	1,009.56	116.81 %
5020 Hydro	5,603.29	14,431.00	-8,827.71	38.83 %
5030 Water & Sewer	7,449.42	7,392.00	57.42	100.78 %
5040 Telecom Expenses	678.00	700.00	-22.00	96.86 %
5050 Internet	10,078.88	9,061.00	1,017.88	111.23 %
Total 5000 Utilities Expense	30,823.15	37,588.00	-6,764.85	82.00 %
5400 Contracts				
5405 Elevator/ Fire Panel Monitoring	508.50	1,108.00	-599.50	45.89 %
5410 Cleaning	8,884.06	12,979.00	-4,094.94	68.45 %
5412 Mat Service	1,344.78	1,760.00	-415.22	76.41 %
5415 Waste Removal	3,416.80	3,520.00	-103.20	97.07 %
5440 HVAC	339.00	1,125.00	-786.00	30.13 %
5455 Elevator Maintenance	1,457.90	3,334.00	-1,876.10	43.73 %
5460 Landscaping	2,354.15		2,354.15	
5470 Snow Removal	1,484.20	1,855.00	-370.80	80.01 %
5475 Pest Control	2,283.83	523.00	1,760.83	436.68 %
Total 5400 Contracts	22,073.22	26,204.00	-4,130.78	84.24 %
5500 General Repairs and Maintenance				
5501 Reimbursable Expenses	178.81		178.81	
5502 Emergency Calls	241.37		241.37	
5502 Emergency Calls	288.15	126.00	162.15	228.69 %
5503 General Repairs & Maint	8,473.49	6,693.00	1,780.49	126.60 %
5518 Window Cleaning		900.00	-900.00	
5520 HVAC	1,340.25	1,000.00	340.25	134.03 %
5530 Garage Cleaning	333.35	400.00	-66.65	83.34 %
5550 Elevator	120.00	1,250.00	-1,130.00	9.60 %
5555 Fire System Repairs	3,610.35	1,668.00	1,942.35	216.45 %
5570 Landscaping	0.00	2,355.00	-2,355.00	0.00 %
Total 5500 General Repairs and Maintenance	14,585.77	14,392.00	193.77	101.35 %
5800 Administrative Expenses				
5801 Property Management Fees	13,294.22	13,828.00	-533.78	96.14 %
5805 CAO Fees	324.00	27.00	297.00	1,200.00 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5810 Office Expenses	374.01	530.00	-155.99	70.57 %
5812 Bank Charges	734.05	626.00	108.05	117.26 %
5830 Insurance Expense/General & Liability Insurance	6,665.22	7,082.00	-416.78	94.11 %
5832 Legal	11,121.97		11,121.97	
5833 Audit-Accounting	0.00	3,750.00	-3,750.00	0.00 %
5835 Professional Fees	137.08		137.08	
Total 5800 Administrative Expenses	32,650.55	25,843.00	6,807.55	126.34 %
5845* Bank Service Charges*	0.60		0.60	
5900 Repair and maintenance				
5905 Contingency		3,250.00	-3,250.00	
Total 5900 Repair and maintenance		3,250.00	-3,250.00	
Total Expenses	\$100,133.29	\$107,277.00	\$ -7,143.71	93.34 %
NET OPERATING INCOME	\$7,545.77	\$ -719.00	\$8,264.77	-1,049.48 %
NET INCOME	\$7,545.77	\$ -719.00	\$8,264.77	-1,049.48 %

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PROFIT AND LOSS

September 2018

	TOTAL
INCOME	
4000 Income	
4005 Common Element Fees	14,014.01
4010 Parking Income	94.68
4090 Rooftop Rental	1,055.43
Total 4000 Income	15,164.12
Total Income	\$15,164.12
COST OF GOODS SOLD	
4030 Contribution to Reserve Fund	4,494.50
Total Cost of Goods Sold	\$4,494.50
GROSS PROFIT	\$10,669.62
EXPENSES	
5000 Utilities Expense	
5010 Gas	522.64
5020 Hydro	534.18
5030 Water & Sewer	878.26
5040 Telecom Expenses	67.80
5050 Internet	1,812.52
Total 5000 Utilities Expense	3,815.40
5400 Contracts	
5405 Elevator/ Fire Panel Monitoring	56.50
5410 Cleaning	640.71
5412 Mat Service	-999.74
5415 Waste Removal	341.68
5455 Elevator Maintenance	339.00
5460 Landscaping	2,354.15
5475 Pest Control	196.62
Total 5400 Contracts	2,928.92
5500 General Repairs and Maintenance	
5502 Emergency Calls	50.85
5503 General Repairs & Maint	1,020.03
5520 HVAC	717.55
5570 Landscaping	-1,883.32
Total 5500 General Repairs and Maintenance	-94.89
5800 Administrative Expenses	
5801 Property Management Fees	1,329.46
5812 Bank Charges	56.18
5830 Insurance Expense/General & Liability Insurance	674.88
Total 5800 Administrative Expenses	2,060.52
Total Expenses	\$8,709.95
PROFIT	\$1,959.67

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BALANCE SHEET

As of September 30, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	11,520.49
1020 Cash Reserve Fund	238,154.35
1200 Undeposited Funds	0.00
Total Cash and Cash Equivalent	\$249,674.84
Accounts Receivable (A/R)	
1100 Accounts Receivable	1,055.43
Total Accounts Receivable (A/R)	\$1,055.43
1016 GIC Investments	0.00
1041 Due from developer	0.00
1110 Provisions for doubtful account	-6.02
1115 Preaid Insurance	1,263.61
1116 Prepaid Elevator	322.00
1117 Prepaid Expenses	688.50
R1135 Reserve interest receivable	214.00
R1300 Due from Operating Fund	7,031.50
Total Current Assets	\$260,243.86
Total Assets	\$260,243.86
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	2,202.01
Total Accounts Payable (A/P)	\$2,202.01
2010 Accrued Accounts Payable	6,513.61
2020 Due to/from Reserve	7,031.50
R2000 Reserve Accounts Payable	0.00
Total Current Liabilities	\$15,747.12
Total Liabilities	\$15,747.12
Equity	
3000 Opening Balance Equity	0.00
R3200 Reserve Retained Earnings	151,667.31
Retained Earnings	44,205.90
Profit for the year	48,623.53
Total Equity	\$244,496.74
Total Liabilities and Equity	\$260,243.86

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A/R AGING SUMMARY

As of September 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Telus	1,055.43					\$1,055.43
TOTAL	\$1,055.43	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.43

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A/P AGING SUMMARY

As of September 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.		186.65				\$186.65
Brown & Associates Ltd.		470.83	470.83			\$941.66
Capital Concierge Ltd.					20.34	\$20.34
CI Property Management	216.62			-974.06	-2,922.18	\$ -3,679.62
Clean All Environmental Services Inc.					1,259.95	\$1,259.95
Enbridge-388 BOOTH ST	376.11	-977.49				\$ -601.38
Fibre Stream		792.49				\$792.49
Optimum Mechanical Solutions		717.55				\$717.55
Orkin Canada Corporation		196.62				\$196.62
Pivotech Doors Inc.		311.88				\$311.88
Priority Submetering Solutions			551.98			\$551.98
Pyron Fire Protection Inc.		521.50				\$521.50
SKY HIGH Cleaning and Restoration		640.71				\$640.71
Waste Connections of Canada Inc.				341.68		\$341.68
TOTAL	\$592.73	\$2,860.74	\$1,022.81	\$ -632.38	\$ -1,641.89	\$2,202.01

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TRANSACTION LIST BY SUPPLIER

September 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
01-09-2018	Bill	1710	Yes		2000 Accounts Payable	50.85
01-09-2018	Bill	405	Yes		2000 Accounts Payable	186.65
Brown & Associates Ltd.						
01-09-2018	Bill	4518	Yes		2000 Accounts Payable	470.83
CI Property Management						
01-09-2018	Bill		Yes		2000 Accounts Payable	1,112.84
01-09-2018	Bill	2445	Yes		2000 Accounts Payable	216.62
04-09-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,112.84
17-09-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-974.06
Enbridge-388 BOOTH ST						
10-09-2018	Bill Payment (Cheque)	RBCX 2011	Yes		1010 Cash Operating Account	-1,592.50
10-09-2018	Bill	502001649516	Yes		2000 Accounts Payable	376.11
Fibre Stream						
01-09-2018	Bill	31333925	Yes		2000 Accounts Payable	974.06
01-09-2018	Bill	31324427	Yes		2000 Accounts Payable	974.06
Gore Mutual						
10-09-2018	Expense		Yes	INSURANCE GORE MUTUAL INS	1010 Cash Operating Account	-674.88
Optimum Mechanical Solutions						
01-09-2018	Bill	THA00032	Yes		2000 Accounts Payable	342.39
01-09-2018	Bill	07272	Yes		2000 Accounts Payable	375.16
Orkin Canada Corporation						
07-09-2018	Bill	IN-8779630	Yes		2000 Accounts Payable	55.37
27-09-2018	Bill	IN-8751971	Yes		2000 Accounts Payable	141.25
Ottawa Water & Sewer-9 BALSAM ST						
11-09-2018	Bill Payment (Cheque)	RBCX 6552	Yes		1010 Cash Operating Account	-1,453.22
20-09-2018	Bill Payment (Cheque)	RBCX 6238	Yes		1010 Cash Operating Account	-1,728.19

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Pivotech Doors Inc.						
01-09-2018	Bill	37972	Yes		2000 Accounts Payable	311.88
Pyron Fire Protection Inc.						
01-09-2018	Bill	83119	Yes		2000 Accounts Payable	521.50
Royal Bank						
04-09-2018	Deposit		Yes	DEPOSIT INTEREST	1020 Cash Reserve Fund	352.37
07-09-2018	Expense		Yes	ACTIVITY FEE	1010 Cash Operating Account	-55.58
07-09-2018	Expense		Yes	ACTIVITY FEE	1020 Cash Reserve Fund	-0.60
SKY HIGH Cleaning and Restoration						
27-09-2018	Bill	662	Yes		2000 Accounts Payable	640.71

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GENERAL LEDGER

September 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE	
1010 Cash Operating Account								
Beginning Balance								3,947.64
04-09-2018	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	\$ -1,112.84	2,834.80	
04-09-2018	Payment		404 - Gilles Brisebois		1100 Accounts Receivable	\$639.91	3,474.71	
04-09-2018	Payment		405 - Andrew Smith & Logan Marynissen		1100 Accounts Receivable	\$614.81	4,089.52	
04-09-2018	Payment		205 Ingrid & James Payer		1100 Accounts Receivable	\$613.23	4,702.75	
04-09-2018	Payment		402 Salvator Princiotta		1100 Accounts Receivable	\$600.29	5,303.04	
04-09-2018	Payment		305 -Andash Developments (M.B.)		1100 Accounts Receivable	\$599.12	5,902.16	
04-09-2018	Payment		102 - Ron Mathews/C Rainey		1100 Accounts Receivable	\$585.64	6,487.80	
04-09-2018	Payment		302 - Orion Sheila Clark		1100 Accounts Receivable	\$581.94	7,069.74	
04-09-2018	Payment		201 - Jennifer Carter		1100 Accounts Receivable	\$565.81	7,635.55	
04-09-2018	Payment		104 - T. Riley & Jasmine Craig		1100 Accounts Receivable	\$543.94	8,179.49	
04-09-2018	Payment		202- Misako Gratton		1100 Accounts Receivable	\$534.61	8,714.10	
04-09-2018	Payment		301 Dev. Princiotta Tower Inc.		1100 Accounts Receivable	\$518.47	9,232.57	
04-09-2018	Payment		9 Balsam - Barb Virley		1100 Accounts Receivable	\$505.46	9,738.03	
04-09-2018	Payment		107 - Josie Bellissimo		1100 Accounts Receivable	\$472.64	10,210.67	
04-09-2018	Payment		304 - David Crowe		1100 Accounts Receivable	\$442.96	10,653.63	
04-09-2018	Payment		108 - Ryan Pretty		1100 Accounts Receivable	\$433.62	11,087.25	
04-09-2018	Payment		106 - Ruth Gmehlin		1100 Accounts Receivable	\$425.31	11,512.56	
04-09-2018	Payment		207 - Sonja Lishchynski		1100 Accounts Receivable	\$407.56	11,920.12	
04-09-2018	Payment		204 - Mrs. Liu		1100 Accounts Receivable	\$395.62	12,315.74	
04-09-2018	Payment		306 - Daniel Seens		1100 Accounts Receivable	\$375.03	12,690.77	
04-09-2018	Payment		307 - Martin Dinan		1100 Accounts Receivable	\$360.22	13,050.99	
04-09-2018	Payment		206 - Timothy Hack		1100 Accounts Receivable	\$327.69	13,378.68	
04-09-2018	Payment		394 Booth - DNS Networks		1100 Accounts Receivable	\$294.58	13,673.26	
04-09-2018	Payment		Parking 19A -Developer		1100 Accounts Receivable	\$47.34	13,720.60	
04-09-2018	Payment		Parking 10A - Developer		1100 Accounts Receivable	\$47.34	13,767.94	
04-09-2018	Payment		303 Salvator Princiotta		1100 Accounts Receivable	\$715.17	14,483.11	
04-09-2018	Payment		401 Salvator Princiotta		1100 Accounts Receivable	\$644.27	15,127.38	
04-09-2018	Payment		403 Matthew & Marjorie Pritchard		1100 Accounts Receivable	\$640.74	15,768.12	
04-09-2018	Payment		203 Dev.Princiotta Tower Inc.		1100 Accounts Receivable	\$620.50	16,388.62	
05-09-2018	Payment		Telus		1100 Accounts Receivable	\$1,055.43	17,444.05	
07-09-2018	Expense		Royal Bank	ACTIVITY FEE	5812 Administrative Expenses:Bank Charges	\$ -55.58	17,388.47	
10-09-2018	Expense		Gore Mutual	INSURANCE GORE MUTUAL INS	5830 Administrative Expenses:Insurance Expense/General & Liability Insurance	\$ -674.88	16,713.59	
10-09-2018	Bill Payment (Cheque)	RBCX 2011	Enbridge-388 BOOTH ST		2000 Accounts Payable	\$ -1,592.50	15,121.09	
11-09-2018	Bill Payment (Cheque)	RBCX 6552	Ottawa Water & Sewer-9 BALSAM ST		2000 Accounts Payable	\$ -1,453.22	13,667.87	
17-09-2018	Bill Payment (Cheque)		CI Property Management		2000 Accounts Payable	\$ -974.06	12,693.81	
19-09-2018	Payment	084	101 - Francesco Papalia & Amanda Cambareri		1100 Accounts Receivable	\$554.87	13,248.68	
20-09-2018	Bill Payment (Cheque)	RBCX 6238	Ottawa Water & Sewer-9 BALSAM ST		2000 Accounts Payable	\$ -1,728.19	11,520.49	
Total for 1010 Cash Operating Account							\$7,572.85	
1020 Cash Reserve Fund								
Beginning Balance							237,802.58	
04-09-2018	Deposit		Royal Bank	DEPOSIT INTEREST	R4012 Reserve Fund Interest Income	\$352.37	238,154.95	
07-09-2018	Expense		Royal Bank	ACTIVITY FEE	5812 Administrative Expenses:Bank Charges	\$ -0.60	238,154.35	
Total for 1020 Cash Reserve Fund							\$351.77	
1100 Accounts Receivable								
Beginning Balance							1,055.43	
01-09-2018	Invoice	2452	107 - Josie Bellissimo		4005 Income:Common Element Fees	\$472.64	1,528.07	
01-09-2018	Invoice	2423	394 Booth - DNS Networks		4005 Income:Common Element Fees	\$294.58	1,822.65	
01-09-2018	Invoice	2450	401 Salvator Princiotta		4005 Income:Common Element Fees	\$644.27	2,466.92	
01-09-2018	Invoice	2449	307 - Martin Dinan		4005 Income:Common Element Fees	\$360.22	2,827.14	
01-09-2018	Invoice	2448	Telus		4090 Income:Rooftop Rental	\$1,055.43	3,882.57	
01-09-2018	Invoice	2447	Parking 19A -Developer		4010 Income:Parking Income	\$47.34	3,929.91	
01-09-2018	Invoice	2446	302 - Orion Sheila Clark		4005 Income:Common Element Fees	\$581.94	4,511.85	
01-09-2018	Invoice	2445	108 - Ryan Pretty		4005 Income:Common Element Fees	\$433.62	4,945.47	
01-09-2018	Invoice	2444	206 - Timothy Hack		4005 Income:Common Element Fees	\$327.69	5,273.16	
01-09-2018	Invoice	2443	402 Salvator Princiotta		4005 Income:Common Element	\$600.29	5,873.45	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-09-2018	Invoice	2442	306 - Daniel Seens		Fees 4005 Income:Common Element	\$375.03	6,248.48
01-09-2018	Invoice	2441	9 Balsam - Barb Virley		Fees 4005 Income:Common Element	\$505.46	6,753.94
01-09-2018	Invoice	2440	201 - Jennifer Carter		Fees 4005 Income:Common Element	\$565.81	7,319.75
01-09-2018	Invoice	2439	207 - Sonja Lishchynski		Fees 4005 Income:Common Element	\$407.56	7,727.31
01-09-2018	Invoice	2438	203 Dev.Princiotta Tower Inc.		Fees 4005 Income:Common Element	\$620.50	8,347.81
01-09-2018	Invoice	2437	Parking 10A - Developer		4010 Income:Parking Income	\$47.34	8,395.15
01-09-2018	Invoice	2436	301 Dev. Princiotta Tower Inc.		Fees 4005 Income:Common Element	\$518.47	8,913.62
01-09-2018	Invoice	2435	404 - Gilles Brisebois		Fees 4005 Income:Common Element	\$639.91	9,553.53
01-09-2018	Invoice	2434	305 -Andash Developments (M.B.)		Fees 4005 Income:Common Element	\$599.12	10,152.65
01-09-2018	Invoice	2433	102 - Ron Mathews/C Rainey		Fees 4005 Income:Common Element	\$585.64	10,738.29
01-09-2018	Invoice	2432	106 - Ruth Gmehlin		Fees 4005 Income:Common Element	\$425.31	11,163.60
01-09-2018	Invoice	2431	303 Salvator Princiotta		Fees 4005 Income:Common Element	\$715.17	11,878.77
01-09-2018	Invoice	2430	405 - Andrew Smith & Logan Marynissen		Fees 4005 Income:Common Element	\$614.81	12,493.58
01-09-2018	Invoice	2429	204 - Mrs. Liu		Fees 4005 Income:Common Element	\$395.62	12,889.20
01-09-2018	Invoice	2428	403 Matthew & Marjorie Pritchard		Fees 4005 Income:Common Element	\$640.74	13,529.94
01-09-2018	Invoice	2427	101 - Francesco Papalia & Amanda Cambareri		Fees 4005 Income:Common Element	\$554.87	14,084.81
01-09-2018	Invoice	2426	202- Misako Gratton		Fees 4005 Income:Common Element	\$534.61	14,619.42
01-09-2018	Invoice	2425	304 - David Crowe		Fees 4005 Income:Common Element	\$442.96	15,062.38
01-09-2018	Invoice	2424	104 - T. Riley & Jasmine Craig		Fees 4005 Income:Common Element	\$543.94	15,606.32
01-09-2018	Invoice	2451	205 Ingrid & James Payer		Fees 4005 Income:Common Element	\$613.23	16,219.55
04-09-2018	Payment		405 - Andrew Smith & Logan Marynissen		1010 Cash Operating Account	\$ -614.81	15,604.74
04-09-2018	Payment		205 Ingrid & James Payer		1010 Cash Operating Account	\$ -613.23	14,991.51
04-09-2018	Payment		402 Salvator Princiotta		1010 Cash Operating Account	\$ -600.29	14,391.22
04-09-2018	Payment		305 -Andash Developments (M.B.)		1010 Cash Operating Account	\$ -599.12	13,792.10
04-09-2018	Payment		102 - Ron Mathews/C Rainey		1010 Cash Operating Account	\$ -585.64	13,206.46
04-09-2018	Payment		302 - Orion Sheila Clark		1010 Cash Operating Account	\$ -581.94	12,624.52
04-09-2018	Payment		201 - Jennifer Carter		1010 Cash Operating Account	\$ -565.81	12,058.71
04-09-2018	Payment		104 - T. Riley & Jasmine Craig		1010 Cash Operating Account	\$ -543.94	11,514.77
04-09-2018	Payment		202- Misako Gratton		1010 Cash Operating Account	\$ -534.61	10,980.16
04-09-2018	Payment		301 Dev. Princiotta Tower Inc.		1010 Cash Operating Account	\$ -518.47	10,461.69
04-09-2018	Payment		9 Balsam - Barb Virley		1010 Cash Operating Account	\$ -505.46	9,956.23
04-09-2018	Payment		107 - Josie Bellissimo		1010 Cash Operating Account	\$ -472.64	9,483.59
04-09-2018	Payment		304 - David Crowe		1010 Cash Operating Account	\$ -442.96	9,040.63
04-09-2018	Payment		108 - Ryan Pretty		1010 Cash Operating Account	\$ -433.62	8,607.01
04-09-2018	Payment		106 - Ruth Gmehlin		1010 Cash Operating Account	\$ -425.31	8,181.70
04-09-2018	Payment		207 - Sonja Lishchynski		1010 Cash Operating Account	\$ -407.56	7,774.14
04-09-2018	Payment		204 - Mrs. Liu		1010 Cash Operating Account	\$ -395.62	7,378.52
04-09-2018	Payment		306 - Daniel Seens		1010 Cash Operating Account	\$ -375.03	7,003.49
04-09-2018	Payment		307 - Martin Dinan		1010 Cash Operating Account	\$ -360.22	6,643.27
04-09-2018	Payment		206 - Timothy Hack		1010 Cash Operating Account	\$ -327.69	6,315.58
04-09-2018	Payment		394 Booth - DNS Networks		1010 Cash Operating Account	\$ -294.58	6,021.00
04-09-2018	Payment		Parking 19A -Developer		1010 Cash Operating Account	\$ -47.34	5,973.66
04-09-2018	Payment		Parking 10A - Developer		1010 Cash Operating Account	\$ -47.34	5,926.32
04-09-2018	Payment		303 Salvator Princiotta		1010 Cash Operating Account	\$ -715.17	5,211.15
04-09-2018	Payment		401 Salvator Princiotta		1010 Cash Operating Account	\$ -644.27	4,566.88
04-09-2018	Payment		403 Matthew & Marjorie Pritchard		1010 Cash Operating Account	\$ -640.74	3,926.14
04-09-2018	Payment		404 - Gilles Brisebois		1010 Cash Operating Account	\$ -639.91	3,286.23
04-09-2018	Payment		203 Dev.Princiotta Tower Inc.		1010 Cash Operating Account	\$ -620.50	2,665.73
05-09-2018	Payment		Telus		1010 Cash Operating Account	\$ -1,055.43	1,610.30
19-09-2018	Payment	084	101 - Francesco Papalia & Amanda Cambareri		1010 Cash Operating Account	\$ -554.87	1,055.43

Total for 1100 Accounts Receivable

\$0.00

1110 Provisions for doubtful account
Beginning Balance

-6.02

Total for 1110 Provisions for doubtful account

1115 Preaid Insurance
Beginning Balance

1,263.61

Total for 1115 Preaid Insurance

1116 Prepaid Elevator

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Beginning Balance							322.00
Total for 1116 Prepaid Elevator							
1117 Prepaid Expenses							
Beginning Balance							745.00
01-09-2018	Journal Entry	210		monthly transfer of prepaid	-Split-	\$ -56.50	688.50
Total for 1117 Prepaid Expenses							\$ -56.50
R1135 Reserve interest receivable							
Beginning Balance							214.00
Total for R1135 Reserve interest receivable							
R1300 Due from Operating Fund							
Beginning Balance							2,537.00
30-09-2018	Journal Entry	217		to set up September RF Contribution - actual transfer made October 17/18	-Split-	\$4,494.50	7,031.50
Total for R1300 Due from Operating Fund							\$4,494.50
2000 Accounts Payable							
Beginning Balance							2,312.54
01-09-2018	Bill	31324427	Fibre Stream		-Split-	\$974.06	3,286.60
01-09-2018	Bill		CI Property Management		5801 Administrative Expenses:Property Management Fees	\$1,112.84	4,399.44
01-09-2018	Bill	THA00032	Optimum Mechanical Solutions		5520 General Repairs and Maintenance:HVAC	\$342.39	4,741.83
01-09-2018	Bill	4518	Brown & Associates Ltd.		5460 Contracts:Landscaping	\$470.83	5,212.66
01-09-2018	Bill	31333925	Fibre Stream		-Split-	\$974.06	6,186.72
01-09-2018	Bill	83119	Pyron Fire Protection Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	\$521.50	6,708.22
01-09-2018	Bill	37972	Pivotech Doors Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	\$311.88	7,020.10
01-09-2018	Bill	07272	Optimum Mechanical Solutions		5520 General Repairs and Maintenance:HVAC	\$375.16	7,395.26
01-09-2018	Bill	2445	CI Property Management		5801 Administrative Expenses:Property Management Fees	\$216.62	7,611.88
01-09-2018	Bill	1710	10424161 Canada Inc.		5502 General Repairs and Maintenance:Emergency Calls	\$50.85	7,662.73
01-09-2018	Bill	405	10424161 Canada Inc.		5503 General Repairs and Maintenance:General Repairs & Maint	\$186.65	7,849.38
04-09-2018	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	\$ -1,112.84	6,736.54
07-09-2018	Bill	IN-8779630	Orkin Canada Corporation		5475 Contracts:Pest Control	\$55.37	6,791.91
10-09-2018	Bill	502001649516	Enbridge-388 BOOTH ST		5010 Utilities Expense:Gas	\$376.11	7,168.02
10-09-2018	Bill Payment (Cheque)	RBCX 2011	Enbridge-388 BOOTH ST		1010 Cash Operating Account	\$ -1,592.50	5,575.52
11-09-2018	Bill Payment (Cheque)	RBCX 6552	Ottawa Water & Sewer-9 BALSAM ST		1010 Cash Operating Account	\$ -1,453.22	4,122.30
17-09-2018	Bill Payment (Cheque)		CI Property Management		1010 Cash Operating Account	\$ -974.06	3,148.24
20-09-2018	Bill Payment (Cheque)	RBCX 6238	Ottawa Water & Sewer-9 BALSAM ST		1010 Cash Operating Account	\$ -1,728.19	1,420.05
27-09-2018	Bill	IN-8751971	Orkin Canada Corporation		5475 Contracts:Pest Control	\$141.25	1,561.30
27-09-2018	Bill	662	SKY HIGH Cleaning and Restoration		5410 Contracts:Cleaning	\$640.71	2,202.01
Total for 2000 Accounts Payable							\$ -110.53
2010 Accrued Accounts Payable							
Beginning Balance							5,341.50
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -4,951.50	390.00
01-09-2018	Journal Entry	211R		to reverse August accruals - PO Armstrong Monitoring	-Split-	\$ -390.00	0.00
30-09-2018	Journal Entry	216		to set up September accruals - PO 1011 Armstrong Monitoring	-Split-	\$390.00	390.00
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$6,123.61	6,513.61
Total for 2010 Accrued Accounts Payable							\$1,172.11
2020 Due to/from Reserve							
Beginning Balance							2,537.00
30-09-2018	Journal Entry	217		to set up September RF Contribution - actual transfer made October 17/18	-Split-	\$4,494.50	7,031.50
Total for 2020 Due to/from Reserve							\$4,494.50
3200 Retained Earnings							
Beginning Balance							44,205.90
Total for 3200 Retained Earnings							
R3200 Reserve Retained Earnings							
Beginning Balance							151,667.31
Total for R3200 Reserve Retained Earnings							
4000 Income							
4005 Common Element Fees							
Beginning Balance							126,123.32
01-09-2018	Invoice	2452	107 - Josie Bellissimo		1100 Accounts Receivable	\$472.64	126,595.96
01-09-2018	Invoice	2423	394 Booth - DNS Networks		1100 Accounts Receivable	\$294.58	126,890.54
01-09-2018	Invoice	2450	401 Salvator Princiotta		1100 Accounts Receivable	\$644.27	127,534.81

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-09-2018	Invoice	2449	307 - Martin Dinan		1100 Accounts Receivable	\$360.22	127,895.03
01-09-2018	Invoice	2451	205 Ingrid & James Payer		1100 Accounts Receivable	\$613.23	128,508.26
01-09-2018	Invoice	2424	104 - T. Riley & Jasmine Craig		1100 Accounts Receivable	\$543.94	129,052.20
01-09-2018	Invoice	2425	304 - David Crowe		1100 Accounts Receivable	\$442.96	129,495.16
01-09-2018	Invoice	2446	302 - Orion Sheila Clark		1100 Accounts Receivable	\$581.94	130,077.10
01-09-2018	Invoice	2445	108 - Ryan Pretty		1100 Accounts Receivable	\$433.62	130,510.72
01-09-2018	Invoice	2444	206 - Timothy Hack		1100 Accounts Receivable	\$327.69	130,838.41
01-09-2018	Invoice	2443	402 Salvator Princiotta		1100 Accounts Receivable	\$600.29	131,438.70
01-09-2018	Invoice	2442	306 - Daniel Seens		1100 Accounts Receivable	\$375.03	131,813.73
01-09-2018	Invoice	2441	9 Balsam - Barb Virley		1100 Accounts Receivable	\$505.46	132,319.19
01-09-2018	Invoice	2440	201 - Jennifer Carter		1100 Accounts Receivable	\$565.81	132,885.00
01-09-2018	Invoice	2439	207 - Sonja Lishchynski		1100 Accounts Receivable	\$407.56	133,292.56
01-09-2018	Invoice	2438	203 Dev.Princiotta Tower Inc.		1100 Accounts Receivable	\$620.50	133,913.06
01-09-2018	Invoice	2436	301 Dev. Princiotta Tower Inc.		1100 Accounts Receivable	\$518.47	134,431.53
01-09-2018	Invoice	2435	404 - Gilles Brisebois		1100 Accounts Receivable	\$639.91	135,071.44
01-09-2018	Invoice	2434	305 -Andash Developments (M.B.)		1100 Accounts Receivable	\$599.12	135,670.56
01-09-2018	Invoice	2433	102 - Ron Mathews/C Rainey		1100 Accounts Receivable	\$585.64	136,256.20
01-09-2018	Invoice	2432	106 - Ruth Gmehlin		1100 Accounts Receivable	\$425.31	136,681.51
01-09-2018	Invoice	2431	303 Salvator Princiotta		1100 Accounts Receivable	\$715.17	137,396.68
01-09-2018	Invoice	2430	405 - Andrew Smith & Logan Marynissen		1100 Accounts Receivable	\$614.81	138,011.49
01-09-2018	Invoice	2429	204 - Mrs. Liu		1100 Accounts Receivable	\$395.62	138,407.11
01-09-2018	Invoice	2428	403 Matthew & Marjorie Pritchard		1100 Accounts Receivable	\$640.74	139,047.85
01-09-2018	Invoice	2427	101 - Francesco Papalia & Amanda Cambareri		1100 Accounts Receivable	\$554.87	139,602.72
01-09-2018	Invoice	2426	202- Misako Gratton		1100 Accounts Receivable	\$534.61	140,137.33
Total for 4005 Common Element Fees						\$14,014.01	
4010 Parking Income							
Beginning Balance							
							852.12
01-09-2018	Invoice	2437	Parking 10A - Developer		1100 Accounts Receivable	\$47.34	899.46
01-09-2018	Invoice	2447	Parking 19A -Developer		1100 Accounts Receivable	\$47.34	946.80
Total for 4010 Parking Income						\$94.68	
4032 NSF Fees charged to customers							
Beginning Balance							
							45.00
Total for 4032 NSF Fees charged to customers							
4090 Rooftop Rental							
Beginning Balance							
							10,439.50
01-09-2018	Invoice	2448	Telus		1100 Accounts Receivable	\$1,055.43	11,494.93
Total for 4090 Rooftop Rental						\$1,055.43	
Total for 4000 Income						\$15,164.12	
4030 Contribution to Reserve Fund							
Beginning Balance							
							40,450.50
30-09-2018	Journal Entry	217		to set up September RF Contribution - actual transfer made October 17/18	-Split-	\$4,494.50	44,945.00
Total for 4030 Contribution to Reserve Fund						\$4,494.50	
5000 Utilities Expense							
5010 Gas							
Beginning Balance							
							6,490.92
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -511.66	5,979.26
10-09-2018	Bill	502001649516	Enbridge-388 BOOTH ST	August 4, 2018 - September 6 2018	2000 Accounts Payable	\$376.11	6,355.37
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$658.19	7,013.56
Total for 5010 Gas						\$522.64	
5020 Hydro							
Beginning Balance							
							5,069.11
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -658.81	4,410.30
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$1,192.99	5,603.29
Total for 5020 Hydro						\$534.18	
5030 Water & Sewer							
Beginning Balance							
							6,571.16
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$878.26	7,449.42
Total for 5030 Water & Sewer						\$878.26	
5040 Telecom Expenses							
Beginning Balance							
							610.20
01-09-2018	Bill	31333925	Fibre Stream	Monthly telecom- September 2018	2000 Accounts Payable	\$67.80	678.00
01-09-2018	Bill	31324427	Fibre Stream	Monthly telecom- August 2018	2000 Accounts Payable	\$67.80	745.80
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -67.80	678.00
Total for 5040 Telecom Expenses						\$67.80	
5050 Internet							
Beginning Balance							
							8,266.36
01-09-2018	Bill	31333925	Fibre Stream	Monthly internet- September 2018	2000 Accounts Payable	\$906.26	9,172.62
01-09-2018	Bill	31324427	Fibre Stream	Monthly internet- August 2018 (invoice dated August 1 2018)	2000 Accounts Payable	\$906.26	10,078.88
Total for 5050 Internet						\$1,812.52	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5000 Utilities Expense						\$3,815.40	
5400 Contracts							
5405 Elevator/ Fire Panel Monitoring							
Beginning Balance							
01-09-2018	Journal Entry	210		monthly transfer of prepaid	-Split-	\$56.50	452.00 508.50
Total for 5405 Elevator/ Fire Panel Monitoring						\$56.50	
5410 Cleaning							
Beginning Balance							
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -640.71	8,243.35 7,602.64
27-09-2018	Bill	662	SKY HIGH Cleaning and Restoration	Monthly Cleaning Services for 390 Booth Street August 2018	2000 Accounts Payable	\$640.71	8,243.35
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$640.71	8,884.06
Total for 5410 Cleaning						\$640.71	
5412 Mat Service							
Beginning Balance							
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -1,713.84	2,344.52 630.68
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$714.10	1,344.78
Total for 5412 Mat Service						\$ -999.74	
5415 Waste Removal							
Beginning Balance							
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -341.68	3,075.12 2,733.44
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$683.36	3,416.80
Total for 5415 Waste Removal						\$341.68	
5440 HVAC							
Beginning Balance							
Total for 5440 HVAC							339.00
5455 Elevator Maintenance							
Beginning Balance							
01-09-2018	Journal Entry	211R		to reverse August accruals	-Split-	\$ -1,017.00	1,118.90 101.90
30-09-2018	Journal Entry	216		to set up September accruals	-Split-	\$1,356.00	1,457.90
Total for 5455 Elevator Maintenance						\$339.00	
5460 Landscaping							
Beginning Balance							
01-09-2018	Journal Entry	213		to reallocate expense to correct account	-Split-	\$1,883.32	1,883.32
01-09-2018	Bill	4518	Brown & Associates Ltd.	Summer 2018	2000 Accounts Payable	\$470.83	2,354.15
Total for 5460 Landscaping						\$2,354.15	
5470 Snow Removal							
Beginning Balance							
Total for 5470 Snow Removal							1,484.20
5475 Pest Control							
Beginning Balance							
07-09-2018	Bill	IN-8779630	Orkin Canada Corporation	PEST CONTROL - ANTS-PAVEMENT (invoice dated August 29 2018)	2000 Accounts Payable	\$55.37	2,087.21 2,142.58
27-09-2018	Bill	IN-8751971	Orkin Canada Corporation	PEST CONTROL - ANTS-PAVEMENT (invoice dated August 29 2018)	2000 Accounts Payable	\$141.25	2,283.83
Total for 5475 Pest Control						\$196.62	
Total for 5400 Contracts						\$2,928.92	
5500 General Repairs and Maintenance							
Beginning Balance							
Total for 5500 General Repairs and Maintenance							178.81
5501 Reimbursable Expenses							
Beginning Balance							
Total for 5501 Reimbursable Expenses							241.37
5502 Emergency Calls							
Beginning Balance							
01-09-2018	Bill	1710	10424161 Canada Inc.	After Hours Phone CallService Josie Bellissimo unit 107- Really bad rotten egg smell like sulfur throughout the building, afraid it may be gas. (August 27 2018)	2000 Accounts Payable	\$50.85	237.30 288.15
Total for 5502 Emergency Calls						\$50.85	
5503 General Repairs & Maint							
Beginning Balance							
01-09-2018	Bill	37972	Pivotech Doors Inc.	Hours of Labour to go to site; REPLACED coil cord, lubed motor chain	2000 Accounts Payable	\$311.88	7,453.46 7,765.34
01-09-2018	Journal Entry	211R		to reverse August accruals - PO Armstrong Monitoring	-Split-	\$ -390.00	7,375.34
01-09-2018	Bill	83119	Pyron Fire Protection Inc.	replaced local smoke combo (invoic dated July 24 2018)	2000 Accounts Payable	\$521.50	7,896.84
01-09-2018	Bill	405	10424161 Canada Inc.	Replace burnt out light (outside to the left of the main entrance)	2000 Accounts Payable	\$186.65	8,083.49
30-09-2018	Journal Entry	216		to set up September accruals - PO 1011 Armstrong Monitoring	-Split-	\$390.00	8,473.49
Total for 5503 General Repairs & Maint						\$1,020.03	

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5520 HVAC							
Beginning Balance							622.70
01-09-2018	Bill	07272	Optimum Mechanical Solutions	ROUTINE SUMMER INSPECTION - Visual inspection of units, change filters as required, check & lubricate blower motor if required. (August 17 2018)	2000 Accounts Payable	\$375.16	997.86
01-09-2018	Bill	THA00032	Optimum Mechanical Solutions	Reported gas smell (August 07 2018)	2000 Accounts Payable	\$342.39	1,340.25
Total for 5520 HVAC						\$717.55	
5530 Garage Cleaning							
Beginning Balance							333.35
Total for 5530 Garage Cleaning							
5550 Elevator							
Beginning Balance							120.00
Total for 5550 Elevator							
5555 Fire System Repairs							
Beginning Balance							3,610.35
Total for 5555 Fire System Repairs							
5570 Landscaping							
Beginning Balance							1,883.32
01-09-2018	Journal Entry	213		to reallocate expense to correct account	-Split-	\$ -1,883.32	0.00
Total for 5570 Landscaping						\$ -1,883.32	
Total for 5500 General Repairs and Maintenance with subs						\$ -94.89	
5800 Administrative Expenses							
5801 Property Management Fees							
Beginning Balance							11,964.76
01-09-2018	Bill		CI Property Management	management fees 2017	2000 Accounts Payable	\$1,112.84	13,077.60
01-09-2018	Bill	2445	CI Property Management	Condo Act Changes Monthly increase in management fee due to new condo act changes	2000 Accounts Payable	\$216.62	13,294.22
Total for 5801 Property Management Fees						\$1,329.46	
5805 CAO Fees							
Beginning Balance							324.00
Total for 5805 CAO Fees							
5810 Office Expenses							
Beginning Balance							374.01
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							677.87
07-09-2018	Expense		Royal Bank	ACTIVITY FEE	1020 Cash Reserve Fund	\$0.60	678.47
07-09-2018	Expense		Royal Bank	ACTIVITY FEE	1010 Cash Operating Account	\$55.58	734.05
Total for 5812 Bank Charges						\$56.18	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							5,990.34
10-09-2018	Expense		Gore Mutual	INSURANCE GORE MUTUAL INS	1010 Cash Operating Account	\$674.88	6,665.22
Total for 5830 Insurance Expense/General & Liability Insurance						\$674.88	
5832 Legal							
Beginning Balance							11,121.97
Total for 5832 Legal							
5835 Professional Fees							
Beginning Balance							137.08
Total for 5835 Professional Fees							
Total for 5800 Administrative Expenses						\$2,060.52	
5845* Bank Service Charges*							
Beginning Balance							0.60
Total for 5845* Bank Service Charges*							
R6135 Heating & Air Conditioning HVAC							
Beginning Balance							0.20
Total for R6135 Heating & Air Conditioning HVAC							
R6190 Reserve- General Repairs							
Beginning Balance							6,737.82
Total for R6190 Reserve- General Repairs							
6000 Contribution from operating							
Beginning Balance							40,450.50
30-09-2018	Journal Entry	217		to set up September RF Contribution - actual transfer made October 17/18	-Split-	\$4,494.50	44,945.00
Total for 6000 Contribution from operating						\$4,494.50	
R4012 Reserve Fund Interest Income							
Beginning Balance							2,518.41
04-09-2018	Deposit		Royal Bank	DEPOSIT INTEREST	1020 Cash Reserve Fund	\$352.37	2,870.78
Total for R4012 Reserve Fund Interest Income						\$352.37	

1010 Cash Operating Account, Period Ending 30-09-2018

RECONCILIATION REPORT

Reconciled on: 11-10-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	27,185.51
Cheques and payments cleared (24)	-30,829.14
Deposits and other credits cleared (30)	15,164.12
Statement ending balance	11,520.49

Register balance as of 30-09-2018	11,520.49
Cleared transactions after 30-09-2018	0.00
Uncleared transactions after 30-09-2018	14,417.39
Register balance as of 11-10-2018	25,937.88

Details

Cheques and payments cleared (24)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31-08-2018	Bill Payment	FCN_8753-1	Armstrong Monitoring	-644.10
31-08-2018	Bill Payment	FCN_8753-2	Clean All Environmental Ser...	-1,259.95
31-08-2018	Bill Payment	FCN_8755-5	3022366 Canada Inc.	-2,124.40
31-08-2018	Bill Payment	FCN_8755-4	Priority Submetering Solutions	-360.59
31-08-2018	Bill Payment	FCN_8755-3	Pivotech Doors Inc.	-579.70
31-08-2018	Bill Payment	FCN_8755-2	Orkin Canada Corporation	-534.49
31-08-2018	Bill Payment	FCN_8755-1	10424161 Canada Inc.	-186.45
31-08-2018	Bill Payment	FCN_8754-6	3022366 Canada Inc.	-318.66
31-08-2018	Bill Payment	FCN_8753-3	CI Property Management	-1,948.12
31-08-2018	Bill Payment	FCN_8753-4	10424161 Canada Inc.	-366.24
31-08-2018	Bill Payment	FCN_8753-5	10085227 Canada Inc.	-1,922.13
31-08-2018	Bill Payment	FCN_8753-6	Strivetech Elevator Services ...	-678.00
31-08-2018	Bill Payment	FCN_8754-1	CI Property Management	-216.62
31-08-2018	Bill Payment	FCN_8754-2	Davidson Houle Allen LLP	-4,097.19
31-08-2018	Bill Payment	FCN_8754-3	Optimum Mechanical Solutions	-622.70
31-08-2018	Bill Payment	FCN_8754-4	10424161 Canada Inc.	-474.60
31-08-2018	Bill Payment	FCN_8754-5	Pyron Fire Protection Inc.	-6,903.93
04-09-2018	Bill Payment		CI Property Management	-1,112.84
07-09-2018	Expense		Royal Bank	-55.58
10-09-2018	Bill Payment	RBCX 2011	Enbridge-388 BOOTH ST	-1,592.50
10-09-2018	Expense		Gore Mutual	-674.88
11-09-2018	Bill Payment	RBCX 6552	Ottawa Water & Sewer-9 BA...	-1,453.22
17-09-2018	Bill Payment		CI Property Management	-974.06
20-09-2018	Bill Payment	RBCX 6238	Ottawa Water & Sewer-9 BA...	-1,728.19

Total -30,829.14

Deposits and other credits cleared (30)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Receive Payment		Parking 10A - Developer	47.34
04-09-2018	Receive Payment		Parking 19A -Developer	47.34
04-09-2018	Receive Payment		394 Booth - DNS Networks	294.58
04-09-2018	Receive Payment		206 - Timothy Hack	327.69
04-09-2018	Receive Payment		307 - Martin Dinan	360.22
04-09-2018	Receive Payment		306 - Daniel Seens	375.03
04-09-2018	Receive Payment		204 - Mrs. Liu	395.62
04-09-2018	Receive Payment		207 - Sonja Lishchynski	407.56
04-09-2018	Receive Payment		106 - Ruth Gmehlin	425.31
04-09-2018	Receive Payment		108 - Ryan Pretty	433.62
04-09-2018	Receive Payment		304 - David Crowe	442.96
04-09-2018	Receive Payment		107 - Josie Bellissimo	472.64
04-09-2018	Receive Payment		9 Balsam - Barb Virley	505.46
04-09-2018	Receive Payment		301 Dev. Princiotta Tower Inc.	518.47

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Receive Payment		202- Misako Gratton	534.61
04-09-2018	Receive Payment		104 - T. Riley & Jasmine Craig	543.94
04-09-2018	Receive Payment		201 - Jennifer Carter	565.81
04-09-2018	Receive Payment		302 - Orion Sheila Clark	581.94
04-09-2018	Receive Payment		102 - Ron Mathews/C Rainey	585.64
04-09-2018	Receive Payment		305 -Andash Developments (...)	599.12
04-09-2018	Receive Payment		402 Salvator Princiotta	600.29
04-09-2018	Receive Payment		205 Ingrid & James Payer	613.23
04-09-2018	Receive Payment		405 - Andrew Smith & Logan...	614.81
04-09-2018	Receive Payment		203 Dev.Princiotta Tower Inc.	620.50
04-09-2018	Receive Payment		404 - Gilles Brisebois	639.91
04-09-2018	Receive Payment		403 Matthew & Marjorie Pritc...	640.74
04-09-2018	Receive Payment		401 Salvator Princiotta	644.27
04-09-2018	Receive Payment		303 Salvator Princiotta	715.17
05-09-2018	Receive Payment		Telus	1,055.43
19-09-2018	Receive Payment	084	101 - Francesco Papalia & A...	554.87

Total 15,164.12

Additional Information

Uncleared cheques and payments after 30-09-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-10-2018	Expense		Royal Bank	-71.85
09-10-2018	Expense		Gore Mutual	-674.88

Total -746.73

Uncleared deposits and other credits after 30-09-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-10-2018	Receive Payment		394 Booth - DNS Networks	294.58
01-10-2018	Receive Payment		307 - Martin Dinan	360.22
01-10-2018	Receive Payment		304 - David Crowe	442.96
01-10-2018	Receive Payment		202- Misako Gratton	534.61
01-10-2018	Receive Payment		403 Matthew & Marjorie Pritc...	640.74
01-10-2018	Receive Payment		204 - Mrs. Liu	395.62
01-10-2018	Receive Payment		405 - Andrew Smith & Logan...	614.81
01-10-2018	Receive Payment		303 Salvator Princiotta	715.17
01-10-2018	Receive Payment		106 - Ruth Gmehlin	425.31
01-10-2018	Receive Payment		102 - Ron Mathews/C Rainey	585.64
01-10-2018	Receive Payment		305 -Andash Developments (...)	599.12
01-10-2018	Receive Payment		404 - Gilles Brisebois	639.91
01-10-2018	Receive Payment		301 Dev. Princiotta Tower Inc.	518.47
01-10-2018	Receive Payment		Parking 10A - Developer	47.34
01-10-2018	Receive Payment		203 Dev.Princiotta Tower Inc.	620.50
01-10-2018	Receive Payment		207 - Sonja Lishchynski	407.56
01-10-2018	Receive Payment		201 - Jennifer Carter	565.81
01-10-2018	Receive Payment		9 Balsam - Barb Virley	505.46
01-10-2018	Receive Payment		306 - Daniel Seens	375.03
01-10-2018	Receive Payment		402 Salvator Princiotta	600.29
01-10-2018	Receive Payment		206 - Timothy Hack	327.69
01-10-2018	Receive Payment		302 - Orion Sheila Clark	581.94
01-10-2018	Receive Payment		401 Salvator Princiotta	644.27
01-10-2018	Receive Payment		Parking 19A -Developer	47.34
01-10-2018	Receive Payment		205 Ingrid & James Payer	613.23
01-10-2018	Receive Payment		107 - Josie Bellissimo	472.64
01-10-2018	Receive Payment		108 - Ryan Pretty	433.62
01-10-2018	Receive Payment		Telus	1,055.43
01-10-2018	Receive Payment		104 - T. Riley & Jasmine Craig	543.94
10-10-2018	Receive Payment	085	101 - Francesco Papalia & A...	554.87

Total 15,164.12



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

Business Account Statement

RBDDA30000_5244452 E D 00576 00490

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

August 31, 2018 to September 28, 2018

Account number: 00576 100-857-2

How to reach us:

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

Account Summary for this Period

Business Current Account

Royal Bank of Canada

200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

Opening balance on August 31, 2018	\$27,185.51
Total deposits & credits (3)	+ 15,164.12
Total cheques & debits (8)	- 30,829.14
Closing balance on September 28, 2018	= \$11,520.49

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			27,185.51
04 Sep	Direct Payment (PAD's) service total GRADS4462110000		13,553.82	40,739.33
	Misc Payment CAPITAL INTEGRA	1,112.84		39,626.49
05 Sep	eCheque deposit 18969		1,055.43	
	Direct Deposits (PDS) service total GRADS8978210000	23,237.87		17,444.05
07 Sep	Activity fee	55.58		17,388.47
10 Sep	Bill payment - 2011 ENBRIDGE	1,592.50		
	Insurance GORE MUTUAL INS	674.88		15,121.09
11 Sep	Bill payment - 6552 OTT WTR & SEWER	1,453.22		13,667.87
17 Sep	Internet Acc. Pymt FibreStream Inc PAP <DEFTPYMT>	974.06		12,693.81
19 Sep	eCheque deposit 18969		554.87	13,248.68



Business Account Statement

August 31, 2018 to September 28, 2018
Account number: 00576 100-857-2

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
20 Sep	Bill payment - 6238 OTT WTR & SEWER	1,728.19		11,520.49
	Closing balance			11,520.49

Account Fees: \$55.58

Monthly Reserve Report

OCSCC 886

September 2018

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

OCSCC 886

September 2018

Revenue

Due to an error when the switch of bank accounts occurred, to be under the CIPM umbrella of RBC Express, the reserve fund contribution was not made in the month of September. The contribution has now been made and will be reflected in the October statements.

Expenses

There were no reserve fund expenses during the month.

Conclusion

The reserve fund contribution will be reflected in the October statements and the condo is still within budget.

OCSCC #886

PROFIT AND LOSS

September 2018

	TOTAL
OTHER INCOME	
6000 Contribution from operating	4,494.50
R4012 Reserve Fund Interest Income	352.37
Total Other Income	\$4,846.87
PROFIT	\$4,846.87

OCSCC #886

PROFIT AND LOSS

December 2017 - September 2018

	TOTAL
EXPENSES	
R6135 Heating & Air Conditioning HVAC	0.20
R6190 Reserve- General Repairs	6,737.82
Total Expenses	\$6,738.02
OTHER INCOME	
6000 Contribution from operating	44,945.00
R4012 Reserve Fund Interest Income	2,870.78
Total Other Income	\$47,815.78
PROFIT	\$41,077.76

1020 Cash Reserve Fund, Period Ending 30-09-2018

RECONCILIATION REPORT

Reconciled on: 11-10-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	237,802.58
Cheques and payments cleared (1)	-0.60
Deposits and other credits cleared (1)	352.37
Statement ending balance	<u>238,154.35</u>
Register balance as of 30-09-2018	238,154.35
Cleared transactions after 30-09-2018	0.00
Uncleared transactions after 30-09-2018	342.50
Register balance as of 11-10-2018	<u>238,496.85</u>

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07-09-2018	Expense		Royal Bank	-0.60
Total				-0.60

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-09-2018	Deposit		Royal Bank	352.37
Total				352.37

Additional Information

Uncleared deposits and other credits after 30-09-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-10-2018	Deposit		Royal Bank	342.50
Total				342.50



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

Business Account Statement

RBDDA30000_5244452 E D 00576 00492

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

August 31, 2018 to September 28, 2018

Account number: 00576 100-873-9

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

200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

Opening balance on August 31, 2018	\$237,802.58
Total deposits & credits (1)	+ 352.37
Total cheques & debits (1)	- 0.60
Closing balance on September 28, 2018	= \$238,154.35

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			237,802.58
04 Sep	Deposit interest		352.37	238,154.95
07 Sep	Activity fee	0.60		238,154.35
	Closing balance			238,154.35

Deposit Interest Earned: \$352.37

Account Fees: \$0.60