

MONTHLY FINANCIAL REPORT

CCC 634

September 2018

CCC634 Monthly Financials

Table of Contents

Operating Reports

1. Financial Summary Report
2. Budget vs Actuals Comparison- Monthly
3. Budget vs Actuals Comparison- Year to Date
4. Profit and Loss Statement- Monthly
5. Balance Sheet- Monthly
6. Accounts Receivable Summary
7. Accounts Payable Summary
8. Monthly Transaction List- By Supplier
10. General Ledger- Monthly
11. Operating Account Bank Reconciliation
12. Operating Account Bank Statement

Reserve Reports

1. Financial Summary Report
2. Profit and Loss Statement- Monthly
3. Profit and Loss Statement- Year to Date
4. Reserve Fund Bank Reconciliation
- 5 .Reserve Fund Bank Statement

MONTHLY FINANCIAL REPORT SUMMARY

OCCC634

September, 2018

Revenue

100% of condo fees have been invoiced.

No other major variances to report in the revenues.

Expenses

Utilities are well under budget due to hydro \$794.82. This will clear as the months change.

Contracts are overall under budget however for Pest Control the code is over due to the infestation on the roof and the subsequent repairs. What is keeping this code under budget is snow removal.

Repairs and Maintenance are under budget as the expenses for common area painting and sprinkler head relocations were transferred to reserve.

Administrative: the audit has not been billed the account will clear when invoiced. Cheque will be issued in October, 2018. Electronic communication is reflected in the savings of the office expenses.

Legal costs for the declaration and by law review as well as the enclosed parking spot and easement for the vestibule investigation has added extra unforeseen costs.



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

www.cimanagement.ca

OCSCC #634

BUDGET VS. ACTUALS: 2018/19 (COPY) - FY19 P&L

September 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	19,706.56	19,706.50	0.06	100.00 %
4037 Unrecoverable condo fees A11	118.95	119.00	-0.05	99.96 %
Total 4000 Income	19,825.51	19,825.50	0.01	100.00 %
Total Income	\$19,825.51	\$19,825.50	\$0.01	100.00 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	-7,502.08	7,492.08	-14,994.16	-100.13 %
Total Cost of Goods Sold	\$ -7,502.08	\$7,492.08	\$ -14,994.16	-100.13 %
GROSS PROFIT	\$27,327.59	\$12,333.42	\$14,994.17	221.57 %
Expenses				
5000 Utilities				
5010 Gas	536.23	376.00	160.23	142.61 %
5020 Hydro	1,100.71	789.92	310.79	139.34 %
5030 Water & Sewer	300.82	1,029.00	-728.18	29.23 %
5040 Telecom Expenses	490.49	296.25	194.24	165.57 %
Total 5000 Utilities	2,428.25	2,491.17	-62.92	97.47 %
5400 Contracts				
5410 General Cleaning	937.90	1,065.17	-127.27	88.05 %
5415 Waste management	170.07	175.17	-5.10	97.09 %
5430 Fire System Maintenance	221.44	366.50	-145.06	60.42 %
5440 Mechanical Maintenance/HVAC	675.55	226.58	448.97	298.15 %
5455 Elevator Maintenance	782.53	833.33	-50.80	93.90 %
5465 Landscaping		250.00	-250.00	
5470 Snow Removal		0.00	0.00	
5475 Pest Control	135.60	83.33	52.27	162.73 %
Total 5400 Contracts	2,923.09	3,000.08	-76.99	97.43 %
5500 General Repairs & Maintenance				
5503 General Repairs & Maint	949.20	1,750.00	-800.80	54.24 %
5504 Emergency Calls		330.00	-330.00	
5510 Additional Building Cleaning	2,926.70		2,926.70	
5518 Window Cleaning		0.00	0.00	
Total 5500 General Repairs & Maintenance	3,875.90	2,080.00	1,795.90	186.34 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	1,268.17	1,268.17	0.00	100.00 %
5805 CAO Fees		34.00	-34.00	
5810 Office Expenses		23.25	-23.25	
5812 Bank Charges	62.70	58.50	4.20	107.18 %
5830 Insurance Expense/General & Liability Insurance	1,875.29	1,582.75	292.54	118.48 %
5832 Legal/ Professional Fees		83.33	-83.33	
5833 Audit-Accounting	0.00	0.00	0.00	
Total 5800 Administrative & Professional Expenses	3,206.16	3,050.00	156.16	105.12 %
5900 Contingency/ Initiatives				

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5905 General Contingency		188.75	-188.75	
5910 Deficit Recover		102.33	-102.33	
5911 A11- unrecoverable fees		119.00	-119.00	
Total 5900 Contingency/ Initiatives		410.08	-410.08	
Total Expenses	\$12,433.40	\$11,031.33	\$1,402.07	112.71 %
NET OPERATING INCOME	\$14,894.19	\$1,302.09	\$13,592.10	1,143.87 %
NET INCOME	\$14,894.19	\$1,302.09	\$13,592.10	1,143.87 %

OCSCC #634

BUDGET VS. ACTUALS: 2018/19 (COPY) - FY19 P&L

March - September, 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	138,064.87	137,945.50	119.37	100.09 %
4037 Unrecoverable condo fees A11	713.70	833.00	-119.30	85.68 %
Total 4000 Income	138,778.57	138,778.50	0.07	100.00 %
Total Income	\$138,778.57	\$138,778.50	\$0.07	100.00 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	52,434.57	52,444.56	-9.99	99.98 %
Total Cost of Goods Sold	\$52,434.57	\$52,444.56	\$ -9.99	99.98 %
GROSS PROFIT	\$86,344.00	\$86,333.94	\$10.06	100.01 %
Expenses				
5000 Utilities				
5010 Gas	1,977.67	2,632.00	-654.33	75.14 %
5020 Hydro	5,489.48	5,529.44	-39.96	99.28 %
5030 Water & Sewer	6,590.10	7,203.00	-612.90	91.49 %
5040 Telecom Expenses	2,586.12	2,073.75	512.37	124.71 %
Total 5000 Utilities	16,643.37	17,438.19	-794.82	95.44 %
5400 Contracts				
5410 General Cleaning	8,218.47	7,456.19	762.28	110.22 %
5415 Waste management	1,190.49	1,226.19	-35.70	97.09 %
5430 Fire System Maintenance	1,685.65	2,565.50	-879.85	65.70 %
5440 Mechanical Maintenance/HVAC	3,577.49	1,586.06	1,991.43	225.56 %
5455 Elevator Maintenance	5,269.15	5,833.31	-564.16	90.33 %
5465 Landscaping		1,000.00	-1,000.00	
5470 Snow Removal	836.20	4,249.00	-3,412.80	19.68 %
5475 Pest Control	1,853.20	583.31	1,269.89	317.70 %
Total 5400 Contracts	22,630.65	24,499.56	-1,868.91	92.37 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	1,260.87		1,260.87	
5503 General Repairs & Maint	9,722.65	12,250.00	-2,527.35	79.37 %
5504 Emergency Calls	271.20	2,310.00	-2,038.80	11.74 %
5510 Additional Building Cleaning	2,926.70		2,926.70	
5518 Window Cleaning		3,125.00	-3,125.00	
5530 Fire System Repairs	0.00		0.00	
5540 HVAC	0.00		0.00	
Total 5500 General Repairs & Maintenance	14,181.42	17,685.00	-3,503.58	80.19 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	8,868.28	8,877.15	-8.87	99.90 %
5805 CAO Fees	360.00	238.00	122.00	151.26 %
5810 Office Expenses	48.13	162.75	-114.62	29.57 %
5812 Bank Charges	877.82	409.50	468.32	214.36 %
5830 Insurance Expense/General & Liability Insurance	13,127.08	11,079.25	2,047.83	118.48 %
5832 Legal/ Professional Fees	5,146.96	583.31	4,563.65	882.37 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5833 Audit-Accounting	0.00	2,575.00	-2,575.00	0.00 %
Total 5800 Administrative & Professional Expenses	28,428.27	23,924.96	4,503.31	118.82 %
5900 Contingency/ Initiatives				
5905 General Contingency		1,321.25	-1,321.25	
5910 Deficit Recover		716.31	-716.31	
5911 A11- unrecoverable fees		833.00	-833.00	
Total 5900 Contingency/ Initiatives		2,870.56	-2,870.56	
Total Expenses	\$81,883.71	\$86,418.27	\$ -4,534.56	94.75 %
NET OPERATING INCOME	\$4,460.29	\$ -84.33	\$4,544.62	-5,289.09 %
NET INCOME	\$4,460.29	\$ -84.33	\$4,544.62	-5,289.09 %

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PROFIT AND LOSS

September 2018

	TOTAL
INCOME	
4000 Income	
4001 Condo Fees	19,706.56
4037 Unrecoverable condo fees A11	118.95
Total 4000 Income	19,825.51
Total Income	\$19,825.51
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	-7,502.08
Total Cost of Goods Sold	\$ -7,502.08
GROSS PROFIT	\$27,327.59
EXPENSES	
5000 Utilities	
5010 Gas	536.23
5020 Hydro	1,100.71
5030 Water & Sewer	300.82
5040 Telecom Expenses	490.49
Total 5000 Utilities	2,428.25
5400 Contracts	
5410 General Cleaning	937.90
5415 Waste management	170.07
5430 Fire System Maintenance	221.44
5440 Mechanical Maintenance/HVAC	675.55
5455 Elevator Maintenance	782.53
5475 Pest Control	135.60
Total 5400 Contracts	2,923.09
5500 General Repairs & Maintenance	
5503 General Repairs & Maint	949.20
5510 Additional Building Cleaning	2,926.70
Total 5500 General Repairs & Maintenance	3,875.90
5800 Administrative & Professional Expenses	
5801 Property Management Fees	1,268.17
5812 Bank Charges	62.70
5830 Insurance Expense/General & Liability Insurance	1,875.29
5833 Audit-Accounting	0.00
Total 5800 Administrative & Professional Expenses	3,206.16
Total Expenses	\$12,433.40
PROFIT	\$14,894.19

OCSCC #634

BALANCE SHEET

As of September 30, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	28,828.89
1020 Reserve Account	218,741.51
Total Cash and Cash Equivalent	\$247,570.40
Accounts Receivable (A/R)	
1100 Accounts Receivable	4,577.47
Total Accounts Receivable (A/R)	\$4,577.47
1200 Due to/from	-3,714.09
1300 Prepaid Expenses	765.15
1101 1101 Misc AR - Receivable	270.00
Total 1300 Prepaid Expenses	1,035.15
Uncategorized Asset	
1500 Undeposited Funds	50.85
Total Uncategorized Asset	50.85
Total Current Assets	\$249,519.78
Total Assets	\$249,519.78
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	14,154.53
Total Accounts Payable (A/P)	\$14,154.53
2005 Accrued Liabilities	9,124.90
2500 Due to/from Operating	-3,714.09
Total Current Liabilities	\$19,565.34
Total Liabilities	\$19,565.34
Equity	
Opening Balance Equity	0.00
Retained Earnings	190,978.48
Profit for the year	38,975.96
Total Equity	\$229,954.44
Total Liabilities and Equity	\$249,519.78

OCSCC #634

A/R AGING SUMMARY

As of September 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
110, Dimitri Joannides		0.02				\$0.02
201			175.00			\$175.00
206, Roch Boulanger				542.40		\$542.40
209			203.40			\$203.40
310 Susan Mary Leclerc & David Russell Dunlop		-1.00				\$ -1.00
A11	118.95	118.95		118.95	475.80	\$832.65
Hydro Ottawa Ltd			2,825.00			\$2,825.00
TOTAL	\$118.95	\$117.97	\$3,203.40	\$661.35	\$475.80	\$4,577.47

OCSCC #634

A/P AGING SUMMARY

As of September 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
177863 Canada Inc. Nature		135.60				\$135.60
Baxtec Mechanical Services	220.92					\$220.92
BELL - 613 563 1280(916)					-101.14	\$ -101.14
Brown & Associates					879.40	\$879.40
C. Levett Renovation Inc.		949.20				\$949.20
C.P Renovations		904.00				\$904.00
CANDOR PLUMBING AND HEATING LTD.				531.46	685.02	\$1,216.48
Capital General Contracting				474.60		\$474.60
CI PROPERTY MANAGEMENT			56.65	96.05	-3.15	\$149.55
CITY OF OTTAWA - WATER AND SEWER					20.66	\$20.66
Cody Building Services		2,022.70			2,022.70	\$4,045.40
DODD'S JANITORIAL LIMITED					1,005.70	\$1,005.70
Extermination Direct Pest Control		50.85				\$50.85
OTIS CANADA INC.		2,295.45				\$2,295.45
Quality Lock				370.64	-741.28	\$ -370.64
WGP Professional Corporation		2,278.50				\$2,278.50
TOTAL	\$220.92	\$8,636.30	\$56.65	\$1,472.75	\$3,767.91	\$14,154.53

OCSCC #634

TRANSACTION LIST BY SUPPLIER

September 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
177863 Canada Inc. Nature						
19/09/2018	Bill	25010	Yes		2000 Accounts Payable	50.85
20/09/2018	Bill	25038	Yes		2000 Accounts Payable	84.75
Baxtec Mechanical Services						
06/09/2018	Bill	W24591	Yes		2000 Accounts Payable	220.92
BELL - 613 563 1280(916)						
01/09/2018	Bill	SEP01OCT012018	Yes		2000 Accounts Payable	50.57
12/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-50.57
BELL- 613 569 1306 (063)						
01/09/2018	Bill	JU17-JL16	Yes		2000 Accounts Payable	259.57
12/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-259.57
C. Levett Renovation Inc.						
12/09/2018	Bill	2269	Yes		2000 Accounts Payable	949.20
C.P Renovations						
01/09/2018	Bill	906	Yes		2000 Accounts Payable	904.00
CI PROPERTY MANAGEMENT						
01/09/2018	Bill		Yes		2000 Accounts Payable	1,268.17
04/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-1,268.17
CITY OF OTTAWA - WATER AND SEWER						
01/09/2018	Bill	JUL03AUG302018	Yes		2000 Accounts Payable	1,653.14
21/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-1,653.14
Cody Building Services						
25/09/2018	Bill	50038	Yes		2000 Accounts Payable	2,022.70
Extermination Direct Pest Control						
05/09/2018	Bill	4020	Yes		2000 Accounts Payable	50.85
HYDRO OTTAWA						
04/09/2018	Bill	JUL19AUG182018	Yes		2000 Accounts Payable	593.10
24/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-593.10
OTIS CANADA INC.						
01/09/2018	Bill	FO05338818	Yes	Three months contract from May 1, 2018 to July 31, 2018. Full Amount \$2243.31.	2000 Accounts Payable	2,295.45
WASTE CONNECTIONS OF CANADA INC.						
01/09/2018	Bill	SEPT 2018	Yes		2000 Accounts Payable	170.07
20/09/2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-170.07
WGP Professional Corporation						
20/09/2018	Bill	R180703	Yes		2000 Accounts Payable	2,278.50

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT

OCSCC #634

GENERAL LEDGER

September 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
	Beginning Balance						14,777.03
04/09/2018	Expense			INSURANCE GORE MUTUAL INS	5830 Administrative & Professional Expenses:Insurance Expense/General & Liability Insurance	\$ -1,875.29	12,901.74
04/09/2018	Payment		101		1100 Accounts Receivable	\$555.11	13,456.85
04/09/2018	Bill Payment (Cheque)		CI PROPERTY MANAGEMENT		2000 Accounts Payable	\$ -1,268.17	12,188.68
04/09/2018	Payment		307 - Zach Healy & Sean O'Reilly		1100 Accounts Receivable	\$721.65	12,910.33
04/09/2018	Payment		306		1100 Accounts Receivable	\$783.11	13,693.44
04/09/2018	Payment		305		1100 Accounts Receivable	\$743.46	14,436.90
04/09/2018	Payment		308		1100 Accounts Receivable	\$739.49	15,176.39
04/09/2018	Payment		309		1100 Accounts Receivable	\$739.49	15,915.88
04/09/2018	Payment		301		1100 Accounts Receivable	\$723.63	16,639.51
04/09/2018	Payment		208		1100 Accounts Receivable	\$699.84	17,339.35
04/09/2018	Payment		304 Mike Pelley		1100 Accounts Receivable	\$689.93	18,029.28
04/09/2018	Payment		106		1100 Accounts Receivable	\$678.03	18,707.31
04/09/2018	Payment		206, Roch Boulanger		1100 Accounts Receivable	\$678.03	19,385.34
04/09/2018	Payment		210		1100 Accounts Receivable	\$668.12	20,053.46
04/09/2018	Payment		202		1100 Accounts Receivable	\$668.12	20,721.58
04/09/2018	Payment		109		1100 Accounts Receivable	\$652.26	21,373.84
04/09/2018	Payment		209		1100 Accounts Receivable	\$650.28	22,024.12
04/09/2018	Payment		205		1100 Accounts Receivable	\$646.31	22,670.43
04/09/2018	Payment		105		1100 Accounts Receivable	\$646.31	23,316.74
04/09/2018	Payment		302		1100 Accounts Receivable	\$634.42	23,951.16
04/09/2018	Payment		107		1100 Accounts Receivable	\$602.70	24,553.86
04/09/2018	Payment		303		1100 Accounts Receivable	\$602.70	25,156.56
04/09/2018	Payment		104		1100 Accounts Receivable	\$598.73	25,755.29
04/09/2018	Payment		103		1100 Accounts Receivable	\$586.83	26,342.12
04/09/2018	Payment		203		1100 Accounts Receivable	\$584.85	26,926.97
04/09/2018	Payment		201		1100 Accounts Receivable	\$584.85	27,511.82
04/09/2018	Payment		108		1100 Accounts Receivable	\$582.87	28,094.69
04/09/2018	Payment		102		1100 Accounts Receivable	\$567.01	28,661.70
04/09/2018	Payment		204		1100 Accounts Receivable	\$567.01	29,228.71
04/09/2018	Payment		207		1100 Accounts Receivable	\$567.01	29,795.72
05/09/2018	Payment		310 Susan Mary Leclerc & David Russell Dunlop		1100 Accounts Receivable	\$945.68	30,741.40
07/09/2018	Expense			ACTIVITY FEE	5812 Administrative & Professional Expenses:Bank Charges	\$ -60.70	30,680.70
12/09/2018	Bill Payment (Cheque)		BELL - 613 563 1280(916)		2000 Accounts Payable	\$ -50.57	30,630.13
12/09/2018	Bill Payment (Cheque)		BELL- 613 569 1306 (063)		2000 Accounts Payable	\$ -259.57	30,370.56
13/09/2018	Payment		110, Dimitri Joannides		1100 Accounts Receivable	\$275.91	30,646.47
13/09/2018	Payment		110, Dimitri Joannides		1100 Accounts Receivable	\$598.73	31,245.20
20/09/2018	Bill Payment (Cheque)		WASTE CONNECTIONS OF CANADA INC.		2000 Accounts Payable	\$ -170.07	31,075.13
21/09/2018	Bill Payment (Cheque)		CITY OF OTTAWA - WATER AND SEWER		2000 Accounts Payable	\$ -1,653.14	29,421.99
24/09/2018	Bill Payment (Cheque)		HYDRO OTTAWA		2000 Accounts Payable	\$ -593.10	28,828.89
Total for 1010 Operating Account						\$14,051.86	
1020 Reserve Account							
	Beginning Balance						218,400.67
05/09/2018	Deposit			DEPOSIT INTEREST	6002 Interest income for reserve	\$342.84	218,743.51
07/09/2018	Expense			ACTIVITY FEE	5812 Administrative & Professional Expenses:Bank Charges	\$ -2.00	218,741.51
Total for 1020 Reserve Account						\$340.84	
1100 Accounts Receivable							
	Beginning Balance						4,734.43
01/09/2018	Invoice	1230	210		4001 Income:Condo Fees	\$668.12	5,402.55
01/09/2018	Invoice	1229	102		4001 Income:Condo Fees	\$567.01	5,969.56
01/09/2018	Invoice	1200	206, Roch Boulanger		4001 Income:Condo Fees	\$678.03	6,647.59
01/09/2018	Invoice	1201	103		4001 Income:Condo Fees	\$586.83	7,234.42
01/09/2018	Invoice	1202	207		4001 Income:Condo Fees	\$567.01	7,801.43
01/09/2018	Invoice	1203	309		4001 Income:Condo Fees	\$739.49	8,540.92
01/09/2018	Invoice	1204	308		4001 Income:Condo Fees	\$739.49	9,280.41
01/09/2018	Invoice	1205	208		4001 Income:Condo Fees	\$699.84	9,980.25
01/09/2018	Invoice	1206	209		4001 Income:Condo Fees	\$650.28	10,630.53
01/09/2018	Invoice	1207	301		4001 Income:Condo Fees	\$723.63	11,354.16
01/09/2018	Invoice	1208	302		4001 Income:Condo Fees	\$634.42	11,988.58
01/09/2018	Invoice	1209	108		4001 Income:Condo Fees	\$582.87	12,571.45
01/09/2018	Invoice	1210	109		4001 Income:Condo Fees	\$652.26	13,223.71
01/09/2018	Invoice	1211	303		4001 Income:Condo Fees	\$602.70	13,826.41
01/09/2018	Invoice	1212	306		4001 Income:Condo Fees	\$783.11	14,609.52

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/09/2018	Invoice	1213	A11		4037 Income:Unrecoverable condo fees A11	\$118.95	14,728.47
01/09/2018	Invoice	1214	304 Mike Pelley		4001 Income:Condo Fees	\$689.93	15,418.40
01/09/2018	Invoice	1215	305		4001 Income:Condo Fees	\$743.46	16,161.86
01/09/2018	Invoice	1216	101		4001 Income:Condo Fees	\$555.11	16,716.97
01/09/2018	Invoice	1217	106		4001 Income:Condo Fees	\$678.03	17,395.00
01/09/2018	Invoice	1218	110, Dimitri Joannides		4001 Income:Condo Fees	\$598.73	17,993.73
01/09/2018	Invoice	1219	104		4001 Income:Condo Fees	\$598.73	18,592.46
01/09/2018	Invoice	1220	105		4001 Income:Condo Fees	\$646.31	19,238.77
01/09/2018	Invoice	1221	107		4001 Income:Condo Fees	\$602.70	19,841.47
01/09/2018	Invoice	1222	201		4001 Income:Condo Fees	\$584.85	20,426.32
01/09/2018	Invoice	1223	203		4001 Income:Condo Fees	\$584.85	21,011.17
01/09/2018	Invoice	1224	204		4001 Income:Condo Fees	\$567.01	21,578.18
01/09/2018	Invoice	1225	202		4001 Income:Condo Fees	\$668.12	22,246.30
01/09/2018	Invoice	1226	205		4001 Income:Condo Fees	\$646.31	22,892.61
01/09/2018	Invoice	1227	307 - Zach Healy & Sean O'Reilly		4001 Income:Condo Fees	\$721.65	23,614.26
01/09/2018	Invoice	1228	310 Susan Mary Leclerc & David Russell Dunlop		4001 Income:Condo Fees	\$945.68	24,559.94
04/09/2018	Payment		207		1010 Operating Account	\$ -567.01	23,992.93
04/09/2018	Payment		307 - Zach Healy & Sean O'Reilly		1010 Operating Account	\$ -721.65	23,271.28
04/09/2018	Payment		306		1010 Operating Account	\$ -783.11	22,488.17
04/09/2018	Payment		101		1010 Operating Account	\$ -555.11	21,933.06
04/09/2018	Payment		204		1010 Operating Account	\$ -567.01	21,366.05
04/09/2018	Payment		102		1010 Operating Account	\$ -567.01	20,799.04
04/09/2018	Payment		108		1010 Operating Account	\$ -582.87	20,216.17
04/09/2018	Payment		201		1010 Operating Account	\$ -584.85	19,631.32
04/09/2018	Payment		203		1010 Operating Account	\$ -584.85	19,046.47
04/09/2018	Payment		103		1010 Operating Account	\$ -586.83	18,459.64
04/09/2018	Payment		104		1010 Operating Account	\$ -598.73	17,860.91
04/09/2018	Payment		303		1010 Operating Account	\$ -602.70	17,258.21
04/09/2018	Payment		107		1010 Operating Account	\$ -602.70	16,655.51
04/09/2018	Payment		302		1010 Operating Account	\$ -634.42	16,021.09
04/09/2018	Payment		105		1010 Operating Account	\$ -646.31	15,374.78
04/09/2018	Payment		205		1010 Operating Account	\$ -646.31	14,728.47
04/09/2018	Payment		209		1010 Operating Account	\$ -650.28	14,078.19
04/09/2018	Payment		109		1010 Operating Account	\$ -652.26	13,425.93
04/09/2018	Payment		202		1010 Operating Account	\$ -668.12	12,757.81
04/09/2018	Payment		210		1010 Operating Account	\$ -668.12	12,089.69
04/09/2018	Payment		206, Roch Boulanger		1010 Operating Account	\$ -678.03	11,411.66
04/09/2018	Payment		106		1010 Operating Account	\$ -678.03	10,733.63
04/09/2018	Payment		304 Mike Pelley		1010 Operating Account	\$ -689.93	10,043.70
04/09/2018	Payment		208		1010 Operating Account	\$ -699.84	9,343.86
04/09/2018	Payment		301		1010 Operating Account	\$ -723.63	8,620.23
04/09/2018	Payment		309		1010 Operating Account	\$ -739.49	7,880.74
04/09/2018	Payment		308		1010 Operating Account	\$ -739.49	7,141.25
04/09/2018	Payment		305		1010 Operating Account	\$ -743.46	6,397.79
05/09/2018	Payment		310 Susan Mary Leclerc & David Russell Dunlop		1010 Operating Account	\$ -945.68	5,452.11
13/09/2018	Payment		110, Dimitri Joannides		1010 Operating Account	\$ -275.91	5,176.20
13/09/2018	Payment		110, Dimitri Joannides		1010 Operating Account	\$ -598.73	4,577.47
Total for 1100 Accounts Receivable						\$ -156.96	
1200 Due to/from							
Beginning Balance							-11,216.17
30/09/2018	Journal Entry	21R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$7,492.08	-3,724.09
30/09/2018	Journal Entry	17R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$7,492.08	3,767.99
30/09/2018	Journal Entry	31		to record Sept RF Transfer owing - actual transfer made Oct 15/18	-Split-	\$ -7,482.08	-3,714.09
Total for 1200 Due to/from						\$7,502.08	
1300 Prepaid Expenses							
30/09/2018	Journal Entry	30		To record October elevator prepaid	-Split-	\$765.15	765.15
Total for 1300 Prepaid Expenses						\$765.15	
1101 1101 Misc AR - Receivable							
Beginning Balance							270.00
Total for 1101 1101 Misc AR - Receivable							
Total for 1300 Prepaid Expenses with subs						\$765.15	
Uncategorized Asset							
1500 Undeposited Funds							
Beginning Balance							50.85
Total for 1500 Undeposited Funds							
Total for Uncategorized Asset							
2000 Accounts Payable							
Beginning Balance							5,297.31
01/09/2018	Bill	FO05338818	OTIS CANADA INC.	Three months contract from May 1, 2018 to July 31, 2018. Full Amount \$2243.31.	5455 Contracts:Elevator Maintenance	\$2,295.45	7,592.76
01/09/2018	Bill	SEP01OCT012018	BELL - 613 563 1280(916)		5040 Utilities:Telecom	\$50.57	7,643.33

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
					Expenses		
01/09/2018	Bill	JUL03AUG302018	CITY OF OTTAWA - WATER AND SEWER		5030 Utilities:Water & Sewer	\$1,653.14	9,296.47
01/09/2018	Bill		CI PROPERTY MANAGEMENT		5801 Administrative & Professional Expenses:Property Management Fees	\$1,268.17	10,564.64
01/09/2018	Bill	JU17-JL16	BELL- 613 569 1306 (063)		5040 Utilities:Telecom Expenses	\$259.57	10,824.21
01/09/2018	Bill	906	C.P Renovations		5510 General Repairs & Maintenance:Additional Building Cleaning	\$904.00	11,728.21
01/09/2018	Bill	SEPT 2018	WASTE CONNECTIONS OF CANADA INC.		5415 Contracts:Waste management	\$170.07	11,898.28
04/09/2018	Bill	JUL19AUG182018	HYDRO OTTAWA		5020 Utilities:Hydro	\$593.10	12,491.38
04/09/2018	Bill Payment (Cheque)		CI PROPERTY MANAGEMENT		1010 Operating Account	\$ -1,268.17	11,223.21
05/09/2018	Bill	4020	Extermination Direct Pest Control		5475 Contracts:Pest Control	\$50.85	11,274.06
06/09/2018	Bill	W24591	Baxtec Mechanical Services		5440 Contracts:Mechanical Maintenance/HVAC	\$220.92	11,494.98
12/09/2018	Bill	2269	C. Levett Renovation Inc.		5503 General Repairs & Maintenance:General Repairs & Maint	\$949.20	12,444.18
12/09/2018	Bill Payment (Cheque)		BELL - 613 563 1280(916)		1010 Operating Account	\$ -50.57	12,393.61
12/09/2018	Bill Payment (Cheque)		BELL- 613 569 1306 (063)		1010 Operating Account	\$ -259.57	12,134.04
19/09/2018	Bill	25010	177863 Canada Inc. Nature		5475 Contracts:Pest Control	\$50.85	12,184.89
20/09/2018	Bill	25038	177863 Canada Inc. Nature		5475 Contracts:Pest Control	\$84.75	12,269.64
20/09/2018	Bill Payment (Cheque)		WASTE CONNECTIONS OF CANADA INC.		1010 Operating Account	\$ -170.07	12,099.57
20/09/2018	Bill	R180703	WGP Professional Corporation		5833 Administrative & Professional Expenses:Audit-Accounting	\$2,278.50	14,378.07
21/09/2018	Bill Payment (Cheque)		CITY OF OTTAWA - WATER AND SEWER		1010 Operating Account	\$ -1,653.14	12,724.93
24/09/2018	Bill Payment (Cheque)		HYDRO OTTAWA		1010 Operating Account	\$ -593.10	12,131.83
25/09/2018	Bill	50038	Cody Building Services		5510 General Repairs & Maintenance:Additional Building Cleaning	\$2,022.70	14,154.53
Total for 2000 Accounts Payable						\$8,857.22	
2005 Accrued Liabilities							
Beginning Balance							10,716.18
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -10,716.18	0.00
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$9,124.90	9,124.90
Total for 2005 Accrued Liabilities						\$ -1,591.28	
2500 Due to/from Operating							
Beginning Balance							-11,216.17
30/09/2018	Journal Entry	21R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$7,492.08	-3,724.09
30/09/2018	Journal Entry	31		to record Sept RF Transfer owing - actual transfer made Oct 15/18	-Split-	\$ -7,482.08	-11,206.17
30/09/2018	Journal Entry	17R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$7,492.08	-3,714.09
Total for 2500 Due to/from Operating						\$7,502.08	
Retained Earnings							
Beginning Balance							190,978.48
Total for Retained Earnings							
4000 Income							
4001 Condo Fees							
Beginning Balance							118,358.31
01/09/2018	Invoice	1230	210		1100 Accounts Receivable	\$668.12	119,026.43
01/09/2018	Invoice	1229	102	monthly condo fees	1100 Accounts Receivable	\$567.01	119,593.44
01/09/2018	Invoice	1228	310 Susan Mary Leclerc & David Russell Dunlop		1100 Accounts Receivable	\$945.68	120,539.12
01/09/2018	Invoice	1227	307 - Zach Healy & Sean O'Reilly		1100 Accounts Receivable	\$721.65	121,260.77
01/09/2018	Invoice	1226	205		1100 Accounts Receivable	\$646.31	121,907.08
01/09/2018	Invoice	1225	202		1100 Accounts Receivable	\$668.12	122,575.20
01/09/2018	Invoice	1224	204		1100 Accounts Receivable	\$567.01	123,142.21
01/09/2018	Invoice	1223	203		1100 Accounts Receivable	\$584.85	123,727.06
01/09/2018	Invoice	1222	201		1100 Accounts Receivable	\$584.85	124,311.91
01/09/2018	Invoice	1221	107		1100 Accounts Receivable	\$602.70	124,914.61
01/09/2018	Invoice	1220	105		1100 Accounts Receivable	\$646.31	125,560.92
01/09/2018	Invoice	1219	104		1100 Accounts Receivable	\$598.73	126,159.65
01/09/2018	Invoice	1218	110, Dimitri Joannides		1100 Accounts Receivable	\$598.73	126,758.38
01/09/2018	Invoice	1217	106		1100 Accounts Receivable	\$678.03	127,436.41
01/09/2018	Invoice	1216	101	monthly condo fees	1100 Accounts Receivable	\$555.11	127,991.52
01/09/2018	Invoice	1215	305		1100 Accounts Receivable	\$743.46	128,734.98
01/09/2018	Invoice	1214	304 Mike Pelley		1100 Accounts Receivable	\$689.93	129,424.91
01/09/2018	Invoice	1212	306		1100 Accounts Receivable	\$783.11	130,208.02
01/09/2018	Invoice	1211	303		1100 Accounts Receivable	\$602.70	130,810.72
01/09/2018	Invoice	1210	109		1100 Accounts Receivable	\$652.26	131,462.98
01/09/2018	Invoice	1209	108		1100 Accounts Receivable	\$582.87	132,045.85

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/09/2018	Invoice	1208	302		1100 Accounts Receivable	\$634.42	132,680.27
01/09/2018	Invoice	1207	301		1100 Accounts Receivable	\$723.63	133,403.90
01/09/2018	Invoice	1206	209		1100 Accounts Receivable	\$650.28	134,054.18
01/09/2018	Invoice	1205	208		1100 Accounts Receivable	\$699.84	134,754.02
01/09/2018	Invoice	1204	308		1100 Accounts Receivable	\$739.49	135,493.51
01/09/2018	Invoice	1203	309		1100 Accounts Receivable	\$739.49	136,233.00
01/09/2018	Invoice	1202	207		1100 Accounts Receivable	\$567.01	136,800.01
01/09/2018	Invoice	1201	103		1100 Accounts Receivable	\$586.83	137,386.84
01/09/2018	Invoice	1200	206, Roch Boulanger		1100 Accounts Receivable	\$678.03	138,064.87
Total for 4001 Condo Fees						\$19,706.56	
4037 Unrecoverable condo fees A11							
Beginning Balance							594.75
01/09/2018	Invoice	1213	A11		1100 Accounts Receivable	\$118.95	713.70
Total for 4037 Unrecoverable condo fees A11						\$118.95	
Total for 4000 Income						\$19,825.51	
4500 Contribution to Reserve Fund							
Beginning Balance							59,936.65
30/09/2018	Journal Entry	17R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$ -7,492.08	52,444.57
30/09/2018	Journal Entry	31		to record Sept RF Transfer owing - actual transfer made Oct 15/18	-Split-	\$7,482.08	59,926.65
30/09/2018	Journal Entry	21R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$ -7,492.08	52,434.57
Total for 4500 Contribution to Reserve Fund						\$ -7,502.08	
5000 Utilities							
5010 Gas							
Beginning Balance							1,441.44
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -5.24	1,436.20
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$541.47	1,977.67
Total for 5010 Gas						\$536.23	
5020 Hydro							
Beginning Balance							4,388.77
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -1,106.90	3,281.87
04/09/2018	Bill	JUL19AUG182018	HYDRO OTTAWA	July 19 - August 20 2018	2000 Accounts Payable	\$593.10	3,874.97
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$1,614.51	5,489.48
Total for 5020 Hydro						\$1,100.71	
5030 Water & Sewer							
Beginning Balance							6,289.28
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -2,206.44	4,082.84
01/09/2018	Bill	JUL03AUG302018	CITY OF OTTAWA - WATER AND SEWER	July 1, 2018 to August 30, 2018	2000 Accounts Payable	\$1,653.14	5,735.98
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$854.12	6,590.10
Total for 5030 Water & Sewer						\$300.82	
5040 Telecom Expenses							
Beginning Balance							2,095.63
01/09/2018	Bill	SEP01OCT012018	BELL - 613 563 1280(916)	Sept 1 - 30 2018	2000 Accounts Payable	\$50.57	2,146.20
01/09/2018	Bill	JU17-JL16	BELL- 613 569 1306 (063)	June to July 2018	2000 Accounts Payable	\$259.57	2,405.77
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -439.93	1,965.84
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$620.28	2,586.12
Total for 5040 Telecom Expenses						\$490.49	
Total for 5000 Utilities						\$2,428.25	
5400 Contracts							
5410 General Cleaning							
Beginning Balance							7,280.57
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -1,875.80	5,404.77
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$2,813.70	8,218.47
Total for 5410 General Cleaning						\$937.90	
5415 Waste management							
Beginning Balance							1,020.42
01/09/2018	Bill	SEPT 2018	WASTE CONNECTIONS OF CANADA INC.	WASTE SERVICE FOR	2000 Accounts Payable	\$170.07	1,190.49
Total for 5415 Waste management						\$170.07	
5430 Fire System Maintenance							
Beginning Balance							1,464.21
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -1,328.61	135.60
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$1,550.05	1,685.65
Total for 5430 Fire System Maintenance						\$221.44	
5440 Mechanical Maintenance/HVAC							
Beginning Balance							2,901.94
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -454.64	2,447.30
06/09/2018	Bill	W24591	Baxtec Mechanical Services	To provide labour and material to investigate the Make up air unit reported to be inoperable.	2000 Accounts Payable	\$220.92	2,668.22
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$909.27	3,577.49
Total for 5440 Mechanical Maintenance/HVAC						\$675.55	
5455 Elevator Maintenance							
Beginning Balance							4,486.62
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -747.77	3,738.85
01/09/2018	Bill	FO05338818	OTIS CANADA INC.	Service fee for 08/01/18 TO	2000 Accounts Payable	\$2,295.45	6,034.30

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				10/31/18 (invoice dated July 20 2018)			
30/09/2018	Journal Entry	30		To record October elevator prepaid	-Split-	\$ -765.15	5,269.15
Total for 5455 Elevator Maintenance						\$782.53	
5470 Snow Removal							
Beginning Balance							836.20
Total for 5470 Snow Removal							
5475 Pest Control							
Beginning Balance							1,717.60
01/09/2018	Journal Entry	28R		to reverse August accrual	-Split-	\$ -50.85	1,666.75
05/09/2018	Bill	4020	Extermination Direct Pest Control	Monthly Service for the month of August2018	2000 Accounts Payable	\$50.85	1,717.60
19/09/2018	Bill	25010	177863 Canada Inc. Nature	MONTHLY SERVICE OF SEPTEMBER 2018	2000 Accounts Payable	\$50.85	1,768.45
20/09/2018	Bill	25038	177863 Canada Inc. Nature	TREATED FOR BEES CONTROL AROUND PATIO DOOR	2000 Accounts Payable	\$84.75	1,853.20
Total for 5475 Pest Control						\$135.60	
Total for 5400 Contracts						\$2,923.09	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							1,260.87
Total for 5501 Reimbursable Expense							
5503 General Repairs & Maint							
Beginning Balance							8,773.45
12/09/2018	Bill	2269	C. Levett Renovation Inc.	Repaired lock in main entrance of Unit 203 with material Repaired roof over canopy main entrance wall flashing and caulked Checked main entrance door, tightened up handle, checked door	2000 Accounts Payable	\$949.20	9,722.65
Total for 5503 General Repairs & Maint						\$949.20	
5504 Emergency Calls							
Beginning Balance							271.20
Total for 5504 Emergency Calls							
5510 Additional Building Cleaning							
01/09/2018	Bill	906	C.P Renovations	cleaning for the month of August 2018	2000 Accounts Payable	\$904.00	904.00
25/09/2018	Bill	50038	Cody Building Services	Service fees - exterior cleaning	2000 Accounts Payable	\$2,022.70	2,926.70
Total for 5510 Additional Building Cleaning						\$2,926.70	
Total for 5500 General Repairs & Maintenance						\$3,875.90	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							7,600.11
01/09/2018	Bill		CI PROPERTY MANAGEMENT	MONTHLY MGMT FEE March 2018 to February 2019	2000 Accounts Payable	\$1,268.17	8,868.28
Total for 5801 Property Management Fees						\$1,268.17	
5805 CAO Fees							
Beginning Balance							360.00
Total for 5805 CAO Fees							
5810 Office Expenses							
Beginning Balance							48.13
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							815.12
07/09/2018	Expense			ACTIVITY FEE	1010 Operating Account	\$60.70	875.82
07/09/2018	Expense			ACTIVITY FEE	1020 Reserve Account	\$2.00	877.82
Total for 5812 Bank Charges						\$62.70	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							11,251.79
04/09/2018	Expense			INSURANCE GORE MUTUAL INS	1010 Operating Account	\$1,875.29	13,127.08
Total for 5830 Insurance Expense/General & Liability Insurance						\$1,875.29	
5832 Legal/ Professional Fees							
Beginning Balance							5,146.96
Total for 5832 Legal/ Professional Fees							
5833 Audit-Accounting							
01/09/2018	Journal Entry	28R		to reverse accrual	-Split-	\$ -2,500.00	-2,500.00
20/09/2018	Bill	R180703	WGP Professional Corporation	Assistance in the preparation of the financial statements for the year ended February 28, 2018 (invoice dated July 31 2018)	2000 Accounts Payable	\$2,278.50	-221.50
30/09/2018	Journal Entry	32		to set up September accruals	-Split-	\$221.50	0.00
Total for 5833 Audit-Accounting						\$0.00	
Total for 5800 Administrative & Professional Expenses						\$3,206.16	
6103 Building Exterioror R&M							
Beginning Balance							3,277.00
Total for 6103 Building Exterioror R&M							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
6112 Reserve Bank charges							
Beginning Balance							43.80
Total for 6112 Reserve Bank charges							
6120 Reserve- Roof							
Beginning Balance							2,420.00
Total for 6120 Reserve- Roof							
6145 Garage Repairs & Cleaning							
Beginning Balance							6,328.00
Total for 6145 Garage Repairs & Cleaning							
6190 Reserve- General Repairs							
Beginning Balance							7,677.78
Total for 6190 Reserve- General Repairs							
6001 Contribution from operating							
Beginning Balance							59,936.65
30/09/2018	Journal Entry	31		to record Sept RF Transfer owing - actual transfer made Oct 15/18	-Split-	\$7,482.08	67,418.73
30/09/2018	Journal Entry	21R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$ -7,492.08	59,926.65
30/09/2018	Journal Entry	17R		RECORD TRANSFER DUE TO RESERVE MAY 2018	-Split-	\$ -7,492.08	52,434.57
Total for 6001 Contribution from operating						\$ -7,502.08	
6002 Interest income for reserve							
Beginning Balance							1,484.84
05/09/2018	Deposit			DEPOSIT INTEREST	1020 Reserve Account	\$342.84	1,827.68
Total for 6002 Interest income for reserve						\$342.84	

1010 Operating Account, Period Ending 30/09/2018

RECONCILIATION REPORT

Reconciled on: 09/10/2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	16,020.03
Cheques and payments cleared (11)	-7,173.61
Deposits and other credits cleared (31)	19,982.47
Statement ending balance	<u>28,828.89</u>

Register balance as of 30/09/2018	28,828.89
Cleared transactions after 30/09/2018	0.00
Uncleared transactions after 30/09/2018	6,835.95
Register balance as of 09/10/2018	<u>35,664.84</u>

Details

Cheques and payments cleared (11)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
22/08/2018	Bill Payment	1030	Extermination Direct Pest Co...	-101.70
22/08/2018	Bill Payment	1033	C. Levett Renovation Inc.	-1,005.70
22/08/2018	Bill Payment	1034	10424161 Canada Inc. o/a O...	-135.60
04/09/2018	Expense			-1,875.29
04/09/2018	Bill Payment		CI PROPERTY MANAGEME...	-1,268.17
07/09/2018	Expense			-60.70
12/09/2018	Bill Payment		BELL - 613 563 1280(916)	-50.57
12/09/2018	Bill Payment		BELL- 613 569 1306 (063)	-259.57
20/09/2018	Bill Payment		WASTE CONNECTIONS OF...	-170.07
21/09/2018	Bill Payment		CITY OF OTTAWA - WATER...	-1,653.14
24/09/2018	Bill Payment		HYDRO OTTAWA	-593.10

Total -7,173.61

Deposits and other credits cleared (31)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/09/2018	Receive Payment		307 - Zach Healy & Sean O'...	721.65
04/09/2018	Receive Payment		101	555.11
04/09/2018	Receive Payment		306	783.11
04/09/2018	Receive Payment		305	743.46
04/09/2018	Receive Payment		207	567.01
04/09/2018	Receive Payment		204	567.01
04/09/2018	Receive Payment		102	567.01
04/09/2018	Receive Payment		108	582.87
04/09/2018	Receive Payment		201	584.85
04/09/2018	Receive Payment		203	584.85
04/09/2018	Receive Payment		103	586.83
04/09/2018	Receive Payment		104	598.73
04/09/2018	Receive Payment		303	602.70
04/09/2018	Receive Payment		107	602.70
04/09/2018	Receive Payment		302	634.42
04/09/2018	Receive Payment		105	646.31
04/09/2018	Receive Payment		205	646.31
04/09/2018	Receive Payment		209	650.28
04/09/2018	Receive Payment		109	652.26
04/09/2018	Receive Payment		202	668.12
04/09/2018	Receive Payment		210	668.12
04/09/2018	Receive Payment		206, Roch Boulanger	678.03
04/09/2018	Receive Payment		106	678.03
04/09/2018	Receive Payment		304 Mike Pelley	689.93
04/09/2018	Receive Payment		208	699.84
04/09/2018	Receive Payment		301	723.63
04/09/2018	Receive Payment		309	739.49

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04/09/2018	Receive Payment		308	739.49
05/09/2018	Receive Payment		310 Susan Mary Leclerc & D...	945.68
13/09/2018	Receive Payment		110, Dimitri Joannides	275.91
13/09/2018	Receive Payment		110, Dimitri Joannides	598.73

Total 19,982.47

Additional Information

Uncleared cheques and payments after 30/09/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/10/2018	Bill Payment		CI PROPERTY MANAGEME...	-1,268.17
01/10/2018	Expense			-1,875.29
02/10/2018	Bill Payment	1042	Extermination Direct Pest Co...	-50.85
02/10/2018	Bill Payment	1041	177863 Canada Inc. Nature	-135.60
02/10/2018	Bill Payment	1040	WGP Professional Corporation	-2,278.50
02/10/2018	Bill Payment	1045	C.P Renovations	-904.00
02/10/2018	Bill Payment	1037	Baxtec Mechanical Services	-220.92
02/10/2018	Bill Payment	1038	Capital General Contracting	-474.60
02/10/2018	Bill Payment	1043	C. Levett Renovation Inc.	-949.20
02/10/2018	Bill Payment	1046	Cody Building Services	-2,022.70
02/10/2018	Bill Payment	1039	OTIS CANADA INC.	-2,295.45

Total -12,475.28

Uncleared deposits and other credits after 30/09/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/10/2018	Receive Payment		105	646.31
01/10/2018	Receive Payment		205	646.31
01/10/2018	Receive Payment		209	650.28
01/10/2018	Receive Payment		109	652.26
01/10/2018	Receive Payment		202	668.12
01/10/2018	Receive Payment		210	668.12
01/10/2018	Receive Payment		106	678.03
01/10/2018	Receive Payment		206, Roch Boulanger	678.03
01/10/2018	Receive Payment		304 Mike Pelley	689.93
01/10/2018	Receive Payment		208	699.84
01/10/2018	Receive Payment		307 - Zach Healy & Sean O'...	721.65
01/10/2018	Receive Payment		301	723.63
01/10/2018	Receive Payment		309	739.49
01/10/2018	Receive Payment		308	739.49
01/10/2018	Receive Payment		305	743.46
01/10/2018	Receive Payment		306	783.11
01/10/2018	Receive Payment		209	203.40
01/10/2018	Receive Payment		310 Susan Mary Leclerc & D...	945.68
01/10/2018	Receive Payment		302	634.42
01/10/2018	Receive Payment		107	602.70
01/10/2018	Receive Payment		303	602.70
01/10/2018	Receive Payment		104	598.73
01/10/2018	Receive Payment		103	586.83
01/10/2018	Receive Payment		203	584.85
01/10/2018	Receive Payment		201	584.85
01/10/2018	Receive Payment		108	582.87
01/10/2018	Receive Payment		102	567.01
01/10/2018	Receive Payment		204	567.01
01/10/2018	Receive Payment		101	555.11
01/10/2018	Receive Payment		207	567.01

Total 19,311.23



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

Business Account Statement

RBBD30000_5244452 E D 00006 00616

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634

OPERATING ACCOUNT

C/O CAPITAL INTEGRAL

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

August 31, 2018 to September 28, 2018

Account number: 00006 114-533-3

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on August 31, 2018	\$16,020.03
Total deposits & credits (3)	+ 19,982.47
Total cheques & debits (11)	- 7,173.61
Closing balance on September 28, 2018	= \$28,828.89

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			16,020.03
04 Sep	Direct Payment (PAD's) service total GRADS8951710000		18,162.15	34,182.18
	Bill Payment CAPITAL INTEGRA	1,268.17		
	Insurance GORE MUTUAL INS	1,875.29		31,038.72
05 Sep	eCheque deposit 18969		945.68	
	Cheque - 1033	1,005.70		30,978.70
07 Sep	Activity fee	60.70		30,918.00
10 Sep	Cheque - 1030	101.70		
	Cheque - 1034	135.60		30,680.70
12 Sep	Telephone Bill Pmt BELL CANADA EFT	50.57		
	Telephone Bill Pmt BELL CANADA EFT	259.57		30,370.56
13 Sep	eCheque deposit 18969		874.64	31,245.20
20 Sep	Misc Payment WASTE DISP	170.07		31,075.13



Business Account Statement

August 31, 2018 to September 28, 2018
Account number: 00006 114-533-3

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
21 Sep	Utility Bill Pmt OTTAWA WATER	1,653.14		29,421.99
24 Sep	Hydro Bill Pmt Hydro Ottawa	593.10		28,828.89
	Closing balance			28,828.89

Account Fees: \$60.70



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

Business Account Statement

August 31, 2018 to September 28, 2018
Account number: 00006 114-533-3

Serial #: 1030

Amount: \$101.70

OPERATING BANK ACCOUNT
CARLETON CONDOMINIUM CORPORATION 834
40 CAPITAL INTERIOR PROPERTY MANAGEMENT
804 LADY ELLEN PLACE
OTTAWA, ON K1Z 5L5

ROYAL BANK OF CANADA
80 BANK STREET
OTTAWA, ON K1P 6B1

1030

DATE 22082018
DDMMYYYY

PAY One hundred one and 70/100
**101.70

Extinction Direct Pest Control
361 Emile Pellerin
Gatineau, QC J5R 2J9

TO THE ORDER OF

PER [Signature]

10010300 0000060030 11453330

Printer ID # / NI d'imprimeur 1014

Endorsement - Signature or Stamp
Endossement - signature ou estampille

Deposited to the Credit of
DIRECT PEST CONTROL

20180808

BACK/ENDOS

Serial #: 1033

Amount: \$1,005.70

OPERATING BANK ACCOUNT
CARLETON CONDOMINIUM CORPORATION 834
40 CAPITAL INTERIOR PROPERTY MANAGEMENT
804 LADY ELLEN PLACE
OTTAWA, ON K1Z 5L5

ROYAL BANK OF CANADA
80 BANK STREET
OTTAWA, ON K1P 6B1

1033

DATE 22082018
DDMMYYYY

PAY One thousand five and 70/100
**1,005.70

C. Lavett Renovation Inc.
23 Colonel Murray, PO BOX 1201
Richmond ON K5A 2Z0

TO THE ORDER OF

PER [Signature]

10010330 0000060030 11453330

Printer ID # / NI d'imprimeur 1014

Endorsement - Signature or Stamp
Endossement - signature ou estampille

BNS 018 2308451850 180831 AG01 1084
21196-002 0055018
1323

BACK/ENDOS

63451-602 BNS
CIBC Montreal QC
05-Sep-2018
1170808590

Serial #: 1034

Amount: \$135.60

OPERATING BANK ACCOUNT
CARLETON CONDOMINIUM CORPORATION 834
40 CAPITAL INTERIOR PROPERTY MANAGEMENT
804 LADY ELLEN PLACE
OTTAWA, ON K1Z 5L5

ROYAL BANK OF CANADA
80 BANK STREET
OTTAWA, ON K1P 6B1

1034

DATE 22082018
DDMMYYYY

PAY One hundred thirty-five and 60/100
**135.60

10424161 Canada Inc. aka OMS
900 Grantbank Rd, Suite 361
Ottawa, ON K2J 4P6

TO THE ORDER OF

PER [Signature]

10010340 0000060030 11453330

Printer ID # / NI d'imprimeur 1014

Endorsement - Signature or Stamp
Endossement - signature ou estampille

DSPACC: 1099262
DSPTR: 00006+003
ITMSEQ: 5
LOC: Location001

BACK/ENDOS

MONTHLY RESERVE FINANCIAL REPORT

CCC 634

September 2018

MONTHLY RESERVE FUND REPORT SUMMARY

OCCC#634

September, 2018

Revenue:

There is \$0.00 due to reserve.

Expenses:

There are no expenses for this period.

OCSCC #634

PROFIT AND LOSS

September 2018

	TOTAL
OTHER INCOME	
6001 Contribution from operating	-7,502.08
6002 Interest income for reserve	342.84
Total Other Income	\$ -7,159.24
PROFIT	\$ -7,159.24

OCSCC #634

PROFIT AND LOSS

March - September, 2018

	TOTAL
EXPENSES	
6103 Building Exterior R&M	3,277.00
6112 Reserve Bank charges	43.80
6120 Reserve- Roof	2,420.00
6145 Garage Repairs & Cleaning	6,328.00
6190 Reserve- General Repairs	7,677.78
Total Expenses	\$19,746.58
OTHER INCOME	
6001 Contribution from operating	52,434.57
6002 Interest income for reserve	1,827.68
Total Other Income	\$54,262.25
PROFIT	\$34,515.67

1020 Reserve Account, Period Ending 30/09/2018

RECONCILIATION REPORT

Reconciled on: 09/10/2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	218,400.67
Cheques and payments cleared (1)	-2.00
Deposits and other credits cleared (1)	342.84
Statement ending balance	218,741.51
Register balance as of 30/09/2018	218,741.51
Cleared transactions after 30/09/2018	0.00
Uncleared transactions after 30/09/2018	314.58
Register balance as of 09/10/2018	219,056.09

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/09/2018	Expense			-2.00

Total	-2.00
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Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
05/09/2018	Deposit			342.84

Total	342.84
-------	--------

Additional Information

Uncleared deposits and other credits after 30/09/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/10/2018	Deposit			314.58

Total	314.58
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_5244452 E D 00006 00617

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO.634

RESERVE

C/O CAPITAL INTEGRAL

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

August 31, 2018 to September 28, 2018

Account number: 00006 114-534-1

How to reach us:

Please contact your RBC Banking representative or call

1-800-Royal®2-0

(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on August 31, 2018 \$218,400.67

Total deposits & credits (1) + 342.84

Total cheques & debits (1) - 2.00

Closing balance on September 28, 2018 = \$218,741.51

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			218,400.67
04 Sep	Deposit interest		342.84	218,743.51
07 Sep	Activity fee	2.00		218,741.51
	Closing balance			218,741.51

Deposit Interest Earned: \$342.84

Account Fees: \$2.00