

MONTHLY FINANCIAL REPORT

CCC 47

July 2018

CCC 47 Monthly Financials

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CCC #47

BUDGET VS. ACTUALS: 2018 - FY18 P&L

July 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	73,732.15	73,732.00	0.15	100.00 %
4030 Interest Income	720.88	167.00	553.88	431.66 %
4037 Laundry Income	2,829.04	1,750.00	1,079.04	161.66 %
4038 Misc Income	23.10		23.10	
4040 Superintendent Rent		500.00	-500.00	
Total 4000 Income	77,305.17	76,149.00	1,156.17	101.52 %
Billable Expense Income	388.99		388.99	
Total Income	\$77,694.16	\$76,149.00	\$1,545.16	102.03 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund		33,297.25	-33,297.25	
Total Cost of Goods Sold	\$0.00	\$33,297.25	\$ -33,297.25	0.00%
GROSS PROFIT	\$77,694.16	\$42,851.75	\$34,842.41	181.31 %
Expenses				
5000 Utilities				
5010 Gas	977.52	1,917.00	-939.48	50.99 %
5020 Hydro	2,585.30	10,809.00	-8,223.70	23.92 %
5025 Hydro- Superindent	138.06	175.00	-36.94	78.89 %
5030 Water & Sewer	7,253.16	6,483.00	770.16	111.88 %
5040 Telecom Expenses	280.43	167.00	113.43	167.92 %
Total 5000 Utilities	11,234.47	19,551.00	-8,316.53	57.46 %
5100 Employee Salaries & Benefits				
5110 Taxes	253.62	267.50	-13.88	94.81 %
5120 Wages	3,685.16	3,740.50	-55.34	98.52 %
5122 Employee Benefits		221.00	-221.00	
5130 WSIB	297.40	453.50	-156.10	65.58 %
5145 Relief Staff/ Casual Staff	110.00	417.00	-307.00	26.38 %
5180 Building Staff Bonus		0.00	0.00	
Total 5100 Employee Salaries & Benefits	4,346.18	5,099.50	-753.32	85.23 %
5300 Joint Common Elements				
5305 Administration	2,260.00	2,260.00	0.00	100.00 %
5310 Salaries	1,801.00	1,801.00	0.00	100.00 %
5311 Utilities	10,853.41	2,722.00	8,131.41	398.73 %
5312 Repair and Maintenance	792.00	792.00	0.00	100.00 %
5325 Garage Maintenance	755.00	755.00	0.00	100.00 %
5360 Recreation Area	236.00	236.00	0.00	100.00 %
5365 Landscaping	88.14	3,774.00	-3,685.86	2.34 %
5370 Snow Removal	1,026.00	0.00	1,026.00	
5380 Pool & Sauna	615.00	615.00	0.00	100.00 %
5390 JCE Reserve Items	6,806.00	6,806.00	0.00	100.00 %
Total 5300 Joint Common Elements	25,232.55	19,761.00	5,471.55	127.69 %
5400 Contracts				
5415 Waste management	25.00	83.00	-58.00	30.12 %
5430 Fire System Maintenance		1,167.00	-1,167.00	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5440 Mechanical Maintenance/HVAC		417.00	-417.00	
5450 Generator Maintenance		417.00	-417.00	
5455 Elevator Maintenance	3,722.78	1,174.00	2,548.78	317.10 %
5475 Pest Control		83.00	-83.00	
Total 5400 Contracts	3,747.78	3,341.00	406.78	112.18 %
5500 General Repairs & Maintenance				
5501 Chargeback / Reimbursable Expense	176.00		176.00	
5502 Building Supplies	281.30	292.00	-10.70	96.34 %
5503 General Repairs & Maint	1,752.50	417.00	1,335.50	420.26 %
5504 Emergency Calls	53.75		53.75	
5510 Carpet and Flooring		83.00	-83.00	
5516 Plumbing R&M	1,764.11	1,000.00	764.11	176.41 %
5520 Electrical R&M		167.00	-167.00	
5537 Doors, Keys & Locks	921.80	167.00	754.80	551.98 %
5555 Elevator	844.68		844.68	
5560 Painting		417.00	-417.00	
Total 5500 General Repairs & Maintenance	5,794.14	2,543.00	3,251.14	227.85 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	4,139.76	4,139.75	0.01	100.00 %
5805 CAO Fees		0.00	0.00	
5810 Office Expenses	242.17	250.00	-7.83	96.87 %
5812 Bank Charges	37.47	66.00	-28.53	56.77 %
5815 Miscellaneous Expenses	322.48	167.00	155.48	193.10 %
5830 Insurance Expense/General & Liability Insurance	4,567.50	4,567.50	0.00	100.00 %
5832 Legal		417.00	-417.00	
5833 Audit-Accounting		0.00	0.00	
5835 Consulting Fees- General	5,407.05	167.00	5,240.05	3,237.75 %
5836 Consulting- Translation		167.00	-167.00	
5840 Milage Expense		17.00	-17.00	
5845 Website & Management	171.12	417.00	-245.88	41.04 %
5850 Other Professional fees	220.35		220.35	
Total 5800 Administrative & Professional Expenses	15,107.90	10,375.25	4,732.65	145.61 %
5900 Contingency/ Initiatives				
5905 General Contingency		1,667.00	-1,667.00	
Total 5900 Contingency/ Initiatives		1,667.00	-1,667.00	
6130 Reserve- Windows	583.49		583.49	
6160 Reserve- Major Repairs	1,868.13		1,868.13	
6190 Reserve- General Repairs	2,500.26		2,500.26	
Payroll Expenses				
Taxes	0.00		0.00	
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$70,414.90	\$62,337.75	\$8,077.15	112.96 %
NET OPERATING INCOME	\$7,279.26	\$ -19,486.00	\$26,765.26	-37.36 %
NET INCOME	\$7,279.26	\$ -19,486.00	\$26,765.26	-37.36 %

CCC #47

BUDGET VS. ACTUALS: 2018 - FY18 P&L

January - July, 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	516,239.17	516,124.00	115.17	100.02 %
4030 Interest Income	4,003.76	1,169.00	2,834.76	342.49 %
4031 Key Replacement	100.00		100.00	
4037 Laundry Income	14,021.79	12,250.00	1,771.79	114.46 %
4038 Misc Income	1,708.92		1,708.92	
4040 Superintendent Rent	2,500.00	3,500.00	-1,000.00	71.43 %
Total 4000 Income	538,573.64	533,043.00	5,530.64	101.04 %
Billable Expense Income	950.17		950.17	
Total Income	\$539,523.81	\$533,043.00	\$6,480.81	101.22 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	199,783.50	233,080.75	-33,297.25	85.71 %
Total Cost of Goods Sold	\$199,783.50	\$233,080.75	\$ -33,297.25	85.71 %
GROSS PROFIT	\$339,740.31	\$299,962.25	\$39,778.06	113.26 %
Expenses				
5000 Utilities				
5010 Gas	17,860.57	13,419.00	4,441.57	133.10 %
5020 Hydro	63,624.65	75,663.00	-12,038.35	84.09 %
5025 Hydro- Superintendent	890.62	1,225.00	-334.38	72.70 %
5030 Water & Sewer	39,691.41	45,381.00	-5,689.59	87.46 %
5040 Telecom Expenses	1,025.46	1,169.00	-143.54	87.72 %
Total 5000 Utilities	123,092.71	136,857.00	-13,764.29	89.94 %
5100 Employee Salaries & Benefits				
5110 Taxes	1,781.08	1,872.50	-91.42	95.12 %
5120 Wages	25,796.42	26,183.50	-387.08	98.52 %
5122 Employee Benefits		1,547.00	-1,547.00	
5130 WSIB	592.40	1,360.50	-768.10	43.54 %
5145 Relief Staff/ Casual Staff	2,827.00	2,919.00	-92.00	96.85 %
5180 Building Staff Bonus		0.00	0.00	
Total 5100 Employee Salaries & Benefits	30,996.90	33,882.50	-2,885.60	91.48 %
5300 Joint Common Elements				
5305 Administration	15,820.00	15,820.00	0.00	100.00 %
5310 Salaries	12,607.00	12,607.00	0.00	100.00 %
5311 Utilities	42,162.00	19,054.00	23,108.00	221.28 %
5312 Repair and Maintenance	5,544.00	5,544.00	0.00	100.00 %
5325 Garage Maintenance	5,285.00	5,285.00	0.00	100.00 %
5360 Recreation Area	1,652.00	1,652.00	0.00	100.00 %
5365 Landscaping	88.14	11,322.00	-11,233.86	0.78 %
5370 Snow Removal	7,182.00	4,104.00	3,078.00	175.00 %
5380 Pool & Sauna	4,305.00	4,305.00	0.00	100.00 %
5390 JCE Reserve Items	47,642.00	47,642.00	0.00	100.00 %
Total 5300 Joint Common Elements	142,287.14	127,335.00	14,952.14	111.74 %
5400 Contracts				

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5415 Waste management	341.40	581.00	-239.60	58.76 %
5430 Fire System Maintenance	11,170.74	8,169.00	3,001.74	136.75 %
5440 Mechanical Maintenance/HVAC	231.65	2,919.00	-2,687.35	7.94 %
5450 Generator Maintenance		2,919.00	-2,919.00	
5455 Elevator Maintenance	12,987.21	8,218.00	4,769.21	158.03 %
5475 Pest Control	550.81	581.00	-30.19	94.80 %
Total 5400 Contracts	25,281.81	23,387.00	1,894.81	108.10 %
5500 General Repairs & Maintenance				
5501 Chargeback / Reimbursable Expense	2,164.92		2,164.92	
5502 Building Supplies	1,371.58	2,044.00	-672.42	67.10 %
5503 General Repairs & Maint	6,509.55	2,919.00	3,590.55	223.01 %
5504 Emergency Calls	292.57		292.57	
5505 Flying Club - Chargeback	-187.04		-187.04	
5510 Carpet and Flooring		581.00	-581.00	
5515 Waste System	403.08		403.08	
5516 Plumbing R&M	18,991.74	7,000.00	11,991.74	271.31 %
5520 Electrical R&M	2,440.80	1,169.00	1,271.80	208.79 %
5537 Doors, Keys & Locks	2,151.70	1,169.00	982.70	184.06 %
5555 Elevator	1,737.07		1,737.07	
5560 Painting	1,850.00	2,919.00	-1,069.00	63.38 %
Total 5500 General Repairs & Maintenance	37,725.97	17,801.00	19,924.97	211.93 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	28,978.32	28,978.25	0.07	100.00 %
5802 New Condo Act Fees	2,775.96		2,775.96	
5805 CAO Fees	2,029.12	2,332.00	-302.88	87.01 %
5810 Office Expenses	2,741.53	1,750.00	991.53	156.66 %
5812 Bank Charges	430.77	462.00	-31.23	93.24 %
5815 Miscellaneous Expenses	3,360.41	1,169.00	2,191.41	287.46 %
5830 Insurance Expense/General & Liability Insurance	31,972.50	31,972.50	0.00	100.00 %
5832 Legal	2,057.01	2,919.00	-861.99	70.47 %
5833 Audit-Accounting	7,797.00	6,518.00	1,279.00	119.62 %
5835 Consulting Fees- General	7,692.48	1,169.00	6,523.48	658.04 %
5836 Consulting- Translation		1,169.00	-1,169.00	
5840 Milage Expense		119.00	-119.00	
5845 Website & Management	3,365.54	2,919.00	446.54	115.30 %
5850 Other Professional fees	6,830.85		6,830.85	
Total 5800 Administrative & Professional Expenses	100,031.49	81,476.75	18,554.74	122.77 %
5900 Contingency/ Initiatives				
5905 General Contingency	463.26	11,669.00	-11,205.74	3.97 %
Total 5900 Contingency/ Initiatives	463.26	11,669.00	-11,205.74	3.97 %
6001 Contribution from operating	-199,783.50		-199,783.50	
6102 Building Interior R&M	1,381.64		1,381.64	
6130 Reserve- Windows	9,246.55		9,246.55	
6142 Reserve - Electrical	293.80		293.80	
6160 Reserve- Major Repairs	1,868.13		1,868.13	
6190 Reserve- General Repairs	11,049.83		11,049.83	
6302 R-Lobbies & Entrances	3,455.58		3,455.58	
Payroll Expenses				
Taxes	0.00		0.00	

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$287,391.31	\$432,408.25	\$ -145,016.94	66.46 %
NET OPERATING INCOME	\$52,349.00	\$ -132,446.00	\$184,795.00	-39.52 %
Other Expenses				
Other Miscellaneous Expense	9.45		9.45	
Total Other Expenses	\$9.45	\$0.00	\$9.45	0.00%
NET OTHER INCOME	\$ -9.45	\$0.00	\$ -9.45	0.00%
NET INCOME	\$52,339.55	\$ -132,446.00	\$184,785.55	-39.52 %

CCC #47

A/R AGING SUMMARY

As of July 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
0101C, Chantal Racine					40.00	\$40.00
0103C, Yolande Noel		-80.06				\$ -80.06
0106C, Erdem Kilincaslan					1.05	\$1.05
0201C, Elabe Awali					270.00	\$270.00
0305C, Michelle Baldwin		-80.04				\$ -80.04
0504C, Léandre Lallier					20.00	\$20.00
0505C, Huguette & Richard Killeen		-5.04				\$ -5.04
0603C, Christine Dubé	385.54					\$385.54
0604C, Gisele Larabie					0.06	\$0.06
0607C, Pauline & Bernard Payant					435.17	\$435.17
0809C, Calixte Wondje					141.65	\$141.65
0908C, Jeanne-D'Arc St-Jacques		-240.00				\$ -240.00
1104C, Estate Of Dupuis					385.54	\$385.54
1205C, Bonnie & Claude Machabee					334.40	\$334.40
1403C	388.99					\$388.99
1503C, Alexander & Nevenka Popova					24.94	\$24.94
1504C, Jonathan Labelle					-643.16	\$ -643.16
1508C, Donald & Suzanne Taggart		-1.00				\$ -1.00
158C MCARTHUR AVENUE					187.04	\$187.04
1707C, Marc Desjardins & Marc Roy				561.18	1,122.91	\$1,684.09
1808C, Jean Latrimouille				185.32	449.34	\$634.66
GR-1C, Dominique & Roy Roy-Brisson		-39.92				\$ -39.92
L1U1, Saebo Trad Inc Jack Yahia	9.51	9.51		9.51	22.41	\$50.94
Other Receivables					1,928.37	\$1,928.37
PH-3C, Fadi Otari					214.75	\$214.75
Rhea Leroux (0907C)					-975.04	\$ -975.04
Suzanne & Paul Nahas (1409C)					-170.72	\$ -170.72
TOTAL	\$784.04	\$ -436.55	\$0.00	\$756.01	\$3,788.71	\$4,892.21

CCC #47

A/P AGING SUMMARY

As of July 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
BELL	120.21				1.81	\$122.02
BOG					10,000.00	\$10,000.00
C.C.C 15					6,845.18	\$6,845.18
CAO-Condominium Authority of Ontario					-1,233.69	\$ -1,233.69
City of Ottawa	1,868.13					\$1,868.13
Clean Water Works INC		169.50				\$169.50
Other Payables					-10,000.00	\$ -10,000.00
QUALITY LOCK		824.90				\$824.90
TOTAL	\$1,988.34	\$994.40	\$0.00	\$0.00	\$5,613.30	\$8,596.04

INTEGRAL PROPERTY MGT.(CHATEAU VAN)

Statement of Account (Bank)

Sunday, July 01, 2018 - Tuesday, July 31, 2018

Account Name: CCC47	Account: 5291243	Branch: 354	Currency: CAD
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B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			07/03/2018	\$482,826.21
	TWCCC03540 0271 EFT		\$69,797.95	07/03/2018	
	CAPITAL INTEGRA BPY	\$4,139.76		07/03/2018	
	Hydro Ottawa BPY	\$3,433.67		07/03/2018	\$545,050.73
	TWCCC03540 RETURNS	\$385.54		07/04/2018	\$544,665.19
	CHQ#01280-3000054545	\$1,068.28		07/05/2018	\$543,596.91
	CHQ#01117-1144228809	\$1,285.00		07/09/2018	\$542,311.91
	RDC DEPOSIT		\$3,489.52	07/11/2018	
	CHQ#01143-0148711319	\$85.84		07/11/2018	\$545,715.59
	CHQ#01146-3141803600	\$1,245.64		07/12/2018	
	CHQ#01093-3141803606	\$145.66		07/12/2018	\$544,324.29
	CHQ#01106-4141181520	\$1,188.68		07/13/2018	\$543,135.61
	RJ114 To0354 5291421	\$10,000.00		07/16/2018	
	CHQ#01138-0142801676	\$1,125.66		07/16/2018	
	CHQ#01134-3000407213	\$50.85		07/16/2018	
	CHQ#01144-3000407214	\$146.90		07/16/2018	\$531,812.20
	Hydro Ottawa BPY	\$0.86		07/17/2018	
	Hydro Ottawa BPY	\$0.86		07/17/2018	
	Hydro Ottawa BPY	\$0.86		07/17/2018	
	Hydro Ottawa BPY	\$20.39		07/17/2018	
	Hydro Ottawa BPY	\$52.68		07/17/2018	
	Hydro Ottawa BPY	\$141.98		07/17/2018	
	CHQ#01133-0143988551	\$149.84		07/17/2018	
	CHQ#01141-2141022967	\$1,807.04		07/17/2018	
	CHQ#01145-4143484689	\$281.30		07/17/2018	\$529,356.39
	OTTAWA WATER BPY	\$5,309.91		07/18/2018	
	CHQ#01137-1141362516	\$53.75		07/18/2018	
	CHQ#01135-1141600257	\$1,476.00		07/18/2018	
	CHQ#01136-2142016942	\$80.67		07/18/2018	
	CHQ#01140-3000468551	\$278.60		07/18/2018	\$522,157.46
	CHQ#01157-4145258271	\$78.82		07/19/2018	\$522,078.64
	CHQ#01155-2143521724	\$1,915.74		07/20/2018	
	CHQ#01149-2143579060	\$175.15		07/20/2018	
	CHQ#01148-3141635912	\$30.00		07/20/2018	\$519,957.75
	EFT Billing	\$10.00		07/23/2018	
	EFT Billing	\$27.47		07/23/2018	
	CHQ#01153-3000084713	\$583.49		07/23/2018	
	CHQ#01158-3144023159	\$80.00		07/23/2018	\$519,256.79
	GC 0164-DEPOSIT		\$20.00	07/24/2018	
	RDC DEPOSIT		\$4,473.93	07/24/2018	
	CHQ#01151-3000120062	\$5,407.05		07/24/2018	\$518,343.67
	CHQ#01076-0149114873	\$2,029.12		07/25/2018	
	CHQ#01139-2141264059	\$122.83		07/25/2018	
	CHQ#01147-3000132616	\$982.38		07/25/2018	\$515,209.34
	CHQ#01156-0140979437	\$220.35		07/26/2018	\$514,988.99
	CHQ#01170-4142124780	\$1,188.68		07/30/2018	\$513,800.31
	INTEREST CREDIT		\$720.88	07/31/2018	\$514,521.19
	Closing Balance			07/31/2018	\$514,521.19

B/D	Description	Debit	Credit	Date	Balance
Totals:		\$46,807.30	\$78,502.28		
Item Count:		41	5		

MONTHLY RESERVE FINANCIAL REPORT

CCC 47

July 2018

CCC #47

PROFIT AND LOSS

January - July, 2018

	TOTAL
EXPENSES	
6001 Contribution from operating	-199,783.50
6102 Building Interior R&M	1,381.64
6130 Reserve- Windows	9,246.55
6142 Reserve - Electrical	293.80
6160 Reserve- Major Repairs	1,868.13
6190 Reserve- General Repairs	11,049.83
6302 R-Lobbies & Entrances	3,455.58
Total Expenses	-172,487.97
PROFIT	\$172,487.97