

MONTHLY FINANCIAL REPORT SUMMARY
CCC 1009
December 2019 - Period #11

OPERATING

Revenue

100% of condo fees have been invoiced.

A/R Aging Summary

Morley Hoppner - owing \$166.11 for a service call to replace a pull station on stairwell B charged on January 11, still have not received payment we have followed up. Management has sent a third reminder to Morley Hoppner about this on January 28, 2020.

Year-to-Date Expenses

Utilities

Gas, Telecom and Hydro are all currently over budget while Water is still under budget. All in all the utilities are slightly under budget by approx. \$360.

Contracts

All contracts were under budget overall by \$13,913. The cleaning invoice to Spot Maintenance was not paid as their cleaner did not show up again. These invoices were paid in January once it was confirmed that they did return the next day.

General Repairs and Maintenance

There were no expenses that were recorded this month. Overall, we are under budget by \$8,875.

Administrative and Professional Fees

Property Management is over budget as the New condo act fees are being recorded under property management fees. The audit invoice was received and is being contested but the amount that the Corporation is responsible for is approximately \$3,800. This will be reflected in the January statement. Overall, we are under budget by \$5,349.

Overall

The Corporation had a net surplus of revenue over expenses of approximately \$24,914.

RESERVE

Revenue

All of the planned contributions to the Reserve account have been made

Expenses

Nothing to report.

OCSCC #1009

BALANCE SHEET

As of December 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	12,261.31
1020 Reserve Account	139,962.03
1030 RBC Operating Account	59,822.75
Total Cash and Cash Equivalent	\$212,046.09
Accounts Receivable (A/R)	
1100 Accounts Receivable	86.58
Total Accounts Receivable (A/R)	\$86.58
1110 Provision for doubtful account	-166.12
1200 Due to/from Reserve	-14,134.98
1300 Prepaid Expenses	794.60
1301 Prepaid Expenses - Insurance	8,417.70
1302 Prepaid Expenses - Elevator & Fire Maintenance	2,862.09
Total 1300 Prepaid Expenses	12,074.39
Total Current Assets	\$209,905.96
Total Assets	\$209,905.96
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	2,068.70
Total Accounts Payable (A/P)	\$2,068.70
2001 Accounts Payable to Developer	-4,011.50
2005 Accrued Liabilities	20,824.12
2400 Deferred Contribution	4,417.88
2500 Due to/from Operating	-14,134.98
Total Current Liabilities	\$9,164.22
Total Liabilities	\$9,164.22
Equity	
Retained Earnings	98,614.90
Profit for the year	102,126.84
Total Equity	\$200,741.74
Total Liabilities and Equity	\$209,905.96

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BUDGET VS. ACTUALS: 2019/2020 - FY20 P&L

December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	13,714.75	13,713.75	1.00	100.01 %
4040 Interest Income	33.10	41.67	-8.57	79.43 %
Total 4000 Income	13,747.85	13,755.42	-7.57	99.94 %
Total Income	\$13,747.85	\$13,755.42	\$ -7.57	99.94 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	6,918.75	6,918.75	0.00	100.00 %
Total Cost of Goods Sold	\$6,918.75	\$6,918.75	\$0.00	100.00 %
GROSS PROFIT	\$6,829.10	\$6,836.67	\$ -7.57	99.89 %
Expenses				
5000 Utilities				
5010 Gas	368.72	208.34	160.38	176.98 %
5020 Hydro	1,289.70	1,046.00	243.70	123.30 %
5030 Water & Sewer		416.66	-416.66	
5040 Telecom Expenses	231.91	208.34	23.57	111.31 %
Total 5000 Utilities	1,890.33	1,879.34	10.99	100.58 %
5400 Contracts				
5405 Fire Panel Monitorin	50.85	62.50	-11.65	81.36 %
5410 General Cleaning		683.34	-683.34	
5412 Mat Services		20.84	-20.84	
5415 Waste management	190.41	196.09	-5.68	97.10 %
5430 Fire System Maintenance		46.34	-46.34	
5440 Mechanical Maintenance/HVAC		458.34	-458.34	
5455 Elevator Maintenance	854.00	854.17	-0.17	99.98 %
5470 Snow Removal		316.67	-316.67	
5475 Pest Control		41.67	-41.67	
Total 5400 Contracts	1,095.26	2,679.96	-1,584.70	40.87 %
5500 General Repairs & Maintenance				
5503 General Repairs & Maint		208.34	-208.34	
5504 Emergency Calls		41.67	-41.67	
5525 Garage Cleaning/Maintenance		83.34	-83.34	
5530 Fire System Repairs		83.34	-83.34	
5555 Elevator		100.00	-100.00	
5570 Additional Snow/Salt		166.67	-166.67	
Total 5500 General Repairs & Maintenance		683.36	-683.36	
5800 Administrative & Professional Expenses				
5801 Property Management Fees	470.83	416.67	54.16	113.00 %
5802 New Condo Act Fees		75.00	-75.00	
5810 Office Expenses		41.67	-41.67	
5812 Bank Charges	186.68	16.67	170.01	1,119.86 %
5830 Insurance Expense/General & Liability Insurance	911.56	683.34	228.22	133.40 %
5832 Legal & Professional Fees		291.67	-291.67	
Total 5800 Administrative & Professional Expenses	1,569.07	1,525.02	44.05	102.89 %
Total Expenses	\$4,554.66	\$6,767.68	\$ -2,213.02	67.30 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OPERATING INCOME	\$2,274.44	\$68.99	\$2,205.45	3,296.77 %
NET INCOME	\$2,274.44	\$68.99	\$2,205.45	3,296.77 %

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BUDGET VS. ACTUALS: 2019/2020 - FY20 P&L

February - December, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	150,862.20	150,851.25	10.95	100.01 %
4037 Misc. Income	25.00		25.00	
4040 Interest Income	586.26	458.33	127.93	127.91 %
Total 4000 Income	151,473.46	151,309.58	163.88	100.11 %
Total Income	\$151,473.46	\$151,309.58	\$163.88	100.11 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	76,106.25	76,106.25	0.00	100.00 %
Total Cost of Goods Sold	\$76,106.25	\$76,106.25	\$0.00	100.00 %
GROSS PROFIT	\$75,367.21	\$75,203.33	\$163.88	100.22 %
Expenses				
5000 Utilities				
5010 Gas	2,875.56	2,291.66	583.90	125.48 %
5020 Hydro	12,036.79	11,506.00	530.79	104.61 %
5030 Water & Sewer	2,579.75	4,583.34	-2,003.59	56.29 %
5040 Telecom Expenses	2,820.27	2,291.66	528.61	123.07 %
Total 5000 Utilities	20,312.37	20,672.66	-360.29	98.26 %
5400 Contracts				
5405 Fire Panel Monitorin	305.10	687.50	-382.40	44.38 %
5410 General Cleaning	4,855.00	7,516.66	-2,661.66	64.59 %
5412 Mat Services		229.16	-229.16	
5415 Waste management	1,332.87	2,156.91	-824.04	61.80 %
5430 Fire System Maintenance		509.66	-509.66	
5440 Mechanical Maintenance/HVAC	452.00	5,041.66	-4,589.66	8.97 %
5455 Elevator Maintenance	7,528.92	9,395.83	-1,866.91	80.13 %
5465 Landscaping	285.79	1,500.00	-1,214.21	19.05 %
5470 Snow Removal	406.80	1,583.33	-1,176.53	25.69 %
5475 Pest Control		458.33	-458.33	
Total 5400 Contracts	15,166.48	29,079.04	-13,912.56	52.16 %
5500 General Repairs & Maintenance				
5502 Building Supplies	62.11		62.11	
5503 General Repairs & Maint		2,291.66	-2,291.66	
5504 Emergency Calls	316.40	458.33	-141.93	69.03 %
5518 Window Cleaning		2,000.00	-2,000.00	
5525 Garage Cleaning/Maintenance	170.91	916.66	-745.75	18.64 %
5530 Fire System Repairs		916.66	-916.66	
5540 HVAC	565.00		565.00	
5555 Elevator	-2,038.35	1,100.00	-3,138.35	-185.30 %
5560 Additional Landscaping	565.00		565.00	
5570 Additional Snow/Salt		833.33	-833.33	
Total 5500 General Repairs & Maintenance	-358.93	8,516.64	-8,875.57	-4.21 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	5,179.13	4,583.33	595.80	113.00 %
5802 New Condo Act Fees		825.00	-825.00	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5805 CAO Fees	81.00	108.00	-27.00	75.00 %
5810 Office Expenses	8.84	458.33	-449.49	1.93 %
5812 Bank Charges	1,078.54	183.33	895.21	588.31 %
5830 Insurance Expense/General & Liability Insurance	7,752.19	7,516.66	235.53	103.13 %
5832 Legal & Professional Fees	1,233.96	3,208.33	-1,974.37	38.46 %
5833 Audit-Accounting		3,800.00	-3,800.00	
Total 5800 Administrative & Professional Expenses	15,333.66	20,682.98	-5,349.32	74.14 %
Total Expenses	\$50,453.58	\$78,951.32	\$ -28,497.74	63.90 %
NET OPERATING INCOME	\$24,913.63	\$ -3,747.99	\$28,661.62	-664.72 %
NET INCOME	\$24,913.63	\$ -3,747.99	\$28,661.62	-664.72 %

OCSCC #1009

A/R AGING SUMMARY

As of December 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
101 Richard Joseph & Susan Elizabeth O'Connor					-79.54	\$ -79.54
Morley Hoppner					166.12	\$166.12
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$86.58	\$86.58

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A/P AGING SUMMARY

As of December 31, 2019

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Capital Integral Property Management					72.17	\$72.17
FLEMING COMMUNICATIONS INC.					135.60	\$135.60
Hydro Ottawa		1,289.70				\$1,289.70
Waste Connections of Canada Inc.	190.41			190.41	190.41	\$571.23
TOTAL	\$190.41	\$1,289.70	\$0.00	\$190.41	\$398.18	\$2,068.70

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BUDGET VS. ACTUALS: 2019/2020 - FY20 P&L

December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
Total Expenses			\$0.00	0.00%
NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	0.00%
Other Income				
6001 Contribution from operating	6,918.75		6,918.75	
Total Other Income	\$6,918.75	\$0.00	\$6,918.75	0.00%
NET OTHER INCOME	\$6,918.75	\$0.00	\$6,918.75	0.00%
NET INCOME	\$6,918.75	\$0.00	\$6,918.75	0.00%

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BUDGET VS. ACTUALS: 2019/2020 - FY20 P&L

February - December, 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Total Income			\$0.00	0.00%
GROSS PROFIT	\$0.00	\$0.00	\$0.00	0.00%
Expenses				
6000 Reserve Expenses				
6012 Reserve-bank charges	25.00		25.00	
Total 6000 Reserve Expenses	25.00		25.00	
Total Expenses	\$25.00	\$0.00	\$25.00	0.00%
NET OPERATING INCOME	\$ -25.00	\$0.00	\$ -25.00	0.00%
Other Income				
6001 Contribution from operating	76,106.25		76,106.25	
6002 Interest income for reserve	1,019.12		1,019.12	
Total Other Income	\$77,125.37	\$0.00	\$77,125.37	0.00%
NET OTHER INCOME	\$77,125.37	\$0.00	\$77,125.37	0.00%
NET INCOME	\$77,100.37	\$0.00	\$77,100.37	0.00%

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GENERAL LEDGER

December 2019

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
1010 Operating Account							
	Beginning Balance						71,505.48
01/12/2019	Payment		103 Daniel G Marchand & Sally Ann Dowe Marchand		1100 Accounts Receivable	\$1,346.54	72,852.02
01/12/2019	Payment		203 Linda S. Greene-Finestone & Hillel M. Finestone		1100 Accounts Receivable	\$1,447.13	74,299.15
01/12/2019	Payment		201 Carole & Joel Eisenstat		1100 Accounts Receivable	\$1,471.13	75,770.28
01/12/2019	Payment		303 Bradley Derle Loynachan & Joseph Ronald LeBlanc		1100 Accounts Receivable	\$1,724.11	77,494.39
01/12/2019	Payment		101 Richard Joseph & Susan Elizabeth O'Connor		1100 Accounts Receivable	\$1,466.96	78,961.35
01/12/2019	Payment		202 Alison Smith		1100 Accounts Receivable	\$1,381.29	80,342.64
01/12/2019	Payment		302 Alain Veilleux & Judith Stanfield		1100 Accounts Receivable	\$1,813.09	82,155.73
01/12/2019	Payment		301 Aaron Del Duca & Phuong Huynh		1100 Accounts Receivable	\$1,725.49	83,881.22
01/12/2019	Payment		102 Todd & Janine Marcotte		1100 Accounts Receivable	\$1,339.01	85,220.23
02/12/2019	Bill Payment (Cheque)	CWP2043	Capital Integral Property Management		2000 Accounts Payable	\$ -470.83	84,749.40
10/12/2019	Journal Entry	127		Transfer to new OP Bank	-Split-	\$ -60,000.00	24,749.40
13/12/2019	Bill Payment (Cheque)	0001	Spot Maintenance Ltd		2000 Accounts Payable	\$ -683.65	24,065.75
13/12/2019	Bill Payment (Cheque)	0003	Gifford Associates Insurance		2000 Accounts Payable	\$ -10,101.24	13,964.51
18/12/2019	Bill Payment (Cheque)	CWP1527	Hydro Ottawa	PAP	2000 Accounts Payable	\$ -873.72	13,090.79
21/12/2019	Bill Payment (Cheque)	CWP1623	Waste Connections of Canada Inc.	PAP	2000 Accounts Payable	\$ -190.41	12,900.38
23/12/2019	Journal Entry	123		EFT Billing	-Split-	\$ -25.00	12,875.38
23/12/2019	Journal Entry	123		EFT Billing	-Split-	\$ -30.54	12,844.84
25/12/2019	Bill Payment (Cheque)	CWP1806	Bell	PAP	2000 Accounts Payable	\$ -157.33	12,687.51
27/12/2019	Bill Payment (Cheque)	CWP1654	Enbridge	PAP	2000 Accounts Payable	\$ -368.72	12,318.79
31/12/2019	Journal Entry	125		Maintenance Charge	-Split-	\$ -16.00	12,302.79
31/12/2019	Bill Payment (Cheque)	CWP1888	Bell	PAP	2000 Accounts Payable	\$ -74.58	12,228.21
31/12/2019	Journal Entry	124		Interest Credit	-Split-	\$33.10	12,261.31
Total for 1010 Operating Account						\$ -59,244.17	
1020 Reserve Account							
	Beginning Balance						139,849.19
31/12/2019	Journal Entry	131		Interest Credit	-Split-	\$112.84	139,962.03
Total for 1020 Reserve Account						\$112.84	
1030 RBC Operating Account							
05/12/2019	Journal Entry	126		Activity Fee	-Split-	\$ -65.00	-65.00
05/12/2019	Journal Entry	126		Activity Fee	-Split-	\$ -50.00	-115.00
10/12/2019	Journal Entry	127		Transfer to new OP Bank	-Split-	\$60,000.00	59,885.00
13/12/2019	Bill Payment (Cheque)	2	Daniel Marchand		2000 Accounts Payable	\$ -62.11	59,822.89
17/12/2019	Journal Entry	128		Overdraft Interest	-Split-	\$ -0.14	59,822.75
Total for 1030 RBC Operating Account						\$59,822.75	
1100 Accounts Receivable							
	Beginning Balance						86.58
01/12/2019	Invoice	1211	103 Daniel G Marchand & Sally Ann Dowe Marchand		-Split-	\$1,346.54	1,433.12
01/12/2019	Invoice	1218	101 Richard Joseph & Susan Elizabeth O'Connor		-Split-	\$1,466.96	2,900.08
01/12/2019	Invoice	1216	303 Bradley Derle Loynachan & Joseph Ronald LeBlanc		-Split-	\$1,724.11	4,624.19
01/12/2019	Invoice	1219	202 Alison Smith		-Split-	\$1,381.29	6,005.48
01/12/2019	Invoice	1215	302 Alain Veilleux & Judith Stanfield		-Split-	\$1,813.09	7,818.57
01/12/2019	Invoice	1214	102 Todd & Janine Marcotte		-Split-	\$1,339.01	9,157.58
01/12/2019	Payment		102 Todd & Janine Marcotte		1010 Operating Account	\$ -1,339.01	7,818.57
01/12/2019	Payment		301 Aaron Del Duca & Phuong Huynh		1010 Operating Account	\$ -1,725.49	6,093.08
01/12/2019	Invoice	1213	203 Linda S. Greene-Finestone & Hillel M. Finestone		-Split-	\$1,447.13	7,540.21
01/12/2019	Payment		302 Alain Veilleux & Judith Stanfield		1010 Operating Account	\$ -1,813.09	5,727.12
01/12/2019	Payment		202 Alison Smith		1010 Operating Account	\$ -1,381.29	4,345.83
01/12/2019	Invoice	1212	201 Carole & Joel Eisenstat		-Split-	\$1,471.13	5,816.96
01/12/2019	Payment		303 Bradley Derle Loynachan & Joseph Ronald LeBlanc		1010 Operating Account	\$ -1,724.11	4,092.85
01/12/2019	Payment		201 Carole & Joel Eisenstat		1010 Operating Account	\$ -1,471.13	2,621.72
01/12/2019	Payment		103 Daniel G Marchand & Sally Ann Dowe Marchand		1010 Operating Account	\$ -1,346.54	1,275.18
01/12/2019	Invoice	1217	301 Aaron Del Duca & Phuong Huynh		-Split-	\$1,725.49	3,000.67
01/12/2019	Payment		203 Linda S. Greene-Finestone & Hillel M. Finestone		1010 Operating Account	\$ -1,447.13	1,553.54
01/12/2019	Payment		101 Richard Joseph & Susan Elizabeth O'Connor		1010 Operating Account	\$ -1,466.96	86.58
Total for 1100 Accounts Receivable						\$0.00	
1110 Provision for doubtful account							
	Beginning Balance						-166.12
Total for 1110 Provision for doubtful account							
1200 Due to/from Reserve							
	Beginning Balance						-7,216.23
31/12/2019	Journal Entry	129		Contribution to Reserve	-Split-	\$ -6,918.75	-14,134.98
Total for 1200 Due to/from Reserve						\$ -6,918.75	
1300 Prepaid Expenses							
	Beginning						794.60

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Balance							
Total for 1300 Prepaid Expenses							
1301 Prepaid Expenses - Insurance							
Beginning Balance							9,329.26
31/12/2019	Journal Entry	130		December Prepaids	-Split-	\$ -841.77	8,487.49
31/12/2019	Journal Entry	132		Writing off balance	-Split-	\$ -69.79	8,417.70
Total for 1301 Prepaid Expenses - Insurance						\$ -911.56	
1302 Prepaid Expenses - Elevator & Fire Maintenance							
Beginning Balance							2,912.94
31/12/2019	Journal Entry	130		December Prepaids	-Split-	\$ -50.85	2,862.09
Total for 1302 Prepaid Expenses - Elevator & Fire Maintenance						\$ -50.85	
Total for 1300 Prepaid Expenses with subs						\$ -962.41	
2000 Accounts Payable							
Beginning Balance							12,499.72
01/12/2019	Bill		Capital Integral Property Management		5801 Administrative & Professional Expenses:Property Management Fees	\$470.83	12,970.55
02/12/2019	Bill Payment (Cheque)	CWP2043	Capital Integral Property Management		1010 Operating Account	\$ -470.83	12,499.72
04/12/2019	Bill	191204 6137220323891	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc01009/1806	5040 Utilities:Telecom Expenses	\$157.33	12,657.05
06/12/2019	Bill	191206 910028085852	Enbridge	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc01009/1654	5010 Utilities:Gas	\$368.72	13,025.77
10/12/2019	Bill	2019-12-10 528190643	Bell	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc01009/1888	5040 Utilities:Telecom Expenses	\$74.58	13,100.35
13/12/2019	Bill Payment (Cheque)	2	Daniel Marchand		1030 RBC Operating Account	\$ -62.11	13,038.24
13/12/2019	Bill Payment (Cheque)	0001	Spot Maintenance Ltd		1010 Operating Account	\$ -683.65	12,354.59
13/12/2019	Bill Payment (Cheque)	0003	Gifford Associates Insurance		1010 Operating Account	\$ -10,101.24	2,253.35
18/12/2019	Bill Payment (Cheque)	CWP1527	Hydro Ottawa		1010 Operating Account	\$ -873.72	1,379.63
21/12/2019	Bill Payment (Cheque)	CWP1623	Waste Connections of Canada Inc.		1010 Operating Account	\$ -190.41	1,189.22
25/12/2019	Bill Payment (Cheque)	CWP1806	Bell		1010 Operating Account	\$ -157.33	1,031.89
27/12/2019	Bill	2019-12-27 7952937073	Hydro Ottawa	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc01009/1898	5020 Utilities:Hydro	\$1,289.70	2,321.59
27/12/2019	Bill Payment (Cheque)	CWP1654	Enbridge		1010 Operating Account	\$ -368.72	1,952.87
31/12/2019	Bill Payment (Cheque)	CWP1888	Bell		1010 Operating Account	\$ -74.58	1,878.29
31/12/2019	Bill	7140-0000840661	Waste Connections of Canada Inc.	CondoWorks https://app.condoworks.co/invoiceadmin/edit/ocsc01009/2012	5415 Contracts:Waste management	\$190.41	2,068.70
Total for 2000 Accounts Payable						\$ -10,431.02	
2001 Accounts Payable to Developer							
Beginning Balance							-4,011.50
Total for 2001 Accounts Payable to Developer							
2005 Accrued Liabilities							
Beginning Balance							19,970.12
31/12/2019	Journal Entry	130		December Prepaids - Accruing Elevator	-Split-	\$854.00	20,824.12
Total for 2005 Accrued Liabilities						\$854.00	
2400 Deferred Contribution							
Beginning Balance							4,417.88
Total for 2400 Deferred Contribution							
2500 Due to/from Operating							
Beginning Balance							-7,216.23
31/12/2019	Journal Entry	129		Contribution to Reserve	-Split-	\$ -6,918.75	-14,134.98
Total for 2500 Due to/from Operating						\$ -6,918.75	
Retained Earnings							
Beginning Balance							98,614.90
Total for Retained Earnings							
4000 Income							
4001 Condo Fees							
Beginning Balance							137,147.45
01/12/2019	Invoice	1217	301 Aaron Del Duca & Phuong Huynh	Parking #5	1100 Accounts Receivable	\$79.54	137,226.99
01/12/2019	Invoice	1217	301 Aaron Del Duca & Phuong Huynh	June condo fee	1100 Accounts Receivable	\$1,566.41	138,793.40
01/12/2019	Invoice	1218	101 Richard Joseph & Susan Elizabeth O'Connor	Parking 1	1100 Accounts Receivable	\$79.54	138,872.94
01/12/2019	Invoice	1218	101 Richard Joseph & Susan Elizabeth O'Connor	June condo fee	1100 Accounts Receivable	\$1,307.88	140,180.82
01/12/2019	Invoice	1217	301 Aaron Del Duca & Phuong Huynh	Parking #6	1100 Accounts Receivable	\$79.54	140,260.36
01/12/2019	Invoice	1219	202 Alison Smith	Parking #13	1100 Accounts Receivable	\$134.39	140,394.75
01/12/2019	Invoice	1219	202 Alison Smith	June condo fee	1100 Accounts Receivable	\$1,246.90	141,641.65
01/12/2019	Invoice	1216	303 Bradley Derle Loynachan & Joseph Ronald LeBlanc	June condo fee	1100 Accounts Receivable	\$1,565.03	143,206.68
01/12/2019	Invoice	1216	303 Bradley Derle Loynachan & Joseph Ronald LeBlanc	Parking #7	1100 Accounts Receivable	\$79.54	143,286.22
01/12/2019	Invoice	1216	303 Bradley Derle Loynachan & Joseph Ronald LeBlanc	Parking #8	1100 Accounts Receivable	\$79.54	143,365.76
01/12/2019	Invoice	1215	302 Alain Veilleux & Judith Stanfield	June condo fee	1100 Accounts Receivable	\$1,678.70	145,044.46
01/12/2019	Invoice	1215	302 Alain Veilleux & Judith Stanfield	Parking #11	1100 Accounts Receivable	\$134.39	145,178.85
01/12/2019	Invoice	1214	102 Todd & Janine Marcotte	June condo fee	1100 Accounts Receivable	\$1,204.62	146,383.47
01/12/2019	Invoice	1214	102 Todd & Janine Marcotte	Parking #12	1100 Accounts Receivable	\$134.39	146,517.86
01/12/2019	Invoice	1213	203 Linda S. Greene-Finestone & Hillel M. Finestone	June condo fee	1100 Accounts Receivable	\$1,312.74	147,830.60
01/12/2019	Invoice	1213	203 Linda S. Greene-Finestone & Hillel M. Finestone	Parking #10	1100 Accounts Receivable	\$134.39	147,964.99
01/12/2019	Invoice	1212	201 Carole & Joel Eisenstat	June condo fee	1100 Accounts Receivable	\$1,312.05	149,277.04
01/12/2019	Invoice	1212	201 Carole & Joel Eisenstat	Parking #3	1100 Accounts Receivable	\$79.54	149,356.58
01/12/2019	Invoice	1212	201 Carole & Joel Eisenstat	Parking #4	1100 Accounts Receivable	\$79.54	149,436.12
01/12/2019	Invoice	1211	103 Daniel G Marchand & Sally Ann Dowe Marchand	June condo fee	1100 Accounts Receivable	\$1,267.00	150,703.12
01/12/2019	Invoice	1211	103 Daniel G Marchand & Sally Ann Dowe	Parking #9	1100 Accounts Receivable	\$79.54	150,782.66

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01/12/2019	Invoice	1218	Marchand 101 Richard Joseph & Susan Elizabeth O'Connor	Parking 2	1100 Accounts Receivable	\$79.54	150,862.20
Total for 4001 Condo Fees						\$13,714.75	
4037 Misc. Income							
Beginning Balance							25.00
Total for 4037 Misc. Income							
4040 Interest Income							
Beginning Balance							553.16
31/12/2019	Journal Entry	124		Interest Credit	-Split-	\$33.10	586.26
Total for 4040 Interest Income						\$33.10	
Total for 4000 Income						\$13,747.85	
4500 Contribution to Reserve Fund							
Beginning Balance							69,187.50
31/12/2019	Journal Entry	129		Contribution to Reserve	-Split-	\$6,918.75	76,106.25
Total for 4500 Contribution to Reserve Fund						\$6,918.75	
5000 Utilities							
5010 Gas							
Beginning Balance							2,506.84
06/12/2019	Bill	191206 910028085852	Enbridge	2019-11-06 2019-12-04 910028085852 PAP	2000 Accounts Payable	\$368.72	2,875.56
Total for 5010 Gas						\$368.72	
5020 Hydro							
Beginning Balance							10,747.09
27/12/2019	Bill	2019-12-27 7952937073	Hydro Ottawa	2019-11-13 2019-12-11 7952937073 PAP	2000 Accounts Payable	\$1,289.70	12,036.79
Total for 5020 Hydro						\$1,289.70	
5030 Water & Sewer							
Beginning Balance							2,579.75
Total for 5030 Water & Sewer							
5040 Telecom Expenses							
Beginning Balance							2,588.36
04/12/2019	Bill	191204 6137220323891	Bell	2019-12 6137220323891 PAP	2000 Accounts Payable	\$157.33	2,745.69
10/12/2019	Bill	2019-12-10 528190643	Bell	2019-12 528190643 PAP	2000 Accounts Payable	\$74.58	2,820.27
Total for 5040 Telecom Expenses						\$231.91	
Total for 5000 Utilities						\$1,890.33	
5400 Contracts							
5405 Fire Panel Monitorin							
Beginning Balance							254.25
31/12/2019	Journal Entry	130		December Prepays	-Split-	\$50.85	305.10
Total for 5405 Fire Panel Monitorin						\$50.85	
5410 General Cleaning							
Beginning Balance							4,855.00
Total for 5410 General Cleaning							
5415 Waste management							
Beginning Balance							1,142.46
31/12/2019	Bill	7140-0000840661	Waste Connections of Canada Inc.	2019-12 71400993340000 PAP	2000 Accounts Payable	\$190.41	1,332.87
Total for 5415 Waste management						\$190.41	
5440 Mechanical Maintenance/HVAC							
Beginning Balance							452.00
Total for 5440 Mechanical Maintenance/HVAC							
5455 Elevator Maintenance							
Beginning Balance							6,674.92
31/12/2019	Journal Entry	130		December Prepays - Accruing Elevator	-Split-	\$854.00	7,528.92
Total for 5455 Elevator Maintenance						\$854.00	
5465 Landscaping							
Beginning Balance							285.79
Total for 5465 Landscaping							
5470 Snow Removal							
Beginning Balance							406.80
Total for 5470 Snow Removal							
Total for 5400 Contracts						\$1,095.26	
5500 General Repairs & Maintenance							
5502 Building Supplies							
Beginning Balance							62.11
Total for 5502 Building Supplies							
5504 Emergency Calls							
Beginning Balance							316.40
Total for 5504 Emergency Calls							
5525 Garage Cleaning/Maintenance							
Beginning Balance							170.91
Total for 5525 Garage Cleaning/Maintenance							
5540 HVAC							
Beginning Balance							565.00
Total for 5540 HVAC							
5555 Elevator							
Beginning Balance							-2,038.35
Total for 5555 Elevator							
5560 Additional Landscaping							
Beginning Balance							565.00

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5560 Additional Landscaping							
Total for 5500 General Repairs & Maintenance							
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							4,708.30
01/12/2019	Bill		Capital Integral Property Management		2000 Accounts Payable	\$470.83	5,179.13
Total for 5801 Property Management Fees						\$470.83	
5805 CAO Fees							
Beginning Balance							81.00
Total for 5805 CAO Fees							
5810 Office Expenses							
Beginning Balance							8.84
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							891.86
05/12/2019	Journal Entry	126		Activity Fee	-Split-	\$65.00	956.86
05/12/2019	Journal Entry	126		Activity Fee	-Split-	\$50.00	1,006.86
17/12/2019	Journal Entry	128		Overdraft Interest	-Split-	\$0.14	1,007.00
23/12/2019	Journal Entry	123		EFT Billing	-Split-	\$25.00	1,032.00
23/12/2019	Journal Entry	123		EFT Billing	-Split-	\$30.54	1,062.54
31/12/2019	Journal Entry	125		Maintenance Charge	-Split-	\$16.00	1,078.54
Total for 5812 Bank Charges						\$186.68	
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							6,840.63
31/12/2019	Journal Entry	132		Writing off balance	-Split-	\$69.79	6,910.42
31/12/2019	Journal Entry	130		December Prepays	-Split-	\$841.77	7,752.19
Total for 5830 Insurance Expense/General & Liability Insurance						\$911.56	
5832 Legal & Professional Fees							
Beginning Balance							1,233.96
Total for 5832 Legal & Professional Fees							
Total for 5800 Administrative & Professional Expenses						\$1,569.07	
6000 Reserve Expenses							
6012 Reserve-bank charges							
Beginning Balance							25.00
Total for 6012 Reserve-bank charges							
Total for 6000 Reserve Expenses							
6001 Contribution from operating							
Beginning Balance							69,187.50
31/12/2019	Journal Entry	129		Contribution to Reserve	-Split-	\$6,918.75	76,106.25
Total for 6001 Contribution from operating						\$6,918.75	
6002 Interest income for reserve							
Beginning Balance							1,019.12
31/12/2019	Journal Entry	131		Interest Credit	-Split-	\$112.84	1,131.96
Total for 6002 Interest income for reserve						\$112.84	

OCSCC #1009

1010 Operating Account, Period Ending 31/12/2019

RECONCILIATION REPORT

Reconciled on: 09/01/2020

Reconciled by: Ken Ruckstuhl

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

Summary

CAD

Statement beginning balance.....	71,585.48
Cheques and payments cleared (10).....	-62,207.13
Deposits and other credits cleared (14).....	13,747.85
Statement ending balance.....	<u>23,126.20</u>
Uncleared transactions as of 31/12/2019.....	-10,864.89
Register balance as of 31/12/2019.....	12,261.31
Cleared transactions after 31/12/2019.....	0.00
Uncleared transactions after 31/12/2019.....	11,970.95
Register balance as of 09/01/2020.....	24,232.26

Details

Cheques and payments cleared (10)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/12/2019	Bill Payment	CWP2043	Capital Integral Property Man...	-470.83
10/12/2019	Journal	127		-60,000.00
18/12/2019	Bill Payment	CWP1527	Hydro Ottawa	-873.72
21/12/2019	Bill Payment	CWP1623	Waste Connections of Canad...	-190.41
23/12/2019	Journal	123		-25.00
23/12/2019	Journal	123		-30.54
25/12/2019	Bill Payment	CWP1806	Bell	-157.33
27/12/2019	Bill Payment	CWP1654	Enbridge	-368.72
31/12/2019	Journal	125		-16.00
31/12/2019	Bill Payment	CWP1888	Bell	-74.58

Total	-62,207.13
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Deposits and other credits cleared (14)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
07/10/2019	Bill Payment	1069	Waste Connections of Canad...	0.00
07/10/2019	Bill Payment	1068	Spot Maintenance Ltd	0.00
15/11/2019	Bill Payment	1070	Daniel Marchand	0.00
15/11/2019	Bill Payment	1071	Gifford Associates Insurance	0.00
01/12/2019	Receive Payment		201 Carole & Joel Eisenstat	1,471.13
01/12/2019	Receive Payment		303 Bradley Derle Loynachan ...	1,724.11
01/12/2019	Receive Payment		103 Daniel G Marchand & Sall...	1,346.54
01/12/2019	Receive Payment		102 Todd & Janine Marcotte	1,339.01
01/12/2019	Receive Payment		203 Linda S. Greene-Fineston...	1,447.13
01/12/2019	Receive Payment		302 Alain Veilleux & Judith St...	1,813.09
01/12/2019	Receive Payment		301 Aaron Del Duca & Phuon...	1,725.49
01/12/2019	Receive Payment		101 Richard Joseph & Susan ...	1,466.96
01/12/2019	Receive Payment		202 Alison Smith	1,381.29
31/12/2019	Journal	124		33.10

Total	13,747.85
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Additional Information

Uncleared cheques and payments as of 31/12/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
23/07/2019	Bill Payment	1059	Hillel Finestone	-80.00

1/9/2020

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
13/12/2019	Bill Payment	0003	Gifford Associates Insurance	-10,101.24
13/12/2019	Bill Payment	0001	Spot Maintenance Ltd	-683.65
Total				-10,864.89

Uncleared cheques and payments after 31/12/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
17/01/2020	Bill Payment	CWP1898	Hydro Ottawa	-1,289.70
21/01/2020	Bill Payment	CWP2012	Waste Connections of Canad...	-190.41
28/01/2020	Bill Payment	CWP2042	Enbridge	-263.69
Total				-1,743.80

Uncleared deposits and other credits after 31/12/2019

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/01/2020	Receive Payment		201 Carole & Joel Eisenstat	1,471.13
01/01/2020	Receive Payment		202 Alison Smith	1,381.29
01/01/2020	Receive Payment		203 Linda S. Greene-Fineston...	1,447.13
01/01/2020	Receive Payment		102 Todd & Janine Marcotte	1,339.01
01/01/2020	Receive Payment		302 Alain Veilleux & Judith St...	1,813.09
01/01/2020	Receive Payment		303 Bradley Derle Loynachan ...	1,724.11
01/01/2020	Receive Payment		101 Richard Joseph & Susan ...	1,466.96
01/01/2020	Receive Payment		103 Daniel G Marchand & Sall...	1,346.54
01/01/2020	Receive Payment		301 Aaron Del Duca & Phuon...	1,725.49
Total				13,714.75

OCSCC #1009

1030 RBC Operating Account, Period Ending 31/12/2019

RECONCILIATION REPORT

Reconciled on: 09/01/2020

Reconciled by: Ken Ruckstuhl

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

Summary

CAD

Statement beginning balance.....	0.00
Cheques and payments cleared (4).....	-177.25
Deposits and other credits cleared (1).....	60,000.00
Statement ending balance.....	<u>59,822.75</u>

Register balance as of 31/12/2019.....59,822.75

Details

Cheques and payments cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
05/12/2019	Journal	126		-50.00
05/12/2019	Journal	126		-65.00
13/12/2019	Bill Payment	2	Daniel Marchand	-62.11
17/12/2019	Journal	128		-0.14

Total -177.25

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
10/12/2019	Journal	127		60,000.00

Total 60,000.00



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

Business Account Statement

RBBD30000_7927099 E D 00006 00039

OTTAWA-CARLETON STANDARD CONDO MINIMUM CORPORATION

OPERATING

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE

OTTAWA ON K1Z 8P5

November 29, 2019 to December 31, 2019

Account number: 00006 104-258-9

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

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on November 29, 2019	\$0.00
Total deposits & credits (1)	+ 60,000.00
Total cheques & debits (4)	- 177.25
Closing balance on December 31, 2019	= \$59,822.75

Have your business needs changed? We can help.

Let us help identify opportunities to take your business to the next level, whether it's making your cash flow cycle more efficient or helping to set the stage for future growth. Your account manager would be pleased to help, or call an RBC Business Advisor at 1-800-769-2520.

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			0.00
05 Dec	Activity fee	50.00		
	Activity fee	65.00		-115.00
10 Dec	Direct Payment (PAD's) service total GRADS8096310000		60,000.00	59,885.00
17 Dec	Overdraft interest @ RBP+05.00%P.A	0.14		59,884.86
30 Dec	Cheque - 2	62.11		59,822.75
	Closing balance			59,822.75

Account Fees: \$115.00



Business Account Statement

November 29, 2019 to December 31, 2019

Account number: 00006 104-258-9

Important Account Information

RBC Business Advisors are available 24 hours a day, 7 days a week

Our team of business advisors are available whenever you need them.

Call us at 1-800-769-2520 for:

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

Please check this Account Statement without delay and advise us of any error or omission within 45 days of the statement date.

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

Please retain this statement for your records. Additional copies will be subject to a nominal fee.

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Royal Bank of Canada GST Registration Number: R105248165.



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

Business Account Statement

November 29, 2019 to December 31, 2019

Account number: 00006 104-258-9

Serial #: 2

Amount: \$62.11

OTAWA CARLETON STAMMANT CONDOMINIUM CORPORATION 1009
C/O C PROPERTY MANAGEMENT
100 LAURENCE, SUITE 200
OTTAWA, ON K1Z 8P5

ROYAL BANK OF CANADA
80 SPADINA ST
OTTAWA, ON K1P 6T5

0002

DATE 13122019
DDMMYYYY

62.11

Sixty-two and 11/100

PAY

Daniel Marchand

TO THE ORDER OF

OPERATING BANK ACCOUNT

100000021 1000006003 104-258-9

Printer ID e / N° d'imprimeur 1014

for deposit only to
186 00-77138

Endorsement - Signature or Stamp
Endossement - signature ou estampille

20191230 00186-010 007743751
12301909099442 09

BACK/ENDOS

9140280 CANADA INC.

Statement of Account (Bank)

Sunday, December 01, 2019 - Tuesday, December 31, 2019



Account Name:	Account:	Branch:	Currency:
1009 OP	5310108	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			12/02/2019	\$71,585.48
	TWOCS32381 0010 EFT		\$13,714.75	12/02/2019	
	CAPITAL INTEGRA BPY	\$470.83		12/02/2019	\$84,829.40
	WASTECONNECTION BPY	\$190.41		12/04/2019	\$84,638.99
	OCSO 1009 MSP	\$60,000.00		12/10/2019	\$24,638.99
	BELL CANADA EFT BPY	\$157.33		12/16/2019	
	Hydro Ottawa MSP	\$873.72		12/16/2019	\$23,607.94
	BELL CANADA EFT BPY	\$74.58		12/23/2019	
	EFT Billing	\$25.00		12/23/2019	
	EFT Billing	\$30.54		12/23/2019	\$23,477.82
	Enbridge Gas BPY	\$368.72		12/27/2019	\$23,109.10
	MAINTENANCE CHARGE	\$16.00		12/31/2019	
	INTEREST CREDIT		\$33.10	12/31/2019	\$23,126.20
	Closing Balance			12/31/2019	\$23,126.20

Totals:	\$62,207.13	\$13,747.85
Item Count:	10	2

1020 Reserve Account, Period Ending 31/12/2019

RECONCILIATION REPORT

Reconciled on: 09/01/2020

Reconciled by: Ken Ruckstuhl

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

Summary	CAD
Statement beginning balance.....	139,849.19
Cheques and payments cleared (0).....	0.00
Deposits and other credits cleared (1).....	112.84
Statement ending balance.....	<u>139,962.03</u>
Register balance as of 31/12/2019.....	139,962.03

Details				
Deposits and other credits cleared (1)				
DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31/12/2019	Journal	131		112.84
Total				112.84



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

Business Account Statement

RBDDA30000_7927099 E D 00006 00298

November 29, 2019 to December 31, 2019

OTTAWA-CARLETON STANDARD CONDO MINIMUM CORPORATION

RESERVE

C/O CAPITAL INTEGRAL

205-1600 LAPERRIERE

OTTAWA ON K1Z 8P5

Account number: 00006 105-204-2

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

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on November 29, 2019	\$0.00
Total deposits & credits (0)	+ 0.00
Total cheques & debits (0)	- 0.00
Closing balance on December 31, 2019	= \$0.00

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
No activity for this statement period.				

9140280 CANADA INC.

Statement of Account (Bank)

Sunday, December 01, 2019 - Tuesday, December 31, 2019



Account Name:	Account:	Branch:	Currency:
1009 RES	5310124	354	CAD

B/D	Description	Debit	Credit	Date	Balance
	Balance Forward			12/02/2019	\$139,849.19
	INTEREST CREDIT		\$112.84	12/31/2019	\$139,962.03
	Closing Balance			12/31/2019	\$139,962.03

Totals: \$0.00 \$112.84

Item Count: 0 1