Capital Integral
PROPERTY MANAGEMENT

MONTHLY FINANCIAL REPORT

OCSCC 865

August 2017

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

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PROPERTY MANAGEMENT

MONTHLY FINANCIAL REPORT SUMMARY

OCSCC 865

August 2017

Revenue

100% of Condo fees have been invoiced.

Expenses

Utilities are all under budget
Contracts overall are under budget but we see a trend with some over. We need to reassess this at budget time next year so that they line up.
Maintenance and repairs are under budget
All in all expense are slightly under budget this year.

Reserve

100% of the reserve contribution has been made

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OCSCC #865

BUDGET VS. ACTUALS: 2017/18 - FY18 P&L

August 2017

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
INCOME				
4005 Common Element Fees	18,441	18,409	33	100%
4031 Key Replacement	25		25	
Total Income	**$18,466**	**$18,409**	**$58**	**100%**
COST OF GOODS SOLD				
4500 Contribution to Reserve Fund	5,108	5,108	0	100%
Total Cost of Goods Sold	**$5,108**	**$5,108**	**$0**	**100%**
GROSS PROFIT	**$13,358**	**$13,300**	**$58**	**100%**
EXPENSES				
5000 Utilities				
5010 Gas	25	750	-725	3%
5020 Hydro	1,390	1,919	-529	72%
5030 Water & Sewer	1,229	1,210	18	102%
5040 Telecom Expense	218	208	10	105%
Total 5000 Utilities	**2,862**	**4,088**	**-1,225**	**70%**
5400 Contract Repair and Maintenance				
5405 Security and Fire Monitoring		71	-71	
5410 General Cleaning	1,672	1,833	-161	91%
5412 Mat Service		230	-230	
5415 Waste System	211	212	-1	100%
5425 Garage Door		42	-42	
5440 HVAC		100	-100	
5455 Elevator Maintenance	436	437	-1	100%
5460 Fitness Equipment Maintenance		67	-67	
5465 Landscaping	727	346	381	210%
5470 Snow Removal		346	-346	
5473 Pest Control	40	40	-0	99%
Total 5400 Contract Repair and Maintenance	**3,086**	**3,723**	**-637**	**83%**
5500 Repair and Maintenance				
5503 General Repairs & Maintenance		1,167	-1,167	
5504 Emergency Calls		67	-67	
5509 Garage Maintenance		83	-83	
5510 Cleaning		125	-125	
5518 Window Cleaning		125	-125	
5520 HVAC		125	-125	
5525 Waste System		29	-29	
5550 Elevator	1,326	208	1,118	637%
Total 5500 Repair and Maintenance	**1,326**	**1,929**	**-603**	**69%**
5800 Administrative Expenses				
5801 Property Management Fees	1,912	1,912	-0	100%
5810 Office Expenses		75	-75	
5812 Bank Charges	44	100	-56	44%
5830 Insurance Expense	1,226	1,040	186	118%
5832 Legal		42	-42	
5833 Audit Fees		333	-333	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5836 Consulting-Insurance Appraisal	3,031		3,031	
Total 5800 Administrative Expenses	**6,213**	**3,502**	**2,711**	**177%**
Total Expenses	**$13,487**	**$13,242**	**$245**	**102%**
NET OPERATING INCOME	**$ -129**	**$58**	**$ -187**	**-221%**
NET INCOME	**$ -129**	**$58**	**$ -187**	**-221%**

OCSCC #865

BUDGET VS. ACTUALS: 2017/18 - FY18 P&L

March - August, 2017

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
INCOME				
4005 Common Element Fees	110,255	110,451	-196	100%
4031 Key Replacement	150		150	
4032 NSF fees charged to customers	90		90	
Total Income	**$110,495**	**$110,451**	**$44**	**100%**
COST OF GOODS SOLD				
4500 Contribution to Reserve Fund	30,648	30,648	0	100%
Total Cost of Goods Sold	**$30,648**	**$30,648**	**$0**	**100%**
GROSS PROFIT	**$79,846**	**$79,803**	**$44**	**100%**
EXPENSES				
5000 Utilities				
5010 Gas	3,148	4,500	-1,352	70%
5020 Hydro	8,696	11,514	-2,817	76%
5030 Water & Sewer	6,886	7,262	-376	95%
5040 Telecom Expense	1,236	1,250	-14	99%
Total 5000 Utilities	**19,967**	**24,525**	**-4,559**	**81%**
5400 Contract Repair and Maintenance				
5405 Security and Fire Monitoring		425	-425	
5410 General Cleaning	10,034	10,999	-965	91%
5412 Mat Service	649	1,380	-732	47%
5415 Waste System	1,717	1,270	447	135%
5425 Garage Door		250	-250	
5440 HVAC	504	600	-96	84%
5455 Elevator Maintenance	3,563	2,621	942	136%
5460 Fitness Equipment Maintenance	497	400	97	124%
5465 Landscaping	2,907	2,076	831	140%
5470 Snow Removal	1,725	2,076	-352	83%
5473 Pest Control	277	240	37	115%
Total 5400 Contract Repair and Maintenance	**21,873**	**22,338**	**-465**	**98%**
5500 Repair and Maintenance				
5501 Reimbursable Expense	-285		-285	
5503 General Repairs & Maintenance	1,604	7,000	-5,396	23%
5504 Emergency Calls		400	-400	
5509 Garage Maintenance	929	500	429	186%
5510 Cleaning	220	750	-530	29%
5518 Window Cleaning	1,463	750	713	195%
5520 HVAC	1,321	750	571	176%
5525 Waste System	919	175	744	525%
5550 Elevator	2,115	1,250	865	169%
Total 5500 Repair and Maintenance	**8,287**	**11,575**	**-3,288**	**72%**
5542* Security and Fire Monitoring*	663		663	
5800 Administrative Expenses				
5801 Property Management Fees	11,472	11,474	-2	100%
5810 Office Expenses		450	-450	
5812 Bank Charges	304	600	-296	51%

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5830 Insurance Expense	7,356	6,240	1,115	118%
5832 Legal		250	-250	
5833 Audit Fees	3,955	2,000	1,955	198%
5836 Consulting-Insurance Appraisal	3,031		3,031	
Total 5800 Administrative Expenses	**26,119**	**21,014**	**5,105**	**124%**
Total Expenses	**$76,907**	**$79,452**	**$ -2,545**	**97%**
NET OPERATING INCOME	**$2,939**	**$350**	**$2,589**	**840%**
NET INCOME	**$2,939**	**$350**	**$2,589**	**840%**

OCSCC #865

PROFIT AND LOSS

August 2017

	TOTAL
INCOME	
4005 Common Element Fees	18,441.28
4031 Key Replacement	25.00
Total Income	**$18,466.28**
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	5,108.08
Total Cost of Goods Sold	**$5,108.08**
GROSS PROFIT	**$13,358.20**
EXPENSES	
5000 Utilities	
5010 Gas	25.49
5020 Hydro	1,390.16
5030 Water & Sewer	1,228.70
5040 Telecom Expense	217.95
Total 5000 Utilities	**2,862.30**
5400 Contract Repair and Maintenance	
5410 General Cleaning	1,672.40
5415 Waste System	210.82
5455 Elevator Maintenance	436.18
5465 Landscaping	726.76
5473 Pest Control	39.55
Total 5400 Contract Repair and Maintenance	**3,085.71**
5500 Repair and Maintenance	
5550 Elevator	1,326.38
Total 5500 Repair and Maintenance	**1,326.38**
5800 Administrative Expenses	
5801 Property Management Fees	1,911.97
5812 Bank Charges	43.60
5830 Insurance Expense	1,225.99
5836 Consulting-Insurance Appraisal	3,031.36
Total 5800 Administrative Expenses	**6,212.92**
Total Expenses	**$13,487.31**
PROFIT	**$ -129.11**

OCSCC #865

BALANCE SHEET

As of August 31, 2017

	TOTAL
ASSETS	
Current Assets	
1101 temp for journal entry	427.28
1110 Provision doubtful account	-0.08
1200 Due to/from Reserve	21,670.98
1300 Prepaid Insurance	0.00
4101 Appropriated from General Fund	0.00
4120 Available from Reserve Fund	0.00
Cash and cash equivalents	
1010 Cash Operating Account	7,712.78
1011 Cash operating- Old Management	-0.01
1020 Cash Reserve	162,509.32
Total Cash and cash equivalents	**$170,222.09**
Accounts receivable (A/R)	
1100 Accounts Receivable	369.08
Total Accounts receivable (A/R)	**$369.08**
Total Current Assets	**$192,689.35**
Non-current Assets	
1350 Investments	89,096.94
Total Non-current Assets	**$89,096.94**
Total Assets	**$281,786.29**
LIABILITIES AND EQUITY	
Current Liabilities	
2001 temp a/p for journal entry	0.00
2020 Due to / from operating	21,670.98
2205 Reserve Payable	0.00
Accounts Payable	
2000 Accounts Payable	14,011.41
Total Accounts Payable	**$14,011.41**
Total Current Liabilities	**$35,682.39**
Non-current liabilities:	
2010 Accured Liabilities- Operating	4,462.94
Total Non-current liabilities:	**$4,462.94**
Equity	
3560 Reserve Equity	165,336.35
3561 Reserve Fund - correction of opening	0.00
3602 Operating General Fund Equity	0.00
3603 Operating Fund - correction	0.00
3605 Retained Earnings	44,321.32
Profit for the year	31,983.29
Total Equity	**$241,640.96**
Total Liabilities and Equity	**$281,786.29**

OCSCC #865

A/R AGING SUMMARY

As of August 31, 2017

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
306 Stonework Lofts Inc.					377.02	$377.02
309- House,Mr. Richard				-7.94		$ -7.94
TOTAL	**$0.00**	**$0.00**	**$0.00**	**$ -7.94**	**$377.02**	**$369.08**

OCSCC #865

A/P AGING SUMMARY

As of August 31, 2017

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Bell A/C # 613 761 9682 (586)		151.93				$151.93
Capacity Engineering Ltd.	3,031.36					$3,031.36
Dan's Bodybuilding Equipment Inc.		245.21				$245.21
Enbridge-323 WINONA AVE	85.19			45.98	292.00	$423.17
Hydro-323 WINONA AVE PL	1,401.63				-114.07	$1,287.56
Jet Waste Management LTD.	632.46					$632.46
Kone Inc	436.18	1,326.38		436.18		$2,198.74
Lock Solutions Inc		361.60				$361.60
Optimum Mechanical Solutions			1,032.92			$1,032.92
Ottawa Water & Sewer-323 WINONA AVE	1,304.48				-53.67	$1,250.81
Regionex			39.55			$39.55
Reserve Fund					0.00	$0.00
Rogers A/C # 240-746162308	66.02	-54.72				$11.30
Spot Maintenance Ltd.	1,672.40	1,672.40				$3,344.80
TOTAL	**$8,629.72**	**$3,702.80**	**$1,072.47**	**$482.16**	**$124.26**	**$14,011.41**

OCSCC #865

TRANSACTION LIST BY SUPPLIER

August 2017

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Bell A/C # 613 761 9682 (586)						
03-08-2017	Bill Payment (Cheque)	EFT2417	Yes		1010 Cash Operating Account	-455.71
07-08-2017	Bill	AU07-SE06 2017	Yes		2000 Accounts Payable	151.93
Brown & Associates						
15-08-2017	Bill	16/17 Aug	Yes		2000 Accounts Payable	726.76
15-08-2017	Bill Payment (Cheque)	338	Yes		1010 Cash Operating Account	-726.76
Capacity Engineering Ltd.						
16-08-2017	Bill	1	Yes		2000 Accounts Payable	3,031.36
Capital Concierge Ltd.						
01-08-2017	Bill	1056	Yes		2000 Accounts Payable	1,911.97
08-08-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,911.97
Enbridge-323 WINONA AVE						
03-08-2017	Bill Payment (Cheque)	EFT1733	Yes		1010 Cash Operating Account	-185.29
21-08-2017	Bill	671002258184	Yes		2000 Accounts Payable	85.19
Hydro-323 WINONA AVE PL						
16-08-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,422.56
28-08-2017	Bill	JL14-AU14 2017	Yes		2000 Accounts Payable	1,401.63
Jet Waste Management LTD.						
01-08-2017	Bill	22941	Yes		2000 Accounts Payable	632.46
Kone Inc						
01-08-2017	Bill	949691741	Yes		2000 Accounts Payable	436.18
17-08-2017	Bill	1157453758	Yes		2000 Accounts Payable	1,326.38
Ottawa Water & Sewer-323 WINONA AVE						
17-08-2017	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-1,122.60
29-08-2017	Bill	JL27-AU29 2017	Yes		2000 Accounts Payable	1,304.48
Rogers A/C # 240-746162308						
03-08-2017	Bill Payment (Cheque)	EFT7768	Yes		1010 Cash Operating Account	-186.76
19-08-	Bill	AU16-SE15 2017	Yes		2000 Accounts Payable	66.02

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
2017						
Royal Bank						
01-08-2017	Expense		Yes	SERVICE FEE	1010 Cash Operating Account	-1.25
01-08-2017	Expense		Yes	ELECTRONIC ITEM FEE	1010 Cash Operating Account	-6.75
01-08-2017	Deposit		Yes	DEPOSIT INTEREST	1020 Cash Reserve	17.86
04-08-2017	Expense		Yes	ACTIVITY FEE	1010 Cash Operating Account	-35.60
Spot Maintenance Ltd.						
20-08-2017	Bill	M0817-95	Yes		2000 Accounts Payable	1,672.40

OCSCC #865

1010 Cash Operating Account, Period Ending 31-08-2017

RECONCILIATION REPORT

Reconciled on: 07-09-2017

Reconciled by: Jen Walker

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

Summary CAD

Statement beginning balance	19,044.48
Cheques and payments cleared (24)	-26,536.16
Deposits and other credits cleared (41)	20,166.05
Statement ending balance	12,674.37
Uncleared transactions as of 31-08-2017	-5,376.80
Register balance as of 31-08-2017	7,297.57
Cleared transactions after 31-08-2017	0.00
Uncleared transactions after 31-08-2017	-9,675.88
Register balance as of 07-09-2017	-2,378.31

Details

Cheques and payments cleared (24)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31-07-2017	Bill Payment	384	Optimum Mechanical Solutions	-792.42
31-07-2017	Bill Payment	385	Pyron Fire Protection Inc.	-390.98
31-07-2017	Bill Payment	387	Technical Standards and Saf…	-525.45
31-07-2017	Bill Payment	388	Spot Maintenance Ltd.	-4,101.90
31-07-2017	Bill Payment	374	3022366 Canada Inc.	-250.18
31-07-2017	Bill Payment	375	Ainger Cabling + Security	-316.40
31-07-2017	Bill Payment	376	Brown & Associates	-271.20
31-07-2017	Bill Payment	377	Capital Concierge Ltd.	-365.44
31-07-2017	Bill Payment	378	Clearview Window Cleaning	-1,463.35
31-07-2017	Bill Payment	380	Independent Linen Service	-216.20
31-07-2017	Bill Payment	381	Kone Inc	-1,832.86
31-07-2017	Bill Payment	382	McCay Duff LLP	-3,955.00
31-07-2017	Bill Payment	383	Pivotech Doors Inc	-392.22
01-08-2017	Expense			-5,108.08
01-08-2017	Expense		Royal Bank	-1.25
01-08-2017	Expense		Royal Bank	-6.75
03-08-2017	Bill Payment	EFT2417	Bell A/C # 613 761 9682 (586)	-455.71
03-08-2017	Bill Payment	EFT7768	Rogers A/C # 240-746162308	-186.76
03-08-2017	Bill Payment	EFT1733	Enbridge-323 WINONA AVE	-185.29
04-08-2017	Expense		Royal Bank	-35.60
07-08-2017	Expense			-1,225.99
08-08-2017	Bill Payment		Capital Concierge Ltd.	-1,911.97
16-08-2017	Bill Payment		Hydro-323 WINONA AVE PL	-1,422.56
17-08-2017	Bill Payment		Ottawa Water & Sewer-323 …	-1,122.60
Total				-26,536.16

Deposits and other credits cleared (41)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31-07-2017	Receive Payment	199	309- House,Mr. Richard	372.51
31-07-2017	Receive Payment		104 Hester Crate	567.99
31-07-2017	Receive Payment	784	303- Eder, Ed	473.94
01-08-2017	Receive Payment		306 Stonework Lofts Inc.	477.63
01-08-2017	Receive Payment		207- Turcotte, Gary	766.65
01-08-2017	Receive Payment		101 - Prieur, Layla	486.85
01-08-2017	Receive Payment		408- Marston,Elizabeth	494.23
01-08-2017	Receive Payment		401- John,James	494.23
01-08-2017	Receive Payment		301- Louis & Suzanne Birta	496.07
01-08-2017	Receive Payment		201- Carr,Wendy	496.07
01-08-2017	Receive Payment		308- Graham,Laurie	497.91
01-08-2017	Receive Payment		208- Smith,Ian	505.29
01-08-2017	Receive Payment		403- Crockatt,Dave/Crockett, …	558.77
01-08-2017	Receive Payment		305- Feng,Ping/Liam	566.15

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2017	Receive Payment		205- Durocher,Alan	566.15
01-08-2017	Receive Payment		404- Kotierk,Puuqti	566.15
01-08-2017	Receive Payment		304- Martin,Rowland	566.15
01-08-2017	Receive Payment		405- Arsuo,Laura	567.99
01-08-2017	Receive Payment		402- Friesen/Stashick,Sheldo…	575.37
01-08-2017	Receive Payment		105- Gawron ,Barbara/Betan…	577.21
01-08-2017	Receive Payment		204 Stonework Lofts Inc.	588.28
01-08-2017	Receive Payment		409 Stonework Lofts Inc.	807.73
01-08-2017	Receive Payment		302 Stonework Lofts Inc.	475.78
01-08-2017	Receive Payment		108- Stevens,Marion	475.78
01-08-2017	Receive Payment		206- Pilon,Jennifer	473.94
01-08-2017	Receive Payment		107 - Jordan Mison / Jessical…	472.10
01-08-2017	Receive Payment		203 - Gracey, Shannon	472.10
01-08-2017	Receive Payment		406- Maksymchuk,Lesa	472.10
01-08-2017	Receive Payment		407- Oh,Sujin	472.10
01-08-2017	Receive Payment		103- Bobal, Komal	470.25
01-08-2017	Receive Payment		202- Patel,Mikin	470.25
01-08-2017	Receive Payment		106- Xing,Yue	470.25
01-08-2017	Receive Payment		307 - Cordell Anthony / Audre…	470.25
01-08-2017	Receive Payment		102- Oldfield,Margot	403.86
01-08-2017	Receive Payment		210- Groulx ,Mr. Henri	379.89
01-08-2017	Receive Payment		310- St. Louis,Barbara	302.44
01-08-2017	Receive Payment		209- Arsenault,Ron	376.20
03-08-2017	Receive Payment		303- Eder, Ed	473.94
03-08-2017	Receive Payment		309- House,Mr. Richard	372.51
03-08-2017	Receive Payment		104 Hester Crate	567.99
17-08-2017	Deposit			25.00
Total				20,166.05

Additional Information

Uncleared cheques and payments as of 31-08-2017

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
30-11-2016	Bill Payment		Spot Maintenance Ltd.	-1,779.75
12-12-2016	Bill Payment		Regionex	-39.55
16-05-2017	Bill Payment	369	Jet Waste Management LTD.	-632.46
26-07-2017	Cheque	373	Smith,Jill (104)	-1,703.97
31-07-2017	Bill Payment	386	Regionex	-79.10
31-07-2017	Bill Payment	379	Dan's Bodybuilding Equipme…	-415.21
15-08-2017	Bill Payment	338	Brown & Associates	-726.76
Total				-5,376.80

Uncleared cheques and payments after 31-08-2017

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-09-2017	Expense		Royal Bank	-7.50
01-09-2017	Expense			-5,108.08
01-09-2017	Expense		Royal Bank	-1.32
01-09-2017	Expense		Royal Bank	-17.50
05-09-2017	Expense			-1,225.99
05-09-2017	Bill Payment		Capital Concierge Ltd.	-1,911.97
15-09-2017	Bill Payment	339	Brown & Associates	-726.76
15-10-2017	Bill Payment	340	Brown & Associates	-726.76
Total				-9,725.88

Uncleared deposits and other credits after 31-08-2017

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-09-2017	Deposit		103- Bobal, Komal	50.00
Total				50.00

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

Business Account Statement

RBBDA30000_3386152 E D 00576 00733
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
OPERATING ACCOUNT
C/O CAPITAL CONCIERGE
904 LADY ELLEN PL
OTTAWA ON K1Z 5L5

July 31, 2017 to August 31, 2017

Account number: 00576 101-185-7

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

Account Summary for this Period

RBC Business Essentials ® Variable Pricing Account

Royal Bank of Canada
200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

Opening balance on July 31, 2017	$19,044.48
Total deposits & credits (3)	+ 20,166.05
Total cheques & debits (24)	- 26,536.16
Closing balance on August 31, 2017	**= $12,674.37**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**19,044.48**
01 Aug	Direct Payment (PAD's) service total GRADS5217310000		17,312.17	36,356.65
	Online Transfer to Deposit Account-9357	5,108.08		31,248.57
	Regular transaction fee 1 Dr @ 1.25	1.25		
	Electronic transaction fee 7 Drs @ 0.75 2 Crs @ 0.75	6.75		31,240.57
03 Aug	Deposit 0063		2,828.88	
	Online Banking payment - 1733 ENBRIDGE	185.29		
	Online Banking payment - 7768 ROGERS CABLE	186.76		
	Online Banking payment - 2417 BELL CANADA	455.71		33,241.69
04 Aug	Activity fee	35.60		33,206.09
07 Aug	Insurance AVIVA	1,225.99		31,980.10
08 Aug	Misc Payment	1,911.97		30,068.13

Account Activity Details - continued

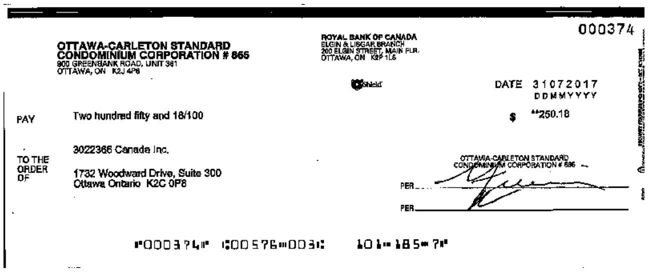
Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
11 Aug	Cheque - 380	216.20		
	Cheque - 385	390.98		
	Cheque - 383	392.22		
	Cheque - 388	4,101.90		24,966.83
14 Aug	Cheque - 387	525.45		
	Cheque - 381	1,832.86		
	Cheque - 382	3,955.00		18,653.52
15 Aug	Cheque - 375	316.40		
	Cheque - 378	1,463.35		16,873.77
16 Aug	Hydro Bill Pmt Hydro Ottawa	1,422.56		
	Cheque - 384	792.42		14,658.79
17 Aug	INTERAC e-Transfer - 1998		25.00	14,683.79
	Utility Bill Pmt OTTAWA WATER	1,122.60		
	Cheque - 374	250.18		13,311.01
25 Aug	Cheque - 376	271.20		
	Cheque - 377	365.44		12,674.37
	Closing balance			**12,674.37**

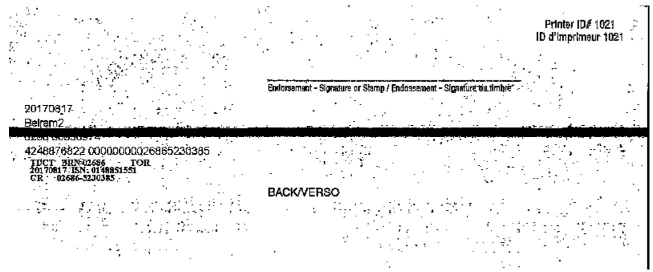
Account Fees: $43.60

Business Account Statement

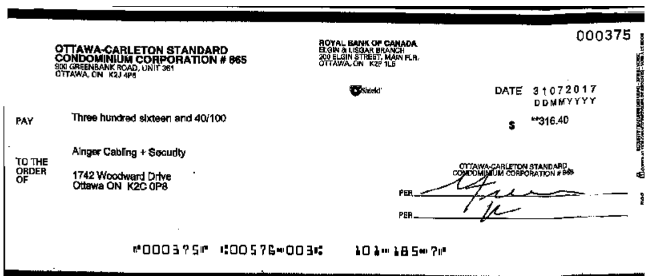
July 31, 2017 to August 31, 2017
Account number: **00576 101-185-7**

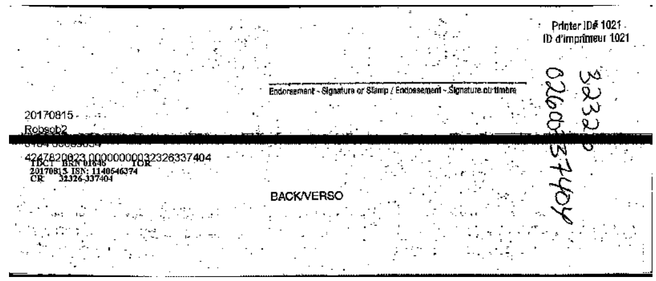
Serial #: 374 | Amount: $250.18


OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
000374
DATE 31072017 DDMMYYYY
PAY Two hundred fifty and 18/100 $ **250.18
TO THE ORDER OF 3022366 Canada Inc.
1732 Woodward Drive, Suite 300
Ottawa Ontario K2C 0P8
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000374⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

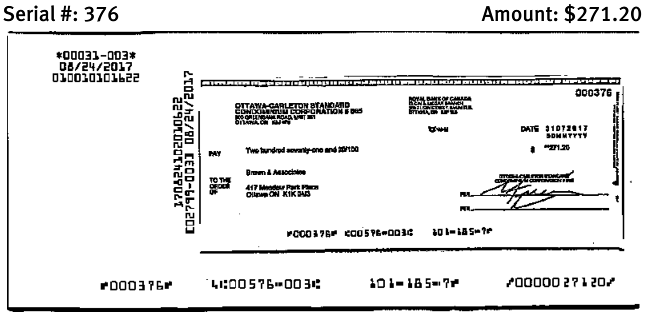

Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
20170817
Beiram2
4248876822 00000000026885230385
BACK/VERSO

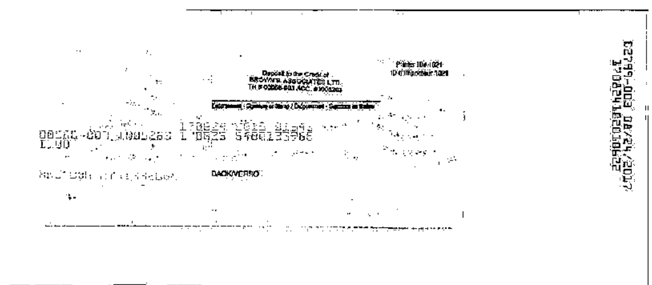
Serial #: 375 | Amount: $316.40


OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
000375
DATE 31072017 DDMMYYYY
PAY Three hundred sixteen and 40/100 $ **316.40
TO THE ORDER OF Alnger Cabling + Security
1742 Woodward Drive
Ottawa ON K2C 0P8
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000375⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

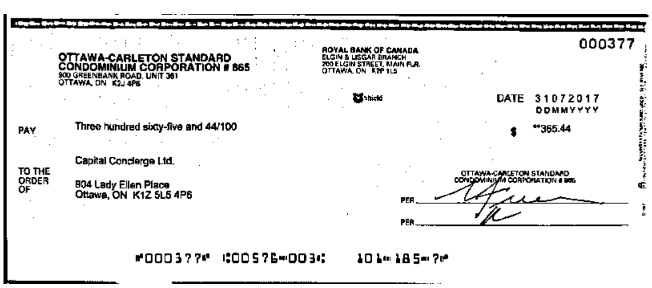

Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
20170815
Robsob2
4247620823 000000000032326337404
BACK/VERSO
32326
02600337404

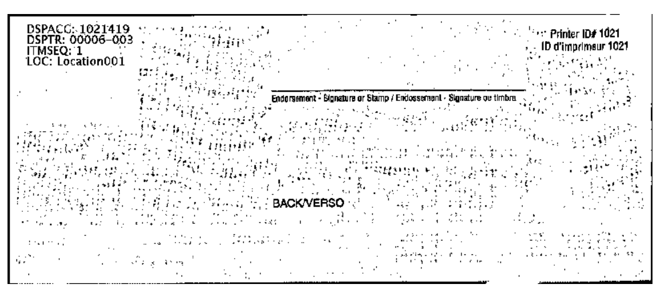
Serial #: 376 | Amount: $271.20


00031-003
08/24/2017
010010101622
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
000376
DATE 31072017
PAY Two hundred seventy-one and 20/100 **271.20
TO THE ORDER OF Brown & Associates
417 Meadow Park Place
Ottawa ON K1K 0A5
⑈000376⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈ ⑈0000027120⑈

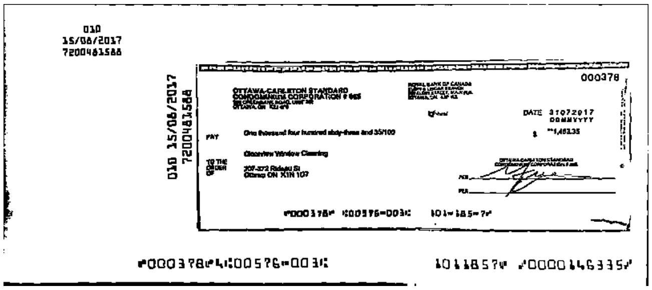

BACK/VERSO
E2799-003 08/24/2017

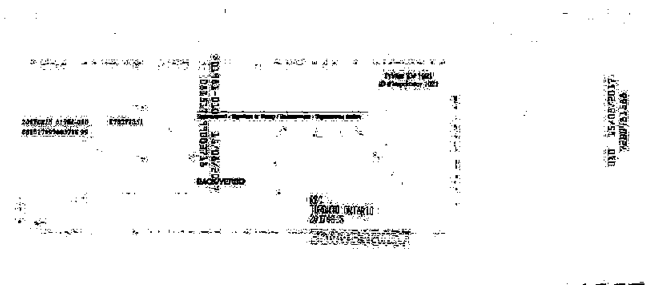
Serial #: 377 | Amount: $365.44


OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
000377
DATE 31072017 DDMMYYYY
PAY Three hundred sixty-five and 44/100 $ **365.44
TO THE ORDER OF Capital Concierge Ltd.
804 Lady Ellen Place
Ottawa, ON K1Z 5L5 4P6
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000377⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

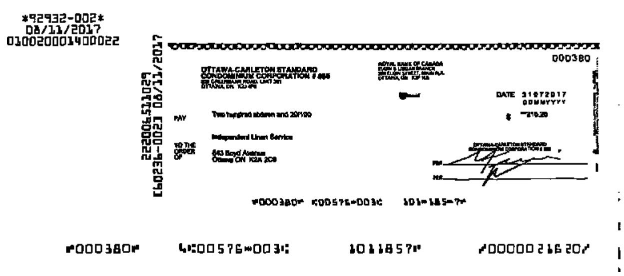

DSPACC: 1021419
DSPTR: 00006-003
ITMSEQ: 1
LOC: Location001
Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
BACK/VERSO

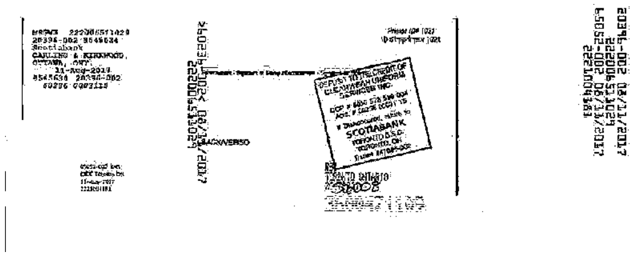
Serial #: 378 Amount: $1,463.35



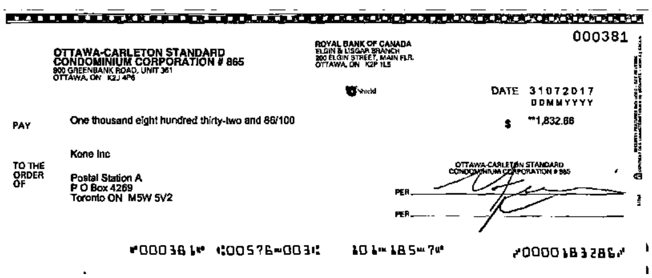


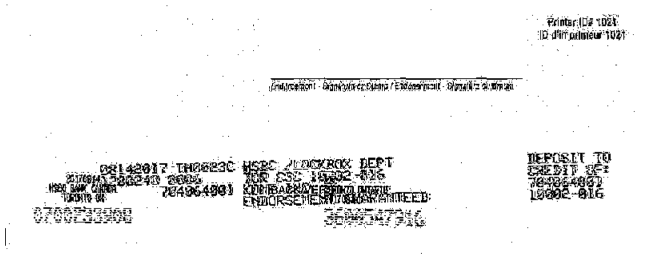
Serial #: 380 Amount: $216.20



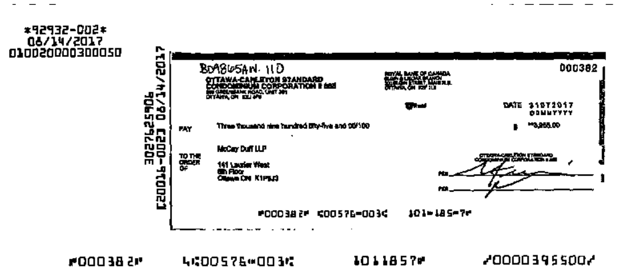


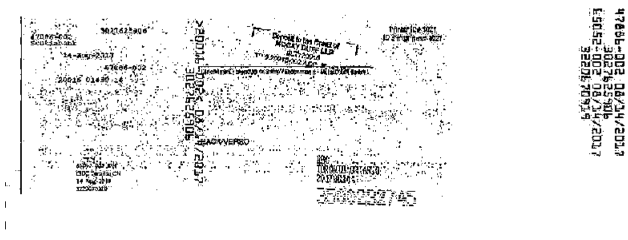
Serial #: 381 Amount: $1,832.86





Serial #: 382 Amount: $3,955.00



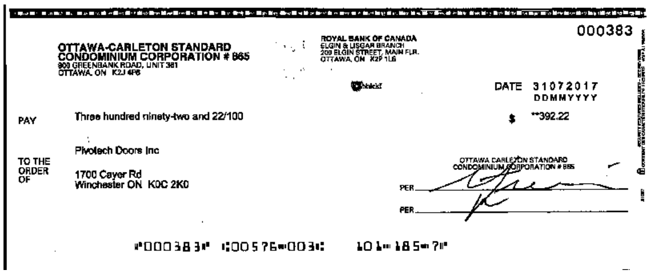


ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

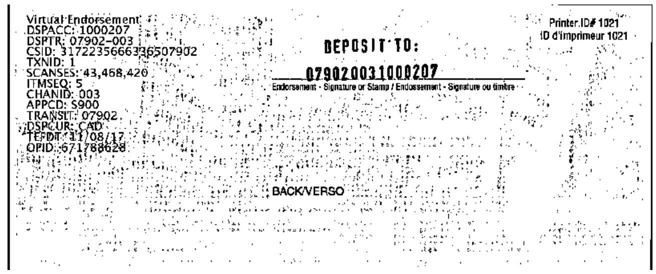
Business Account Statement

July 31, 2017 to August 31, 2017
Account number: **00576 101-185-7**

Serial #: 383 Amount: $392.22

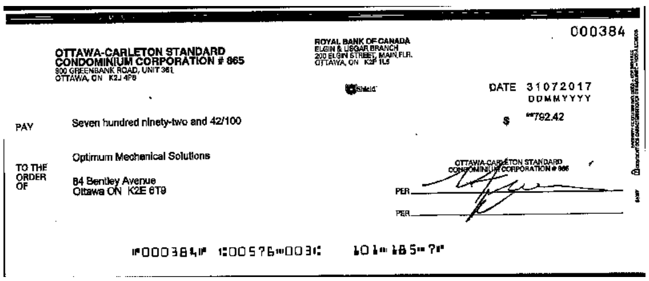


000383
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
DATE 31072017
DDMMYYYY
PAY Three hundred ninety-two and 22/100 $ **392.22
TO THE ORDER OF Pivotech Doors Inc
1700 Cayer Rd
Winchester ON K0C 2K0
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000383⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

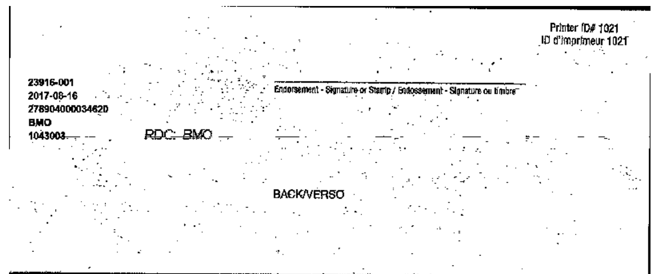


Virtual Endorsement
DSPACC: 1000207
DSPTR: 07902-003
CSID: 317223566636507902
TXNID: 1
SCANSES: 43,468,420
ITMSEQ: 5
CHANID: 003
APPCD: S900
TRANSIT: 07902
DSPCUR: CAD
TERDT: 11/08/17
OPID: 67178828
DEPOSIT TO:
079020031000207
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
BACK/VERSO
Printer ID# 1021
ID d'imprimeur 1021

Serial #: 384 Amount: $792.42

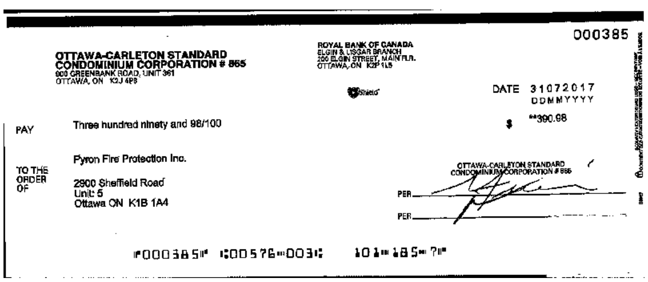


000384
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
DATE 31072017
DDMMYYYY
PAY Seven hundred ninety-two and 42/100 $ **792.42
TO THE ORDER OF Optimum Mechanical Solutions
84 Bentley Avenue
Ottawa ON K2E 6T9
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000384⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

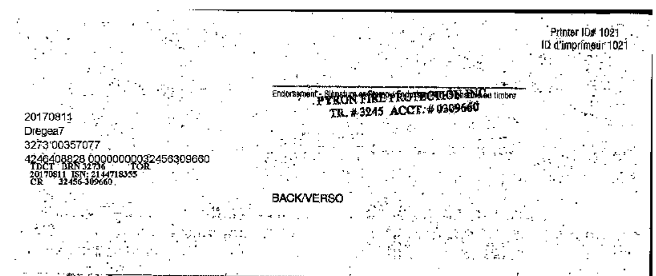


Printer ID# 1021
ID d'imprimeur 1021
23916-001
2017-08-16
278904000034620
BMO
1043003
RDC BMO
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
BACK/VERSO

Serial #: 385 Amount: $390.98

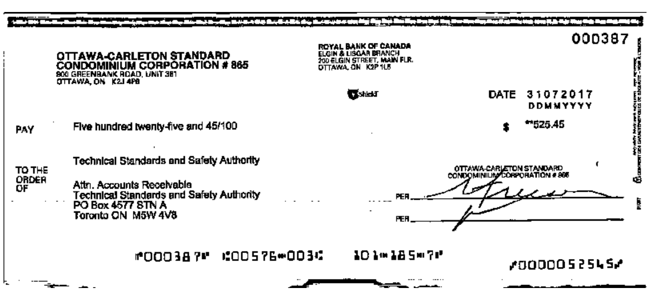


000385
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
DATE 31072017
DDMMYYYY
PAY Three hundred ninety and 98/100 $ **390.98
TO THE ORDER OF Pyron Fire Protection Inc.
2900 Sheffield Road
Unit: 5
Ottawa ON K1B 1A4
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000385⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈

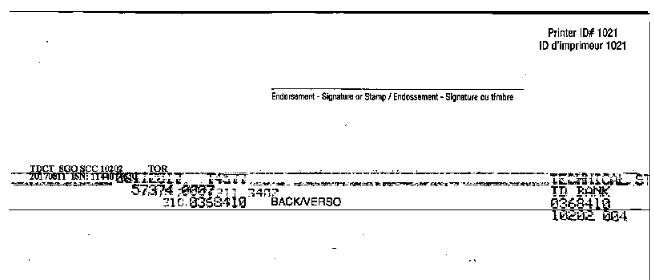


Printer ID# 1021
ID d'imprimeur 1021
PYRON FIRE PROTECTION
TR. #3245 ACCT. # 0309660
20170811
Dregea7
3273 00357077
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
BACK/VERSO

Serial #: 387 Amount: $525.45

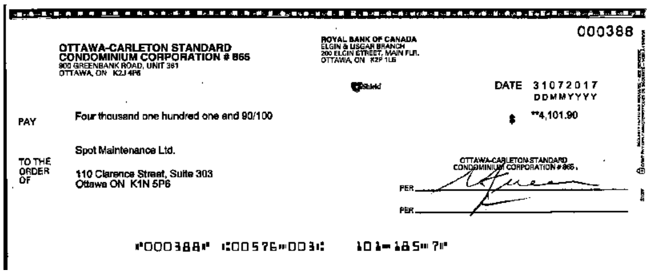


000387
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
ROYAL BANK OF CANADA
DATE 31072017
DDMMYYYY
PAY Five hundred twenty-five and 45/100 $ **525.45
TO THE ORDER OF Technical Standards and Safety Authority
Attn. Accounts Receivable
Technical Standards and Safety Authority
PO Box 4577 STN A
Toronto ON M5W 4V8
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER
⑈000387⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈ ⑈0000052545⑈



Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp / Endossement - Signature ou timbre
TECHNICAL ST
TD BANK
0368410
10202 004
BACK/VERSO

Serial #: 388 Amount: $4,101.90



000388

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION # 865
900 GREENBANK ROAD, UNIT 381
OTTAWA, ON K2J 4P6

ROYAL BANK OF CANADA
ELGIN & LISGAR BRANCH
200 ELGIN STREET, MAIN FLR.
OTTAWA, ON K2P 1L5

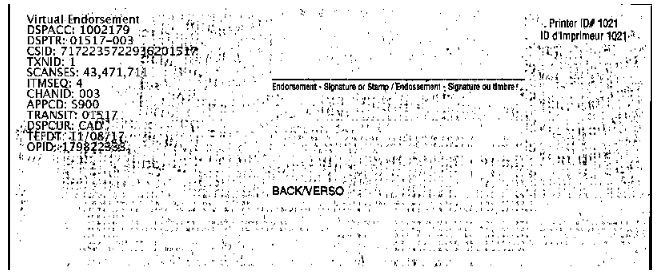
DATE 31072017
DDMMYYYY

PAY Four thousand one hundred one and 90/100 $ **4,101.90

TO THE ORDER OF
Spot Maintenance Ltd.
110 Clarence Street, Suite 303
Ottawa ON K1N 5P6

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION # 865
PER
PER

⑈000388⑈ ⑆00576⑉003⑆ 101⑉185⑉7⑈



Virtual Endorsement
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DSPTR: 01517-003
CSID: 71722357229362015177
TXNID: 1
SCANSES: 43,471,718
ITMSEQ: 4
CHANID: 003
APPCD: S900
TRANSIT: 01517
DSPCUR: CAD
TEFDT: 11/08/17
OPID: 179822558

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp / Endossement - Signature ou timbre

BACK/VERSO

MONTHLY RESERVE FINANCIAL REPORT

OCSCC 865

August 2017

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

Capital Integral
PROPERTY MANAGEMENT

MONTHLY RESERVE FINANCIAL REPORT SUMMARY

OCSCC 865

August 2017

Revenue

100% of budgeted contributions have been contributed

Expenses

There was no activity in the Reserve Fund to date this year

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

OCSCC #865

PROFIT AND LOSS

August 2017

	TOTAL
INCOME	
Total Income	
GROSS PROFIT	**$0.00**
OTHER INCOME	
4012 Interest Income- Reserve	17.86
R6001 Contribution from Operating	5,108.08
Total Other Income	**$5,125.94**
EXPENSES	
Total Expenses	
PROFIT	**$5,125.94**

OCSCC #865

1020 Cash Reserve, Period Ending 31-08-2017

RECONCILIATION REPORT

Reconciled on: 07-09-2017

Reconciled by: Jen Walker

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

Summary

	CAD
Statement beginning balance	159,241.10
Cheques and payments cleared (1)	-1,857.72
Deposits and other credits cleared (2)	5,125.94
Statement ending balance	162,509.32
Register balance as of 31-08-2017	162,509.32
Cleared transactions after 31-08-2017	0.00
Uncleared transactions after 31-08-2017	5,137.25
Register balance as of 07-09-2017	167,646.57

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
31-07-2017	Bill Payment	12	Lock Solutions Inc	-1,857.72
Total				-1,857.72

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2017	Deposit		Royal Bank	17.86
01-08-2017	Deposit			5,108.08
Total				5,125.94

Additional Information

Uncleared deposits and other credits after 31-08-2017

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-09-2017	Deposit			5,108.08
01-09-2017	Deposit		Royal Bank	29.17
Total				5,137.25

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

Business Account Statement

RBBDA30000_3386152 E D 00576 00734
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
RESERVE ACCOUNT
C/O CAPITAL CONCIERGE
904 LADY ELLEN PL
OTTAWA ON K1Z 5L5

July 31, 2017 to August 31, 2017

Account number: 00576 101-189-9

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

RBC Business Essentials ® Savings Account

Royal Bank of Canada
200 ELGIN ST-MAIN FLR, OTTAWA, ON K2P 1L5

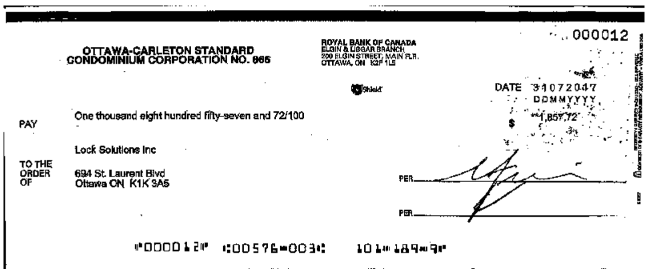
Opening balance on July 31, 2017	$159,241.10
Total deposits & credits (2)	+ 5,125.94
Total cheques & debits (1)	- 1,857.72
Closing balance on August 31, 2017	**= $162,509.32**

Account Activity Details

Date	Description	Cheques & Debits ($)	Deposits & Credits ($)	Balance ($)
	Opening balance			**159,241.10**
01 Aug	Online Banking transfer - 9357		5,108.08	164,349.18
	Deposit interest		17.86	164,367.04
16 Aug	Cheque - 12	1,857.72		162,509.32
	Closing balance			**162,509.32**

Deposit Interest Earned: $17.86

Serial #: 12 Amount: $1,857.72



000012

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION NO. 865

ROYAL BANK OF CANADA
ELGIN & LISGAR BRANCH
200 ELGIN STREET, MAIN FLR.
OTTAWA, ON K2P 1L5

DATE 31072017
DDMMYYYY

PAY One thousand eight hundred fifty-seven and 72/100

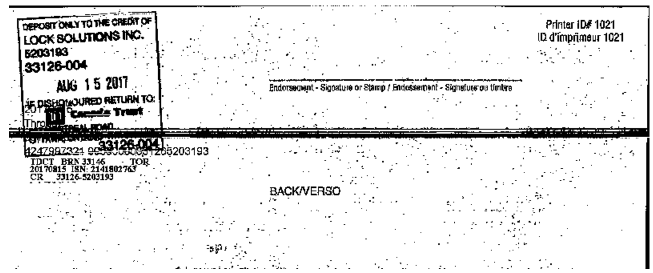
$ **1,857.72

TO THE ORDER OF
Lock Solutions Inc
694 St. Laurent Blvd
Ottawa ON K1K 3A5

PER

PER

⑈000012⑈ ⑆00576⑉003⑆ 101⑉189⑉9⑈



DEPOSIT ONLY TO THE CREDIT OF
LOCK SOLUTIONS INC.
5203193
33126-004
AUG 15 2017
IF DISHONOURED RETURN TO:
Canada Trust

33126-004
4247997321
TDCT BRN 33146 TOR
20170815 ISN: 2141802763
CR 33126-5203193

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp / Endossement - Signature ou timbre

BACK/VERSO