

MONTHLY FINANCIAL REPORT

OCSCC 975

April 2018

OCSCC 975 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
9. General Ledger- Monthly
10. Operating Account Bank Reconciliation
11. 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. Investment Statement
5. Reserve Fund Bank Reconciliation
6. Reserve Fund Bank Statement

OCSCC No. 975
Financial Operating Summary April 2018

Revenue

Currently OCSCC No. 975 has invoiced 100% of the budgeted revenue.

Expenses

Utilities are trending above budget. Gas is high, which is expected during the winter months and should level off as the year progresses and temperatures rise. We are expecting some savings in telecom from the Bell adjustments and new rates next month. Further savings will be had, once the fibre connection is fully up and running, so we can cancel the Rogers account. We have a few months left before the cancellation is possible without fees.

Fire Safety is higher as the annual was included but the budget separated monthly which should level out. Luminix is pushing the repairs and maintenance over budget however there is a GL credit for this which is offsetting these amounts. HVAC is over due to repairs to the signal distributor last month. Elevator contract is over budget due to TSSA fees coming in.

Fire system repairs were not budgeted and noted in the annual alarm follow up which pushed this GL over budget.

We are seeing some savings due to the lower administrative expenses and insurance costs which are trending below budget. Insurance is showing higher due to a fiscal year 2017 amount which was corrected. This will balance out throughout the year.

Conclusion

Currently we are under budget for the year but must monitor spending if we are going to finish on budget. We are expecting savings from a number of areas which include cleaning contract, bell invoices and internet costs which will assist moving forward.



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

www.cimmanagement.ca

OCSCC 975

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

April 2018

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
4000 Income				
4001 Monthly fees to owners - Condo Fees	49,950	49,950	0	100.00 %
Total 4000 Income	49,950	49,950	0	100.00 %
4011 Interest income operating	107		-107	
4031 Other incomes - Key Replacement	50		-50	
Total Income	\$50,107	\$49,950	\$ -157	100.00 %
Cost of Goods Sold				
4500 Contribution to reserve fund	14,500	14,500	0	100.00 %
Total Cost of Goods Sold	\$14,500	\$14,500	\$0	100.00 %
GROSS PROFIT	\$35,607	\$35,450	\$ -157	100.00 %
Expenses				
5000 Utilities				
5010 Gas	3,914	4,500	586	87.00 %
5020 Hydro	3,710	6,000	2,290	62.00 %
5030 Water & Sewer	4,134	4,065	-69	102.00 %
5040 Telecom Expenses	1,006	650	-356	155.00 %
Total 5000 Utilities	12,764	15,215	2,451	84.00 %
5400 Contracts				
5410 Cleaning	3,232	3,296	64	98.00 %
5415 Waste Removal	547	620	73	88.00 %
5425 Garage Door Maintenance Contract	113	117	4	97.00 %
5426 Parking monitor and security	348	340	-8	102.00 %
5430 Fire Safety	215	360	145	60.00 %
5440 HVAC Maintenance Contract		0	0	
5455 Elevator Maintenance Contract	1,154	781	-373	148.00 %
5460 Fitness Centre Maintenance	232	246	14	94.00 %
5465 Landscaping		0	0	
5470 Snow Removal		3,793	3,793	
Total 5400 Contracts	5,839	9,553	3,714	61.00 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	746		-746	
5503 General Repairs & Maint	3,370	2,167	-1,203	156.00 %
5504 Emergency Calls		131	131	
5509 Garage Maintenance		637	637	
5510 Cleaning & Supplies		195	195	
5518 Window Cleaning		0	0	
5520 HVAC repairs	1,027	1,000	-27	103.00 %
5525 Waste System	230		-230	
5550 Elevator		208	208	
5555 Fire Monitoring System Maintenance		22	22	
5560 Landscaping R&M		0	0	
5572 Additional Snow Removal and Salting		500	500	
Total 5500 General Repairs & Maintenance	5,373	4,860	-513	111.00 %
5800 Administrative Expenses				

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5801 Property Management Fees	3,755	3,755	-0	100.00 %
5805 CAO Fees	0		0	
5810 Office Expenses	1,403	750	-653	187.00 %
5812 Bank Charges	53	84	31	64.00 %
5815 New Condo Act	931	928	-3	100.00 %
5830 Insurance Expense	4,710	1,871	-2,839	252.00 %
5832 Legal	495	84	-411	589.00 %
5833 Audit-Accounting		0	0	
5835 Professional Fees		30	30	
5885 Communications	49	17	-32	287.00 %
Total 5800 Administrative Expenses	11,396	7,519	-3,877	152.00 %
5900 Repair and maintenance				
5905 Contingency		208	208	
Total 5900 Repair and maintenance		208	208	
Total Expenses	\$35,372	\$37,355	\$1,983	95.00 %
NET OPERATING INCOME	\$235	\$ -1,905	\$ -2,140	-12.00 %
Other Income				
6001 Contribution from operating	14,500		-14,500	
6002 Interest income for reserve	64		-64	
Total Other Income	\$14,564	\$0	\$ -14,564	0%
Other Expenses				
6102 Building Interior R&M	0		0	
6142 Reserve - Electrical	2,170		-2,170	
Total Other Expenses	\$2,170	\$0	\$ -2,170	0%
NET OTHER INCOME	\$12,395	\$0	\$ -12,395	0%
NET INCOME	\$12,630	\$ -1,905	\$ -14,535	-663.00 %

OCSCC 975

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

October 2017 - April 2018

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
4000 Income				
4001 Monthly fees to owners - Condo Fees	349,550	349,650	100	100.00 %
Total 4000 Income	349,550	349,650	100	100.00 %
4011 Interest income operating	107		-107	
4030 Other incomes	95		-95	
4031 Other incomes - Key Replacement	230		-230	
4032 Other incomes-NSF fees charged to customers	90		-90	
4035 Other incomes-Misc. Income	80		-80	
4036 Other incomes-Meeting Room	56		-56	
Total Income	\$350,207	\$349,650	\$ -557	100.00 %
Cost of Goods Sold				
4500 Contribution to reserve fund	101,500	101,500	0	100.00 %
Total Cost of Goods Sold	\$101,500	\$101,500	\$0	100.00 %
GROSS PROFIT	\$248,707	\$248,150	\$ -557	100.00 %
Expenses				
5000 Utilities				
5010 Gas	33,683	27,000	-6,683	125.00 %
5020 Hydro	37,648	39,085	1,437	96.00 %
5030 Water & Sewer	27,620	28,455	835	97.00 %
5040 Telecom Expenses	4,898	4,550	-348	108.00 %
Total 5000 Utilities	103,849	99,090	-4,759	105.00 %
5400 Contracts				
5410 Cleaning	22,623	23,072	449	98.00 %
5415 Waste Removal	3,837	4,340	503	88.00 %
5425 Garage Door Maintenance Contract	357	819	462	44.00 %
5426 Parking monitor and security	2,256	2,380	124	95.00 %
5430 Fire Safety	4,786	2,520	-2,266	190.00 %
5440 HVAC Maintenance Contract		1,086	1,086	
5455 Elevator Maintenance Contract	8,694	5,467	-3,227	159.00 %
5460 Fitness Centre Maintenance	1,166	984	-182	119.00 %
5465 Landscaping		479	479	
5470 Snow Removal	22,318	22,763	445	98.00 %
Total 5400 Contracts	66,036	63,910	-2,126	103.00 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	946		-946	
5503 General Repairs & Maint	24,053	15,169	-8,884	159.00 %
5504 Emergency Calls	797	917	120	87.00 %
5509 Garage Maintenance		4,465	4,465	
5510 Cleaning & Supplies	1,020	1,365	345	75.00 %
5518 Window Cleaning		0	0	
5520 HVAC repairs	10,673	7,000	-3,673	152.00 %
5525 Waste System	1,392		-1,392	
5550 Elevator	1,024	1,456	432	70.00 %
5555 Fire Monitoring System Maintenance	902	154	-748	586.00 %

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5560 Landscaping R&M		268	268	
5561 Fitness Centre Repairs	820		-820	
5572 Additional Snow Removal and Salting		3,000	3,000	
Total 5500 General Repairs & Maintenance	41,627	33,794	-7,833	123.00 %
5800 Administrative Expenses				
5801 Property Management Fees	27,219	26,285	-934	104.00 %
5805 CAO Fees	2,201		-2,201	
5810 Office Expenses	1,403	2,250	847	62.00 %
5812 Bank Charges	584	588	4	99.00 %
5815 New Condo Act	4,653	6,496	1,843	72.00 %
5830 Insurance Expense	14,860	13,097	-1,763	113.00 %
5832 Legal	495	588	93	84.00 %
5833 Audit-Accounting	2,599	4,914	2,315	53.00 %
5835 Professional Fees	254	210	-44	121.00 %
5885 Communications	292	119	-173	246.00 %
Total 5800 Administrative Expenses	54,561	54,547	-14	100.00 %
5900 Repair and maintenance				
5905 Contingency		1,456	1,456	
Total 5900 Repair and maintenance		1,456	1,456	
5910 Lighting Retrofit	-20,538		20,538	
Total Expenses	\$245,535	\$252,797	\$7,262	97.00 %
NET OPERATING INCOME	\$3,172	\$ -4,647	\$ -7,819	-68.00 %
Other Income				
6001 Contribution from operating	101,500		-101,500	
6002 Interest income for reserve	420		-420	
Total Other Income	\$101,920	\$0	\$ -101,920	0%
Other Expenses				
6102 Building Interior R&M	2,451		-2,451	
6142 Reserve - Electrical	2,170		-2,170	
Total Other Expenses	\$4,621	\$0	\$ -4,621	0%
NET OTHER INCOME	\$97,299	\$0	\$ -97,299	0%
NET INCOME	\$100,471	\$ -4,647	\$ -105,118	-2,162.00 %

OCSCC 975

PROFIT AND LOSS

April 2018

	TOTAL
INCOME	
4000 Income	
4001 Monthly fees to owners - Condo Fees	49,949.97
Total 4000 Income	49,949.97
4011 Interest income operating	107.34
4031 Other incomes - Key Replacement	50.00
Total Income	50,107.31
COST OF GOODS SOLD	
4500 Contribution to reserve fund	14,500.00
Total Cost of Goods Sold	14,500.00
GROSS PROFIT	35,607.31
EXPENSES	
5000 Utilities	
5010 Gas	3,913.70
5020 Hydro	3,710.38
5030 Water & Sewer	4,134.00
5040 Telecom Expenses	1,005.82
Total 5000 Utilities	12,763.90
5400 Contracts	
5410 Cleaning	3,231.80
5415 Waste Removal	546.92
5425 Garage Door Maintenance Contract	113.00
5426 Parking monitor and security	347.79
5430 Fire Safety	214.70
5455 Elevator Maintenance Contract	1,153.58
5460 Fitness Centre Maintenance	231.65
Total 5400 Contracts	5,839.44
5500 General Repairs & Maintenance	
5501 Reimbursable Expense	745.80
5503 General Repairs & Maint	3,370.04
5520 HVAC repairs	1,027.18
5525 Waste System	229.93
Total 5500 General Repairs & Maintenance	5,372.95
5800 Administrative Expenses	
5801 Property Management Fees	3,755.44
5810 Office Expenses	1,403.00
5812 Bank Charges	53.40
5830 Insurance Expense	4,709.83
5832 Legal	494.94
5885 Communications	48.74
Total 5800 Administrative Expenses	10,465.35
Total Expenses	34,441.64
PROFIT	\$1,165.67

OCSCC 975

BALANCE SHEET

As of April 30, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	14,510.61
1020 Cash Reserve	15,395.04
Total Cash and Cash Equivalent	29,905.65
Accounts Receivable (A/R)	
1100 Accounts Receivable	27,221.55
Total Accounts Receivable (A/R)	27,221.55
1105 AR - Other	8,089.00
1110 Provision doubtful account	0.22
1130 Reserve accrued interest	138.00
1200 Due to/from reserve	41,099.36
1300 Prepaid Expenses	0.00
1350 Investments - RBC DS	224,999.99
Total Current Assets	331,453.77
Total Assets	\$331,453.77
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	9,134.72
Total Accounts Payable (A/P)	9,134.72
2010 AP Accrued Liabilities	37,902.15
2020 Due to reserve	41,099.00
2500 Due to/from operating	0.36
Total Current Liabilities	88,136.23
Total Liabilities	88,136.23
Equity	
3910 Accumulated equity reserve fund	58,403.00
Retained Earnings	84,443.53
Profit for the year	100,471.01
Total Equity	243,317.54
Total Liabilities and Equity	\$331,453.77

OCSCC 975

A/R AGING SUMMARY

As of April 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
1004 Melissa Chee					-348.09	\$ -348.09
105-Emile Cave / Alexander Marshall	604.39					\$604.39
108-June Roy & Lawrence Dewan					-0.86	\$ -0.86
2464865 Ontario Inc.						\$0.00
1005 - 2464865 Ontario Inc.		519.48				\$519.48
1007 - 2464865 Ontario Inc.		285.21				\$285.21
1011 - 2464865 Ontario Inc.		445.05				\$445.05
1012 - 2464865 Ontario Inc.		409.59				\$409.59
102 - 2464865 Ontario Inc.		468.03				\$468.03
104 - 2464865 Ontario Inc.		523.47				\$523.47
109 - 2464865 Ontario Inc.		539.46				\$539.46
201 - 2464865 Ontario Inc.		490.01				\$490.01
202 - 2464865 Ontario Inc.		421.08				\$421.08
203 - 2464865 Ontario Inc.		445.05				\$445.05
205- 2464865 Ontario Inc.		487.01				\$487.01
207 - 2464865 Ontario Inc.		317.68				\$317.68
208 - 2464865 Ontario Inc.		341.66				\$341.66
209 - 2464865 Ontario Inc.		487.01				\$487.01
210 - 2464865 Ontario Inc.		466.53				\$466.53
211 - 2464865 Ontario Inc.		445.05				\$445.05
212 - 2464865 Ontario Inc.		409.59				\$409.59
303 -2464865 Ontario Inc.		444.55				\$444.55
307 - 2464865 Ontario Inc.		317.18				\$317.18
308 - 2464865 Ontario Inc.		341.16				\$341.16
309 - 2464865 Ontario Inc.		486.51				\$486.51
310 - 2464865 Ontario Inc.		466.03				\$466.03
311 - 2464865 Ontario Inc.		444.55				\$444.55
401 - 2464865 Ontario Inc.		522.48				\$522.48
402 - 2464865 Ontario Inc.		421.08				\$421.08
406 - 2464865 Ontario Inc.		374.12				\$374.12
409 - 2464865 Ontario Inc.		487.01				\$487.01
410 - 2464865 Ontario Inc.		466.53				\$466.53
411 - 2464865 Ontario Inc.		445.05				\$445.05
501-2464865 Ontario Inc.		490.01				\$490.01
502 - 2464865 Ontario Inc.		421.08				\$421.08
509 - 2464865 Ontario Inc.		487.01				\$487.01
510 - 2464865 Ontario Inc.		466.53				\$466.53
511 - 2464865 Ontario Inc.		445.05				\$445.05
601 - 2464865 Ontario Inc.		490.01				\$490.01
602 - 2464865 Ontario Inc.		421.08				\$421.08
603 - 2464865 Ontario Inc.		445.05				\$445.05
607 - 2464865 Ontario Inc.		317.68				\$317.68
609 - 2464865 Ontario Inc.		454.54				\$454.54
610 - 2464865 Ontario Inc.		466.53				\$466.53
611 - 2464865 Ontario Inc.		445.05				\$445.05
612 - 2464865 Ontario Inc.		409.59				\$409.59
702 - 2464865 Ontario Inc.		421.08				\$421.08
703 - 2464865 Ontario Inc.		445.05				\$445.05

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
706 - 2464865 Ontario Inc.		341.66				\$341.66
710 - 2464865 Ontario Inc.		466.53				\$466.53
711 - 2464865 Ontario Inc.		445.05				\$445.05
712 - 2464865 Ontario Inc.		409.59				\$409.59
801 - 2464865 Ontario Inc.		490.01				\$490.01
802 - 2464865 Ontario Inc.		421.08				\$421.08
804 - 2464865 Ontario Inc.		466.53				\$466.53
805 - 2464865 Ontario Inc.		487.01				\$487.01
807 - 2464865 Ontario Inc.		317.68				\$317.68
808 - 2464865 Ontario Inc.		341.66				\$341.66
811 - 2464865 Ontario Inc.		445.05				\$445.05
901 - 2464865 Ontario Inc.		457.54				\$457.54
902 - 2464865 Ontario Inc.		421.08				\$421.08
903 - 2464865 Ontario Inc.		445.05				\$445.05
908 - 2464865 Ontario Inc.		341.66				\$341.66
911 - 2464865 Ontario Inc.		445.05				\$445.05
912 - 2464865 Ontario Inc.		409.59				\$409.59
Total 2464865 Ontario Inc.		26,494.37				\$26,494.37
504-Harry Saddington & Gillian Saddington					-601.65	\$ -601.65
708-Dan Stone					-0.10	\$ -0.10
907-Soloman Bandele					50.00	\$50.00
Linden Development						\$0.00
405-Linden Development		487.01				\$487.01
408 - Linden Development		341.66				\$341.66
Unsold Parking - 1		32.47				\$32.47
Unsold Parking - 2		32.47				\$32.47
Unsold Parking - 3		32.47				\$32.47
Unsold Parking - 4		32.47				\$32.47
Unsold Parking - 5		32.47				\$32.47
Unsold Parking - 6		32.47				\$32.47
Total Linden Development		1,023.49				\$1,023.49
TOTAL	\$604.39	\$27,517.86	\$0.00	\$0.00	\$ -900.70	\$27,221.55

OCSCC 975

A/P AGING SUMMARY

As of April 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.			135.60	335.60		\$471.20
9020934 Canada Inc.		-347.79				\$ -347.79
9495100 Canada Ltd.			610.20		1,966.20	\$2,576.40
Bell A/C # 613 739 8623 (023)					-702.54	\$ -702.54
Capital Concierge Ltd.	48.74	48.74	48.74	48.74	194.96	\$389.92
Hydro Ottawa-555 ANAND PVT PL		4,374.56				\$4,374.56
J.D. Globe Electrical		2,169.60				\$2,169.60
Lumenix					0.00	\$0.00
Rogers A/C # 240-758214201		203.37				\$203.37
TOTAL	\$48.74	\$6,448.48	\$794.54	\$384.34	\$1,458.62	\$9,134.72

OCSCC 975

TRANSACTION LIST BY SUPPLIER

April 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
01-04-2018	Bill	1336	Yes		2000 Accounts Payable	271.20
01-04-2018	Bill	1339	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1377	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1376	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1385	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1380	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1382	Yes		2000 Accounts Payable	67.80
01-04-2018	Bill	1335	Yes		2000 Accounts Payable	135.60
01-04-2018	Bill	1388	Yes		2000 Accounts Payable	135.60
01-04-2018	Bill	1384	Yes		2000 Accounts Payable	135.60
06-04-2018	Bill	238	Yes		2000 Accounts Payable	67.80
10-04-2018	Bill Payment (Cheque)	FCN_8762-1	Yes		1010 Cash Operating Account	-491.38
23-04-2018	Bill Payment (Cheque)	FCN_8764-1	Yes		1010 Cash Operating Account	-1,152.60
9020934 Canada Inc.						
01-04-2018	Bill	508	Yes		2000 Accounts Payable	347.79
10-04-2018	Bill Payment (Cheque)	FCN_8762-2	Yes		1010 Cash Operating Account	-347.79
23-04-2018	Bill Payment (Cheque)	FCN_8763-1	Yes		1010 Cash Operating Account	-347.79
Capital Concierge Ltd.						
01-04-2018	Bill		Yes		2000 Accounts Payable	48.74
CI Property Management						
01-04-2018	Bill	2014	Yes		2000 Accounts Payable	3,755.44
01-04-2018	Bill	1714	Yes		2000 Accounts Payable	878.23
01-04-2018	Bill	1880	Yes		2000 Accounts Payable	524.77
01-04-2018	Bill	2058	Yes		2000 Accounts Payable	930.67
02-04-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-3,755.44
10-04-2018	Bill Payment (Cheque)	FCN_8762-3	Yes		1010 Cash Operating Account	-930.67
23-04-2018	Bill Payment (Cheque)	FCN_8764-2	Yes		1010 Cash Operating Account	-2,333.67

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Dan's Bodybuilding Equipment Inc.						
04-04-2018	Bill	9252	Yes		2000 Accounts Payable	231.65
23-04-2018	Bill Payment (Cheque)	FCN_8763-2	Yes		1010 Cash Operating Account	-231.65
Davidson Houle Allen LLP						
01-04-2018	Bill	6674	Yes		2000 Accounts Payable	494.94
23-04-2018	Bill Payment (Cheque)	FCN_8763-3	Yes		1010 Cash Operating Account	-494.94
Enbridge-555 ANAND PVT						
03-04-2018	Bill Payment (Cheque)	RBCX8063	Yes		1010 Cash Operating Account	-3,652.79
Evolution Building Services						
03-04-2018	Bill	3536	Yes		2000 Accounts Payable	411.32
23-04-2018	Bill Payment (Cheque)	FCN_8763-4	Yes		1010 Cash Operating Account	-411.32
30-04-2018	Purchase Order	1026	No		2000 Accounts Payable	229.93
Hydro Ottawa-555 ANAND PVT PL						
01-04-2018	Bill	FEB14-MAR15/18	Yes		2000 Accounts Payable	4,374.56
J.D. Globe Electrical						
01-04-2018	Bill	8563	Yes		2000 Accounts Payable	113.00
01-04-2018	Bill	8499	Yes		2000 Accounts Payable	2,169.60
23-04-2018	Bill Payment (Cheque)	FCN_8763-5	Yes		1010 Cash Operating Account	-113.00
Lock Solutions Inc.						
01-04-2018	Bill	22578	Yes		2000 Accounts Payable	118.59
23-04-2018	Bill Payment (Cheque)	FCN_8763-6	Yes		1010 Cash Operating Account	-118.59
Lumenix						
01-04-2018	Bill	100527-11	Yes		2000 Accounts Payable	2,567.23
20-04-2018	Journal Entry	58	Yes			
23-04-2018	Bill Payment (Cheque)	FCN_8763-7	Yes		1010 Cash Operating Account	-2,567.23
Optimum Mechanical Solutions						
01-04-2018	Bill	05516	Yes		2000 Accounts Payable	393.81
01-04-2018	Bill	05526	Yes		2000 Accounts Payable	836.20
01-04-2018	Bill	05395	Yes		2000 Accounts Payable	290.98
01-04-2018	Bill	05548	Yes		2000 Accounts Payable	342.39

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01-04-2018	Bill	05573	Yes		2000 Accounts Payable	836.20
10-04-2018	Bill Payment (Cheque)	FCN_8762-4	Yes		1010 Cash Operating Account	-1,372.40
23-04-2018	Bill Payment (Cheque)	FCN_8763-8	Yes		1010 Cash Operating Account	-2,699.58
Ottawa Water & Sewer-555 ANAND PVT						
01-04-2018	Bill	FEB26-MAR27/18	Yes		2000 Accounts Payable	3,996.20
12-04-2018	Bill Payment (Cheque)	RBCX9056	Yes		1010 Cash Operating Account	-3,996.20
Pivotech Doors Inc.						
01-04-2018	Bill	36897	Yes		2000 Accounts Payable	113.00
10-04-2018	Bill Payment (Cheque)	FCN_8762-5	Yes		1010 Cash Operating Account	-113.00
23-04-2018	Bill Payment (Cheque)	FCN_8763-9	Yes		1010 Cash Operating Account	-113.00
Pyron Fire Protection Inc.						
01-04-2018	Bill	81848	Yes		2000 Accounts Payable	164.42
10-04-2018	Bill Payment (Cheque)	FCN_8762-6	Yes		1010 Cash Operating Account	-214.70
23-04-2018	Bill Payment (Cheque)	FCN_8763-10	Yes		1010 Cash Operating Account	-164.42
Rogers A/C # 240-758214201						
03-04-2018	Bill	JAN31-APR30/18	Yes		2000 Accounts Payable	203.37
Waste Connections of Canada Inc.						
01-04-2018	Bill	7140-099023-0000	Yes		2000 Accounts Payable	135.60
10-04-2018	Bill Payment (Cheque)	FCN_8762-7	Yes		1010 Cash Operating Account	-135.60
23-04-2018	Bill Payment (Cheque)	FCN_8763-11	Yes		1010 Cash Operating Account	-135.60

OCSCC 975

GENERAL LEDGER

April 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5000 Utilities							
5010 Gas							
							29,769.58
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -4,778.87	24,990.71
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$8,692.57	33,683.28
Total for 5010 Gas						\$3,913.70	
5020 Hydro							
							33,937.76
01-04-2018	Bill	FEB14-MAR15/18	Hydro Ottawa-555 ANAND PVT PL	Feb 14 - Mar 15, 2018 (Invoiced on March 29, 2018)	2000 Accounts Payable	\$4,374.56	38,312.32
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -7,603.14	30,709.18
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$6,938.96	37,648.14
Total for 5020 Hydro						\$3,710.38	
5030 Water & Sewer							
							23,485.92
01-04-2018	Bill	FEB26-MAR27/18	Ottawa Water & Sewer-555 ANAND PVT	Feb 26, 2018 - March 27, 2018 (Invoiced on March 27, 2018)	2000 Accounts Payable	\$3,996.20	27,482.12
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -4,547.40	22,934.72
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$4,685.20	27,619.92
Total for 5030 Water & Sewer						\$4,134.00	
5040 Telecom Expenses							
							3,892.21
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -129.02	3,763.19
03-04-2018	Bill	JAN31-APR30/18	Rogers A/C # 240-758214201	JAN 31, 2017 - APR 30, 2018	2000 Accounts Payable	\$203.37	3,966.56
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$931.47	4,898.03
Total for 5040 Telecom Expenses						\$1,005.82	
Total for 5000 Utilities						\$12,763.90	
5400 Contracts							
5410 Cleaning							
							19,390.80
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -6,463.60	12,927.20
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$9,695.40	22,622.60
Total for 5410 Cleaning						\$3,231.80	
5415 Waste Removal							
							3,290.42
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -345.71	2,944.71
01-04-2018	Bill	7140-099023-0000	Waste Connections of Canada Inc.	Monthly container charges and maintenance March 2018 (invoiced March 31, 2018)	2000 Accounts Payable	\$135.60	3,080.31
03-04-2018	Bill	3536	Evolution Building Services	Monthly Bin Pull-outs service	2000 Accounts Payable	\$411.32	3,491.63
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$345.71	3,837.34
Total for 5415 Waste Removal						\$546.92	
5425 Garage Door Maintenance Contract							
							243.51
01-04-2018	Bill	36897	Pivotech Doors Inc.	Sectional Door- Monthly PM - March (Invoiced on Mar 20, 2018)	2000 Accounts Payable	\$113.00	356.51
Total for 5425 Garage Door Maintenance Contract						\$113.00	
5426 Parking monitor and security							
							1,907.79
01-04-2018	Bill	508	9020934 Canada Inc.	Visitor Parking- Monthly Rate April 2018	2000 Accounts Payable	\$347.79	2,255.58
Total for 5426 Parking monitor and security						\$347.79	
5430 Fire Safety							
							4,570.85
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -429.40	4,141.45
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$644.10	4,785.55
Total for 5430 Fire Safety						\$214.70	
5455 Elevator Maintenance Contract							
							7,540.28
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -1,153.58	6,386.70
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$2,307.16	8,693.86
Total for 5455 Elevator Maintenance Contract						\$1,153.58	
5460 Fitness Centre Maintenance							
							934.51
04-04-2018	Bill	9252	Dan's Bodybuilding Equipment Inc.	Bi-Monthly service, Treadmill Belt Lube Applications and supplies	2000 Accounts Payable	\$231.65	1,166.16
Total for 5460 Fitness Centre Maintenance						\$231.65	
5470 Snow Removal							
							22,318.00
Total for 5470 Snow Removal							
Total for 5400 Contracts						\$5,839.44	
5500 General Repairs & Maintenance							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5501 Reimbursable Expense							
Beginning Balance							200.00
01-04-2018	Bill	1339	10424161 Canada Inc.	Elevator booking for Unit 1012 (Invoiced on March 05, 2018)	2000 Accounts Payable	\$67.80	267.80
01-04-2018	Bill	1382	10424161 Canada Inc.	Elevator booking for Unit 612 (Invoiced on March 27, 2018)	2000 Accounts Payable	\$67.80	335.60
01-04-2018	Bill	1380	10424161 Canada Inc.	Elevator booking for Unit 904 (Invoiced on March 26, 2018)	2000 Accounts Payable	\$67.80	403.40
01-04-2018	Bill	1385	10424161 Canada Inc.	Elevator booking for Unit 204 (Invoiced on March 27, 2018)	2000 Accounts Payable	\$67.80	471.20
01-04-2018	Bill	1376	10424161 Canada Inc.	Elevator booking for Unit 204 (Invoiced on March 26, 2018)	2000 Accounts Payable	\$67.80	539.00
01-04-2018	Bill	1336	10424161 Canada Inc.	After Hours On-site Service (Invoiced on March 12, 2018)	2000 Accounts Payable	\$271.20	810.20
01-04-2018	Bill	1377	10424161 Canada Inc.	Elevator booking for Unit 612 (Invoiced on March 26, 2018)	2000 Accounts Payable	\$67.80	878.00
06-04-2018	Bill	238	10424161 Canada Inc.	Maintenance: Elevator booking for Unit 210	2000 Accounts Payable	\$67.80	945.80
Total for 5501 Reimbursable Expense						\$745.80	
5503 General Repairs & Maint							
Beginning Balance							20,682.55
01-04-2018	Bill	1388	10424161 Canada Inc.	Dig out frozen garbage, wooden cabinet needs to brought out, TV need to be put in the standard garbage bin (Invoiced on March 27, 2018)	2000 Accounts Payable	\$135.60	20,818.15
01-04-2018	Bill	1335	10424161 Canada Inc.	Fire extinguisher inspection/visual safety and security inspection (Invoiced on March 15, 2018)	2000 Accounts Payable	\$135.60	20,953.75
01-04-2018	Bill	1384	10424161 Canada Inc.	Labour to remove multiple large items from locker rooms to exterior for city take away (Invoiced on March 27, 2018)	2000 Accounts Payable	\$135.60	21,089.35
01-04-2018	Bill	81848	Pyron Fire Protection Inc.	Re-installed concealed head plate in lounge (Invoiced on March 19, 2018)	2000 Accounts Payable	\$164.42	21,253.77
01-04-2018	Bill	100527-11	Lumenix	LED lighting retrofit- lobbies, suite, corridors, parking garage, garage stairwells, storage rooms	2000 Accounts Payable	\$2,567.23	23,821.00
01-04-2018	Bill	22578	Lock Solutions Inc.	Service call and labour to replace cylinder (invoiced March 16, 2018)	2000 Accounts Payable	\$118.59	23,939.59
01-04-2018	Bill	8563	J.D. Globe Electrical	Remove heater and cap outlet labour (Invoiced on March 28, 2018)	2000 Accounts Payable	\$113.00	24,052.59
Total for 5503 General Repairs & Maint						\$3,370.04	
5504 Emergency Calls							
Beginning Balance							797.22
Total for 5504 Emergency Calls							
5510 Cleaning & Supplies							
Beginning Balance							1,020.06
Total for 5510 Cleaning & Supplies							
5520 HVAC repairs							
Beginning Balance							9,645.97
01-04-2018	Journal Entry	57R		to set up accruals (open PO`s 1024/1025)	-Split-	\$ -1,672.40	7,973.57
01-04-2018	Bill	05573	Optimum Mechanical Solutions	Bousquet MUA model BC-75-LH-THD-0-DX-OC s/n 34183-14043D requires a new ignition board. This estimate is to supply and install one new ignition board for the Bousquet MUA model BC-75-LH-THD-0-DX-OC s/n 34183-14043D (Invoiced on March 23, 2018)	2000 Accounts Payable	\$836.20	8,809.77
01-04-2018	Bill	05395	Optimum Mechanical Solutions	The MUA is not running again. (Invoiced on Feb 26, 2018)	2000 Accounts Payable	\$290.98	9,100.75
01-04-2018	Bill	05526	Optimum Mechanical Solutions	Service call the technician found the following: NTI boiler model LX800 s/n 67472 tripped on ignition failure. NTI boiler model LX800 s/n 67470. The recommendation from the technician is to replace the flame sensors and igniters on both NTI boilers s/n 67472 and 67470. This estimate is to supply and install flame sensors and igniters in both of the NTI boilers mentions above (Invoiced on March 14, 2018)	2000 Accounts Payable	\$836.20	9,936.95
01-04-2018	Bill	05516	Optimum Mechanical Solutions	Repair boilers off line. (Invoiced	2000 Accounts Payable	\$393.81	10,330.76

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-04-2018	Bill	05548	Optimum Mechanical Solutions	on March 14, 2018) The MUA is not running also look at the boiler. (Invoiced on March 16, 2018)	2000 Accounts Payable	\$342.39	10,673.15
Total for 5520 HVAC repairs						\$1,027.18	
5525 Waste System							
Beginning Balance							
30-04-2018	Journal Entry	59		to set up accruals (PO 1026)	-Split-	\$229.93	1,162.18
Total for 5525 Waste System						\$229.93	1,392.11
5550 Elevator							
Beginning Balance							
Total for 5550 Elevator							1,023.73
5555 Fire Monitoring System Maintenance							
Beginning Balance							
Total for 5555 Fire Monitoring System Maintenance							901.95
5561 Fitness Centre Repairs							
Beginning Balance							
Total for 5561 Fitness Centre Repairs							820.38
Total for 5500 General Repairs & Maintenance						\$5,372.95	
5800 Administrative Expenses							
5801 Property Management Fees							
Beginning Balance							
01-04-2018	Bill	2014	CI Property Management	Management fees	2000 Accounts Payable	\$3,755.44	23,463.31
Total for 5801 Property Management Fees						\$3,755.44	27,218.75
5805 CAO Fees							
Beginning Balance							
01-04-2018	Journal Entry	57R		to set up accruals	-Split-	\$ -1,392.00	2,200.52
30-04-2018	Journal Entry	59		to set up accruals	-Split-	\$1,392.00	808.52
Total for 5805 CAO Fees						\$0.00	2,200.52
5810 Office Expenses							
Beginning Balance							
01-04-2018	Bill	1880	CI Property Management	Digitalization of condo documents (Invoiced on Feb 21, 2018)	2000 Accounts Payable	\$524.77	-0.05
01-04-2018	Bill	1714	CI Property Management	2nd Quarter Office fees Oct 1, 2017 - Dec 31, 2017 (Invoiced on Dec 31, 2017)	2000 Accounts Payable	\$878.23	524.72
Total for 5810 Office Expenses						\$1,403.00	1,402.95
5812 Bank Charges							
Beginning Balance							
06-04-2018	Expense			ACTIVITY FEE	1010 Cash Operating Account	\$44.30	530.71
06-04-2018	Expense			ACTIVITY FEE	1010 Cash Operating Account	\$8.50	575.01
06-04-2018	Expense			ACTIVITY FEE	1020 Cash Reserve	\$0.60	583.51
Total for 5812 Bank Charges						\$53.40	584.11
5815 New Condo Act							
Beginning Balance							
01-04-2018	Bill	2058	CI Property Management	Monthly increase in management fee due to new condo act changes	2000 Accounts Payable	\$930.67	3,722.68
Total for 5815 New Condo Act						\$930.67	4,653.35
5830 Insurance Expense							
Beginning Balance							
09-04-2018	Expense			BUSINESS PAD WAWANESA INS	1010 Cash Operating Account	\$1,691.84	10,150.31
19-04-2018	Expense			ACCOUNT TRANSFER ACTR4810900568	1010 Cash Operating Account	\$3,017.99	11,842.15
Total for 5830 Insurance Expense						\$4,709.83	14,860.14
5832 Legal							
Beginning Balance							
01-04-2018	Bill	6674	Davidson Houle Allen LLP	OCSCC 975 re General Matters 5012-1 Receipt and review of email. (Invoiced on Feb 28, 2018)	2000 Accounts Payable	\$494.94	0.25
Total for 5832 Legal						\$494.94	495.19
5833 Audit-Accounting							
Beginning Balance							
Total for 5833 Audit-Accounting							2,599.00
5835 Professional Fees							
Beginning Balance							
Total for 5835 Professional Fees							254.44
5885 Communications							
Beginning Balance							
01-04-2018	Bill		Capital Concierge Ltd.	monthly screenscape subscription for lobby notice board	2000 Accounts Payable	\$48.74	243.70
Total for 5885 Communications						\$48.74	292.44
Total for 5800 Administrative Expenses						\$11,396.02	
5910 Lighting Retrofit							
Beginning Balance							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 5910 Lighting Retrofit							

1010 Cash Operating Account, Period Ending 30-04-2018

RECONCILIATION REPORT

Reconciled on: 07-05-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	34,380.45
Cheques and payments cleared (29)	-47,723.22
Deposits and other credits cleared (55)	27,853.38
Statement ending balance	14,510.61
Register balance as of 30-04-2018	14,510.61
Cleared transactions after 30-04-2018	0.00
Uncleared transactions after 30-04-2018	3,559.65
Register balance as of 07-05-2018	18,070.26

Details

Cheques and payments cleared (29)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
15-10-2017	Bill Payment	FCN_8743	Lumenix	-2,567.23
02-04-2018	Bill Payment		CI Property Management	-3,755.44
02-04-2018	Expense			-14,500.00
03-04-2018	Bill Payment	RBCX8063	Enbridge-555 ANAND PVT	-3,652.79
06-04-2018	Expense			-44.30
06-04-2018	Expense			-8.50
09-04-2018	Expense			-1,691.84
10-04-2018	Bill Payment	FCN_8762-1	10424161 Canada Inc.	-491.38
10-04-2018	Bill Payment	FCN_8762-2	9020934 Canada Inc.	-347.79
10-04-2018	Bill Payment	FCN_8762-3	CI Property Management	-930.67
10-04-2018	Bill Payment	FCN_8762-4	Optimum Mechanical Solutions	-1,372.40
10-04-2018	Bill Payment	FCN_8762-5	Pivotech Doors Inc.	-113.00
10-04-2018	Bill Payment	FCN_8762-6	Pyron Fire Protection Inc.	-214.70
10-04-2018	Bill Payment	FCN_8762-7	Waste Connections of Canada...	-135.60
12-04-2018	Bill Payment	RBCX9056	Ottawa Water & Sewer-555 A...	-3,996.20
19-04-2018	Expense			-3,017.99
23-04-2018	Bill Payment	FCN_8763-2	Dan's Bodybuilding Equipment...	-231.65
23-04-2018	Bill Payment	FCN_8763-3	Davidson Houle Allen LLP	-494.94
23-04-2018	Bill Payment	FCN_8763-4	Evolution Building Services	-411.32
23-04-2018	Bill Payment	FCN_8763-5	J.D. Globe Electrical	-113.00
23-04-2018	Bill Payment	FCN_8764-2	CI Property Management	-2,333.67
23-04-2018	Bill Payment	FCN_8763-7	Lumenix	-2,567.23
23-04-2018	Bill Payment	FCN_8763-8	Optimum Mechanical Solutions	-2,699.58
23-04-2018	Bill Payment	FCN_8763-9	Pivotech Doors Inc.	-113.00
23-04-2018	Bill Payment	FCN_8763-10	Pyron Fire Protection Inc.	-164.42
23-04-2018	Bill Payment	FCN_8763-11	Waste Connections of Canada...	-135.60
23-04-2018	Bill Payment	FCN_8764-1	10424161 Canada Inc.	-1,152.60
23-04-2018	Bill Payment	FCN_8763-1	9020934 Canada Inc.	-347.79
23-04-2018	Bill Payment	FCN_8763-6	Lock Solutions Inc.	-118.59

Total -47,723.22

Deposits and other credits cleared (55)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-04-2018	Receive Payment		707-Grant Collier	285.21
02-04-2018	Receive Payment		907-Soloman Bandele	285.21
02-04-2018	Receive Payment		505- Yi Seung Chow & Christo...	519.48
02-04-2018	Receive Payment		306-Nenad Vukic	308.69
02-04-2018	Receive Payment		906-Brian Seaby	309.19
02-04-2018	Receive Payment		606-Oliver & Man Lee Ho	309.19
02-04-2018	Receive Payment		608-Man Lee & Oliver Ho	309.19
02-04-2018	Receive Payment		507 - Fabiana Alloggia	317.68
02-04-2018	Receive Payment		407-David Picklyk	317.68
02-04-2018	Receive Payment		1008-Antionietta DeMarinis & L...	341.66
02-04-2018	Receive Payment		506- Kyle Clarke	341.66
02-04-2018	Receive Payment		708-Dan Stone	341.66
02-04-2018	Receive Payment		1006-Nick Kalogerakos	341.66

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-04-2018	Receive Payment		206 - Eric Charron	341.66
02-04-2018	Receive Payment		806-Emily Toffolo	341.66
02-04-2018	Receive Payment		508- Thalia Lin	341.66
02-04-2018	Receive Payment		812-Stephenie Horne & Andre...	373.62
02-04-2018	Receive Payment		312-Tony Aoude	405.59
02-04-2018	Receive Payment		107-Dinesanandan Anandavel	406.09
02-04-2018	Receive Payment		412 - Matt Yee	409.59
02-04-2018	Receive Payment		512-Maha & Hussein Mahmoud	409.59
02-04-2018	Receive Payment		302-Gihad Ayoub	420.58
02-04-2018	Receive Payment		1002-Frank Huck	421.08
02-04-2018	Receive Payment		108-June Roy & Lawrence De...	427.23
02-04-2018	Receive Payment		304-Sam Sayegh	433.56
02-04-2018	Receive Payment		106 - Ben Fisher	439.56
02-04-2018	Receive Payment		803-Timothy Sears & Liza Pri...	445.05
02-04-2018	Receive Payment		403 - Paul Lee	445.05
02-04-2018	Receive Payment		1003-Imad Saikali	445.05
02-04-2018	Receive Payment		1001 - Anupinder Sohal	459.04
02-04-2018	Receive Payment		910-Martin Lin	466.53
02-04-2018	Receive Payment		404-Mariam and Najib Mankal	466.53
02-04-2018	Receive Payment		204 - Dave Paul & Sharon Paul	466.53
02-04-2018	Receive Payment		904-Irene Shumada	466.53
02-04-2018	Receive Payment		1010-Hanna Pytlak	466.53
02-04-2018	Receive Payment		604-Rani Jaber Sheeney Chen	466.53
02-04-2018	Receive Payment		704-Robert & Dorothy Dodd	466.53
02-04-2018	Receive Payment		810-Sally Tam	466.53
02-04-2018	Receive Payment		1004 Melissa Chee	466.53
02-04-2018	Receive Payment		504-Harry Saddington & Gillian...	466.53
02-04-2018	Receive Payment		503-Anthony Martino	477.52
02-04-2018	Receive Payment		103 - Vishal Ravikanti	483.51
02-04-2018	Receive Payment		305-Salvatore Giamberadiino ...	486.51
02-04-2018	Receive Payment		705-Kevin Diamantini & Steph...	487.01
02-04-2018	Receive Payment		605 - Juanita	487.01
02-04-2018	Receive Payment		809-Anjali Tejuja	487.01
02-04-2018	Receive Payment		709-Roger & Barb Diamantini	487.01
02-04-2018	Receive Payment		905-Vijay & Dimple Tejuja	487.01
02-04-2018	Receive Payment		909-Damir Misirlic	487.01
02-04-2018	Receive Payment		301 - Nrisinha Sen & Shata Sen	489.51
02-04-2018	Receive Payment		701 - Angelo Serpellini	490.01
02-04-2018	Receive Payment		1009-George Kalogerakos	519.48
03-04-2018	Receive Payment		105-Emile Cave / Alexander M...	3,408.43
04-04-2018	Deposit		1006-Nick Kalogerakos	50.00
20-04-2018	Journal	58		2,567.23

Total 27,853.38

Additional Information

Uncleared cheques and payments after 30-04-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-05-2018	Bill Payment		CI Property Management	-3,755.44
02-05-2018	Expense			-14,500.00
04-05-2018	Expense			-7.28
04-05-2018	Expense			-55.35

Total -18,318.07

Uncleared deposits and other credits after 30-04-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-05-2018	Receive Payment		606-Oliver & Man Lee Ho	309.19
01-05-2018	Receive Payment		608-Man Lee & Oliver Ho	309.19
01-05-2018	Receive Payment		507 - Fabiana Alloggia	317.68
01-05-2018	Receive Payment		407-David Picklyk	317.68
01-05-2018	Receive Payment		1008-Antonietta DeMarinis & L...	341.66
01-05-2018	Receive Payment		806-Emily Toffolo	341.66
01-05-2018	Receive Payment		708-Dan Stone	341.66
01-05-2018	Receive Payment		506- Kyle Clarke	341.66
01-05-2018	Receive Payment		508- Thalia Lin	341.66
01-05-2018	Receive Payment		1006-Nick Kalogerakos	341.66
01-05-2018	Receive Payment		206 - Eric Charron	341.66

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-05-2018	Receive Payment		812-Stephenie Horne & Andre...	373.62
01-05-2018	Receive Payment		312-Tony Aoude	405.59
01-05-2018	Receive Payment		107-Dinesanandan Anandavel	406.09
01-05-2018	Receive Payment		512-Maha & Hussein Mahmoud	409.59
01-05-2018	Receive Payment		412 - Matt Yee	409.59
01-05-2018	Receive Payment		302-Gihad Ayoub	420.58
01-05-2018	Receive Payment		1002-Frank Huck	421.08
01-05-2018	Receive Payment		108-June Roy & Lawrence De...	427.23
01-05-2018	Receive Payment		304-Sam Sayegh	433.56
01-05-2018	Receive Payment		106 - Ben Fisher	439.56
01-05-2018	Receive Payment		1003-Imad Saikali	445.05
01-05-2018	Receive Payment		403 - Paul Lee	445.05
01-05-2018	Receive Payment		803-Timothy Sears & Liza Pri...	445.05
01-05-2018	Receive Payment		1001 - Anupinder Sohal	459.04
01-05-2018	Receive Payment		910-Martin Lin	466.53
01-05-2018	Receive Payment		504-Harry Saddington & Gillian...	466.53
01-05-2018	Receive Payment		604-Rani Jaber Sheeney Chen	466.53
01-05-2018	Receive Payment		1010-Hanna Pytlak	466.53
01-05-2018	Receive Payment		810-Sally Tam	466.53
01-05-2018	Receive Payment		904-Irene Shumada	466.53
01-05-2018	Receive Payment		404-Mariam and Najib Mankal	466.53
01-05-2018	Receive Payment		704-Robert & Dorothy Dodd	466.53
01-05-2018	Receive Payment		204 - Dave Paul & Sharon Paul	466.53
01-05-2018	Receive Payment		1004 Melissa Chee	466.53
01-05-2018	Receive Payment		503-Anthony Martino	477.52
01-05-2018	Receive Payment		103 - Vishal Ravikanti	483.51
01-05-2018	Receive Payment		305-Salvatore Giamberadiino ...	486.51
01-05-2018	Receive Payment		809-Anjali Tejuja	487.01
01-05-2018	Receive Payment		709-Roger & Barb Diamantini	487.01
01-05-2018	Receive Payment		909-Damir Misirlic	487.01
01-05-2018	Receive Payment		705-Kevin Diamantini & Steph...	487.01
01-05-2018	Receive Payment		905-Vijay & Dimple Tejuja	487.01
01-05-2018	Receive Payment		605 - Juanita	487.01
01-05-2018	Receive Payment		301 - Nrisinha Sen & Shata Sen	489.51
01-05-2018	Receive Payment		701 - Angelo Serpellini	490.01
01-05-2018	Receive Payment		505- Yi Seung Chow & Christo...	519.48
01-05-2018	Receive Payment		1009-George Kalogerakos	519.48
01-05-2018	Receive Payment		906-Brian Seaby	309.19
01-05-2018	Receive Payment		306-Nenad Vukic	308.69
01-05-2018	Receive Payment		907-Soloman Bandele	285.21
01-05-2018	Deposit			50.00
01-05-2018	Receive Payment		707-Grant Collier	285.21

Total				21,877.72
-------	--	--	--	-----------



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

Business Account Statement

RBDDA30000_1829861 E D 00006 00834

March 29, 2018 to April 30, 2018

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

Account number: 00006 107-904-5

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 March 29, 2018	\$34,380.45
Total deposits & credits (3)	+ 25,286.15
Total cheques & debits (10)	- 45,155.99
Closing balance on April 30, 2018	= \$14,510.61

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			34,380.45
02 Apr	Direct Payment (PAD's) service total GRADS5857910000		21,827.72	56,208.17
	Account transfer ACTR4809200193	14,500.00		
	Misc Payment CAPITAL INTEGRA	3,755.44		37,952.73
03 Apr	eCheque deposit 13770		3,408.43	
	Bill payment - 8063 ENBRIDGE	3,652.79		37,708.37
04 Apr	BR TO BR - 0496		50.00	37,758.37
06 Apr	Activity fee	8.50		
	Activity fee	44.30		37,705.57
09 Apr	Business PAD WAWANESA INS	1,691.84		36,013.73
12 Apr	Bill payment - 9056 OTT WTR & SEWER	3,996.20		32,017.53
16 Apr	Direct Deposits (PDS) service total GRADS6091810000	3,605.54		28,411.99



Business Account Statement

March 29, 2018 to April 30, 2018
Account number: 00006 107-904-5

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
19 Apr	Account transfer ACTR4810900568	3,017.99		25,394.00
30 Apr	Direct Deposits (PDS) service total GRADS6091810000	10,883.39		14,510.61
	Closing balance			14,510.61
<hr/>				
	Account Fees: \$52.80			
<hr/>				

MONTHLY RESERVE FINANCIAL REPORT

OCSCC 975

April 2018

OCSCC No. 975
Financial Reserve Summary April 2018

Revenue

As of April 30th 2018 the balance in the cash reserve account was \$15,395.04 and investments are valued at \$227,221.50.

We have set up monthly automatic transfers to the reserve account.

Expenses

There has been 2 reserve expense so far.

Conclusion

Currently we are under budget for the year but must monitor spending if we are going to finish on budget. We are expecting savings from a number of areas which include cleaning contract, bell invoices and internet costs which will assist moving forward.

OCSCC 975

PROFIT AND LOSS

April 2018

	TOTAL
OTHER INCOME	
6001 Contribution from operating	14,500.00
6002 Interest income for reserve	64.16
Total Other Income	14,564.16
OTHER EXPENSES	
6102 Building Interior R&M	0.00
6142 Reserve - Electrical	2,169.60
Total Other Expenses	2,169.60
PROFIT	\$12,394.56

OCSCC 975

PROFIT AND LOSS

October 2017 - April 2018

	TOTAL
OTHER INCOME	
6001 Contribution from operating	101,500.00
6002 Interest income for reserve	419.57
Total Other Income	101,919.57
OTHER EXPENSES	
6102 Building Interior R&M	2,450.97
6142 Reserve - Electrical	2,169.60
Total Other Expenses	4,620.57
PROFIT	\$97,299.00



RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

APR. 30
2018

Page 1 of 3

44584



OTTAWA CARLETON STANDARD
CONDOMINIUM CORPORATION NO.975
904 LADY ELLEN PLACE
C/O MICHAEL BARNETT (CIPM)
OTTAWA ON K1Z 5L5

ADVISORY TEAM

Investment Advisor(s):

Andras Birkus 613-566-7519
John Bull 613-566-7555

Team Member(s):

Jordan Bondy
613-566-7552

Branch Address:

World Exchange Plaza
45 O'Connor Street, Suite 900
Ottawa, Ontario
K1P 1A4
Fax : 613-566-7600

Branch Manager:

Paul Higgins / Peter Chisholm
(613) 566-7500

ASSET SUMMARY

	MARKET VALUE AT APR. 30	PERCENTAGE OF MARKET VALUE
Cash	\$49,999.99	22.00 %
Fixed Income	\$177,221.51	78.00 %
Preferred Shares	\$0.00	0.00 %
Common Shares	\$0.00	0.00 %
Mutual Funds **	\$0.00	0.00 %
Foreign Securities	\$0.00	0.00 %
Managed Assets	\$0.00	0.00 %
Other	\$0.00	0.00 %
Total Value	\$227,221.50	100.00 %

INCOME SUMMARY

	THIS MONTH	YEAR-TO-DATE
Dividends	\$0.00	\$0.00
Interest	\$0.00	\$0.00
Other	\$0.00	\$0.00
Total Income	\$0.00	\$0.00

CASH BALANCE

ACCOUNT TYPE	OPENING BALANCE AT MAR. 29	CLOSING BALANCE AT APR. 30
Cash	\$0.01 -	\$49,999.99

JTA2600948-0178333-44584-0002-0001-00-

RBC Dominion Securities Inc.

CANADIAN DOLLAR

ACCOUNT STATEMENT

APR. 30

2018

Your Account Number: 501-64864-1-6

2 of 3

ASSET REVIEW

(Exchange rate 1USD = 1.2827 CAD as of APR. 30, 2018)

SECURITY SYMBOL	QUANTITY/ SEGREGATED	MKT. PRICE	BOOK COST	MARKET VALUE
--------------------	-------------------------	---------------	--------------	-----------------

FIXED INCOME

B2B BANK	25,000	100.000	25,000.00	\$25,328.56 ¹
GIC - ANNUAL	25,000			
DUE 09/09/2019 2.050%				
LBC TRUST	25,000	100.000	25,000.00	\$25,360.62 ¹
GIC - ANNUAL	25,000			
DUE 09/08/2020 2.250%				
LBC TRUST	25,000	100.000	25,000.00	\$25,317.26 ¹
GIC - ANNUAL	25,000			
DUE 10/19/2020 2.400%				
LAURENTIAN BANK	25,000	100.000	25,000.00	\$25,253.60 ¹
GIC - ANNUAL	25,000			
DUE 11/30/2020 2.420%				
B2B BANK	25,000	100.000	25,000.00	\$25,368.63 ¹
GIC - ANNUAL	25,000			
DUE 09/08/2021 2.300%				
LAURENTIAN BANK	25,000	100.000	25,000.00	\$25,408.70 ¹
GIC - ANNUAL	25,000			
DUE 09/08/2022 2.550%				
B2B BANK	25,000	100.000	25,000.00	\$25,184.14 ¹
GIC - ANNUAL	25,000			
DUE 01/25/2023 2.830%				
Total Value of Fixed Income			175,000.00	\$177,221.51

Total Value of All Securities

175,000.00 \$177,221.51

ACCOUNT ACTIVITY

DATE	ACTIVITY	DESCRIPTION	QUANTITY	PRICE /RATE	DEBIT	CREDIT
		Opening Balance (MAR. 29, 2018)			\$0.01	
APR. 20	DEPOSIT	AS OF 04/19/18				50,000.00
		DEPOSIT FROM RBC				
		Closing Balance (APR. 30, 2018)				\$49,999.99

- CONTINUED ON NEXT PAGE -

JTA2600948-0178334-44564



Head Office Address:

RBC Dominion Securities Inc.
P.O. BOX 50

Royal Bank Plaza

Toronto, Ontario

Canada M5J 2W7

GST/HST Registration # 889767471

If you have a service request or a question about your statement or a service charge, please phone your Investment Advisor at the phone number listed on the front of this statement. Unresolved problems or complaints should be forwarded in writing to:

RBC DOMINION SECURITIES

Compliance Department

P.O. BOX 50, Royal Bank Plaza

Toronto, Ontario

M5J 2W7

Telephone: (416) 363-1019

Internet: www.rbcds.com

QST Registration # 889767471

- We may make recommendations and facilitate trades in securities of related issuers and connected issuers of the firm in your account. For a list of such related issuers and connected issuers, refer to the following website: www.rbc.com/issuers-disclosures or contact your Investment Advisor.
- Please be advised that if you have set-up a pre-authorized mutual fund purchase plan ("PAC Plan") to purchase one or more mutual funds, you will not receive a copy of the respective Fund Facts for subsequent purchases of the applicable Fund under the PAC. You may at any time request to receive, at no cost, the most recently filed Fund Facts by contacting your Investment Advisor or by sending a secure message through the online investing site's Message Centre or by calling or writing to us at the coordinates provided on this page. The most recently filed Fund Facts may also be found by visiting either www.sedar.com or the website of the applicable Mutual Fund Manager.
- In certain cases in relation to securities in your portfolio, the current market value for the security is not available and/or no market currently exists for the security. In such cases, we may provide no market value or provide a market value based on either the last available market value/net asset value for the security, the book cost for the security or a value determined by receivership or other legal proceedings, as applicable. Such market values may not reflect the current value of the security. Market prices and book costs shown are obtained from sources that we believe are reliable but we do not guarantee their accuracy.
- In cases where securities in your portfolio display a Market Price of 'UNPRICED', the current market value is not determinable.
- Segregated Funds are contracts of life insurance and are not securities. All insurance products are offered through RBC Wealth Management Financial Services Inc. by licensed insurance representatives, except in Quebec, where insurance products are offered by licensed Financial Security Advisors.
- Unless otherwise advised, the Book Cost means: In the case of a long security position, the total amount paid for the security, including any transaction charges related to the purchase, adjusted for reinvested distributions, returns of capital and corporate actions; or in the case of a short security position, the total amount received for the security, net of any transaction charges related to the sale, adjusted for any distributions (other than dividends), returns of capital and corporate actions. Where a book cost is not available on a security position; market value will be used to calculate the book cost.
- Fully paid securities are segregated on the records of RBC Dominion Securities Inc. and cannot be used in the normal course of our business. Any free credit balance for non-registered accounts represents funds payable on demand which, although recorded in our books, are not segregated and may be used in the conduct of our business.
- A copy of our most recent financial statements, a list of directors and senior officers and information about commissions, fees and administrative proceedings that may relate to RBC Dominion Securities or to its employees are available to you upon written request directed to our Head Office address listed above.
- Customers accounts are protected by the Canadian Investor Protection Fund within specified limits. A brochure describing the nature and limits of the coverage is available upon request.
- Please contact your local branch or the Head Office address listed above for a copy of the brochure.
- All income reported in the "Income Summary" of your account statement is for information purposes only and should not be used for tax reporting purposes. Where applicable, any income that is taxable will be reported on the appropriate tax slips.
- We act as principal on foreign currency conversions and fixed income transactions and apply discretionary currency conversion rates. The foreign currency conversion rate shown on the confirmation statement includes our spread-based revenues for performing this function. Spread means the difference between the rate we obtain and the rate you receive.
- Please note the following security description abbreviations may appear on your statement : NON VTG for non-voting shares; RES VTG for restricted voting shares; SUB VTG for subordinate voting shares; DSC for securities which may be subject to a deferred sales charge; LL, LL2, LL3 or LL4 for securities which may be subject to a low load deferred sales charge.
- RBC Dominion Securities Inc.* and Royal Bank of Canada are separate corporate entities which are affiliated. *Member-Canadian Investor Protection Fund. RBC Dominion Securities Inc. is a member company of RBC Wealth Management, a business segment of Royal Bank of Canada. ®Registered trademarks of Royal Bank of Canada. Used under licence. © 2016 Royal Bank of Canada. All rights reserved.

FOOTNOTES

- * - Indicates fully paid for securities registered in your name and held by us on your behalf.
- # - Part or all of the Book Cost on this security position has been provided by a source other than RBC Dominion Securities. As such, RBC Dominion Securities is not responsible for the completeness or accuracy of the information provided.
- 1 - Includes accrued interest.
- 2 - Part of or all of the Book Cost on this security position is unknown resulting in the use of market value. The market value applied was September 30, 2015 or later, depending on the transaction activity for this security position. Please contact your Investment Advisor to update the statement records.
- 3 - The Book Cost of this security is temporarily unavailable due to a pending corporate action event. Please contact your Investment Advisor for additional information.
- ° - Market value of non-prospectus qualified investment funds (each a "Fund"), disclosed on this statement, is calculated by the fund manager in arrears and may not reflect the actual net asset value from the previous calendar quarter. This market value is an estimate and excludes any unrealized gain / loss on the underlying positions of the Funds for the current calendar quarter.
- ¤ - The Book Cost of this security cannot be determined. Please contact your Investment Advisor for additional information.
- ** - Segregated Funds are included in the Total Value of Mutual Funds.
- *** - Converted U.S. dollar contributions or withdrawals are included in your plan summary.
- 4 - This security may be subject to a deferred sales charge at the time that it is sold.
- ¤ - There is no active market for this security so its market value has been estimated.

1020 Cash Reserve, Period Ending 30-04-2018

RECONCILIATION REPORT

Reconciled on: 07-05-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance	50,831.48
Cheques and payments cleared (2)	-50,000.60
Deposits and other credits cleared (2)	14,564.16
Statement ending balance	15,395.04
Register balance as of 30-04-2018	15,395.04
Cleared transactions after 30-04-2018	0.00
Uncleared transactions after 30-04-2018	14,554.17
Register balance as of 07-05-2018	29,949.21

Details

Cheques and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06-04-2018	Expense			-0.60
19-04-2018	Expense			-50,000.00
Total				-50,000.60

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02-04-2018	Deposit			14,500.00
02-04-2018	Deposit			64.16
Total				14,564.16

Additional Information

Uncleared cheques and payments after 30-04-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
04-05-2018	Expense			-1.20
Total				-1.20

Uncleared deposits and other credits after 30-04-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-05-2018	Deposit			55.37
02-05-2018	Deposit			14,500.00
Total				14,555.37



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

Business Account Statement

RBDDA30000_1829861 E D 00006 00836

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

March 29, 2018 to April 30, 2018

Account number: 00006 107-907-8

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 March 29, 2018	\$50,831.48
Total deposits & credits (2)	+ 14,564.16
Total cheques & debits (2)	- 50,000.60
Closing balance on April 30, 2018	= \$15,395.04

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			50,831.48
02 Apr	Account transfer 975 RF Tfr		14,500.00	65,331.48
	Deposit interest		64.16	65,395.64
06 Apr	Activity fee	0.60		65,395.04
19 Apr	Bill payment - 2837 DOMINION SEC	50,000.00		15,395.04
	Closing balance			15,395.04

Deposit Interest Earned: \$64.16

Account Fees: \$0.60