

MONTHLY FINANCIAL REPORT

OCSCC 709

November 2018

OCSCC 709 Monthly Financials

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MONTHLY FINANCIAL REPORT SUMMARY
OCSCC 709
November, 2018

Revenue

100% of condo fees have been invoiced.

No other major variances to report in the revenues.

Expenses

Utilities are over budget but will adjust as year progresses. Hydro is under budget however the meter in 3265 St. Joseph is still non functional. 3275 St Joseph meter not changed as the City says it needs to be re-wired totally. They are to get back to me.

Snow Removal is slightly over budget due to contract invoices received after the fiscal year end.

We have started in May with the unbudgetted repairs to the grounds.

Audit completed in June. The bill has been received for the work and code will clear as year progresses.

Management Fees over budget due to October 2017 fees paid in April 2018.

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BUDGET VS. ACTUALS: 2018 - FY18 P&L

November 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	17,082.28	17,059.00	23.28	100.14 %
4032 NSF fees charged to customers	45.00		45.00	
Total 4000 Income	17,127.28	17,059.00	68.28	100.40 %
Billable Expense Income	50.85		50.85	
Total Income	\$17,178.13	\$17,059.00	\$119.13	100.70 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	6,186.00	6,185.00	1.00	100.02 %
Total Cost of Goods Sold	\$6,186.00	\$6,185.00	\$1.00	100.02 %
GROSS PROFIT	\$10,992.13	\$10,874.00	\$118.13	101.09 %
Expenses				
5000 Utilities				
5020 Hydro	371.90	676.00	-304.10	55.01 %
5030 Water & Sewer	6,548.45	1,595.00	4,953.45	410.56 %
Total 5000 Utilities	6,920.35	2,271.00	4,649.35	304.73 %
5400 Contracts				
5405 Fire Panel Monitorin	692.69	196.00	496.69	353.41 %
5415 Waste management	637.37	479.00	158.37	133.06 %
5425 Parking Control	113.00		113.00	
5465 Landscaping		0.00	0.00	
5470 Snow Removal		2,056.00	-2,056.00	
5475 Pest Control		69.00	-69.00	
Total 5400 Contracts	1,443.06	2,800.00	-1,356.94	51.54 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	50.85		50.85	
5503 General Repairs & Maint	854.22	1,431.00	-576.78	59.69 %
5504 Emergency Calls		570.00	-570.00	
5560 Additional Landscaping		0.00	0.00	
5570 Additional Snow/Salt		530.00	-530.00	
Total 5500 General Repairs & Maintenance	905.07	2,531.00	-1,625.93	35.76 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	1,764.66	1,765.00	-0.34	99.98 %
5805 CAO Fees		58.00	-58.00	
5810 Office Expenses		12.00	-12.00	
5812 Bank Charges	53.31	7.00	46.31	761.57 %
5830 Insurance Expense/General & Liability Insurance	-12,276.00	1,162.00	-13,438.00	-1,056.45 %
5833 Audit-Accounting		0.00	0.00	
5840 Legal Services	849.20		849.20	
Total 5800 Administrative & Professional Expenses	-9,608.83	3,004.00	-12,612.83	-319.87 %
Total Expenses	\$ -340.35	\$10,606.00	\$ -10,946.35	-3.21 %
NET OPERATING INCOME	\$11,332.48	\$268.00	\$11,064.48	4,228.54 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET INCOME	\$11,332.48	\$268.00	\$11,064.48	4,228.54 %

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BUDGET VS. ACTUALS: 2018 - FY18 P&L

January - November, 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	187,905.08	187,649.00	256.08	100.14 %
4030 Other incomes	-10.00		-10.00	
4032 NSF fees charged to customers	270.00		270.00	
4037 Interest Income	470.64		470.64	
Total 4000 Income	188,635.72	187,649.00	986.72	100.53 %
Billable Expense Income	299.45		299.45	
Total Income	\$188,935.17	\$187,649.00	\$1,286.17	100.69 %
Cost of Goods Sold				
4500 Contribution to Reserve Fund	68,046.00	68,045.00	1.00	100.00 %
Total Cost of Goods Sold	\$68,046.00	\$68,045.00	\$1.00	100.00 %
GROSS PROFIT	\$120,889.17	\$119,604.00	\$1,285.17	101.07 %
Expenses				
5000 Utilities				
5020 Hydro	5,271.85	7,436.00	-2,164.15	70.90 %
5030 Water & Sewer	34,586.75	17,537.00	17,049.75	197.22 %
Total 5000 Utilities	39,858.60	24,973.00	14,885.60	159.61 %
5400 Contracts				
5405 Fire Panel Monitorin	1,506.29	2,163.00	-656.71	69.64 %
5415 Waste management	5,945.57	5,269.00	676.57	112.84 %
5425 Parking Control	678.00		678.00	
5465 Landscaping	19,518.56	11,523.00	7,995.56	169.39 %
5470 Snow Removal	11,977.98	10,280.00	1,697.98	116.52 %
5475 Pest Control	813.60	769.00	44.60	105.80 %
Total 5400 Contracts	40,440.00	30,004.00	10,436.00	134.78 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	299.45		299.45	
5503 General Repairs & Maint	12,496.37	15,748.00	-3,251.63	79.35 %
5504 Emergency Calls		6,270.00	-6,270.00	
5518 Window Cleaning	881.40		881.40	
5530 Fire System Repairs	452.00		452.00	
5560 Additional Landscaping		2,802.00	-2,802.00	
5570 Additional Snow/Salt		2,650.00	-2,650.00	
Total 5500 General Repairs & Maintenance	14,129.22	27,470.00	-13,340.78	51.44 %
5800 Administrative & Professional Expenses	0.00		0.00	
5801 Property Management Fees	22,445.51	19,411.00	3,034.51	115.63 %
5802 New Condo Act Fees	624.00		624.00	
5805 CAO Fees		647.00	-647.00	
5810 Office Expenses	74.99	132.00	-57.01	56.81 %
5812 Bank Charges	567.05	68.00	499.05	833.90 %
5830 Insurance Expense/General & Liability Insurance	11,831.42	12,772.00	-940.58	92.64 %
5833 Audit-Accounting	4,181.00	4,395.00	-214.00	95.13 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5840 Legal Services	4,621.57		4,621.57	
Total 5800 Administrative & Professional Expenses	44,345.54	37,425.00	6,920.54	118.49 %
Total Expenses	\$138,773.36	\$119,872.00	\$18,901.36	115.77 %
NET OPERATING INCOME	\$ -17,884.19	\$ -268.00	\$ -17,616.19	6,673.21 %
NET INCOME	\$ -17,884.19	\$ -268.00	\$ -17,616.19	6,673.21 %

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PROFIT AND LOSS

November 2018

	TOTAL
INCOME	
4000 Income	
4001 Condo Fees	17,082.28
4032 NSF fees charged to customers	45.00
Total 4000 Income	17,127.28
Billable Expense Income	50.85
Total Income	\$17,178.13
COST OF GOODS SOLD	
4500 Contribution to Reserve Fund	6,186.00
Total Cost of Goods Sold	\$6,186.00
GROSS PROFIT	\$10,992.13
EXPENSES	
5000 Utilities	
5020 Hydro	371.90
5030 Water & Sewer	6,548.45
Total 5000 Utilities	6,920.35
5400 Contracts	
5405 Fire Panel Monitorin	692.69
5415 Waste management	637.37
5425 Parking Control	113.00
Total 5400 Contracts	1,443.06
5500 General Repairs & Maintenance	
5501 Reimbursable Expense	50.85
5503 General Repairs & Maint	854.22
Total 5500 General Repairs & Maintenance	905.07
5800 Administrative & Professional Expenses	
5801 Property Management Fees	1,764.66
5812 Bank Charges	53.31
5830 Insurance Expense/General & Liability Insurance	-12,276.00
5840 Legal Services	849.20
Total 5800 Administrative & Professional Expenses	-9,608.83
Total Expenses	\$ -340.35
PROFIT	\$11,332.48

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BALANCE SHEET

As of November 30, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account Desjardins	-10.00
1011 RBC Operating Bank Account	31,349.15
1013 Cassie Pop. Cap. Social	10.00
1020 Reserve Account Desjardins	0.00
1021 RBC Reserve Bank Account	382,906.74
Total Cash and Cash Equivalent	\$414,255.89
Accounts Receivable (A/R)	
1100 Accounts Receivable	476.39
Total Accounts Receivable (A/R)	\$476.39
1200 Due to/from	81,304.08
1300 Prepaid Expenses	
1305 Prepaid insurance	12,276.00
Total 1300 Prepaid Expenses	12,276.00
Total Current Assets	\$508,312.36
Total Assets	\$508,312.36
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	41,449.06
Total Accounts Payable (A/P)	\$41,449.06
1110 Provision for doubtful account	-287.42
2005 Accrued Liabilities	2,959.61
2007 Admin Fees- NSF Items	25.00
2500 Due to/from Operating	81,304.08
Total Current Liabilities	\$125,450.33
Total Liabilities	\$125,450.33
Equity	
Retained Earnings	364,233.23
Profit for the year	18,628.80
Total Equity	\$382,862.03
Total Liabilities and Equity	\$508,312.36

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A/R AGING SUMMARY

As of November 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
102 Lynn Martell	45.00	350.19				\$395.19
112 Ashley Dunkley					45.00	\$45.00
127 Carlos Soto					45.00	\$45.00
128 Franckel Meus & Marie Maude Meus	350.19					\$350.19
210 Michel Cronier	50.85					\$50.85
Abdul-Jabbar Abdurrahman (128)		-93.82				\$ -93.82
Marc-Andre Desnoyers (107)					-316.02	\$ -316.02
TOTAL	\$446.04	\$256.37	\$0.00	\$0.00	\$ -226.02	\$476.39

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A/P AGING SUMMARY

As of November 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.		186.45				\$186.45
Avenue Lock		57.63				\$57.63
BASSI CONSTRUCTION LP	10,396.00					\$10,396.00
C. Levett Renovation Inc.		525.45				\$525.45
Carleton Parking Management		113.00				\$113.00
CI Property Management					416.99	\$416.99
City of Ottawa Water & Sewer		4,147.29				\$4,147.29
City of Ottawa- Water & Sewer		2,772.37				\$2,772.37
Cody Building Services					1,243.00	\$1,243.00
Dancan Electric Ltd	271.14					\$271.14
Davidson Houle Allen LLP		849.20				\$849.20
Gifford Associates Insurance			14,731.20			\$14,731.20
OHCD LLP			4,181.00			\$4,181.00
Rob Gardinier			34.97		0.00	\$34.97
Vipond Fire Protection		692.69				\$692.69
Waste Connections of Canada Inc. - 7140-051111-0000	99.30					\$99.30
WASTE CONNECTIONS OF CANADA INC. - 7140-051180-0000	365.69	365.69				\$731.38
TOTAL	\$11,132.13	\$9,709.77	\$18,947.17	\$0.00	\$1,659.99	\$41,449.06

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TRANSACTION LIST BY SUPPLIER

November 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
01/11/2018	Bill	1644	Yes		2000 Accounts Payable	50.85
Avenue Lock						
01/11/2018	Bill	203662	Yes		2000 Accounts Payable	57.63
BASSI CONSTRUCTION LP						
01/11/2018	Bill	30999	Yes		2000 Accounts Payable	10,396.00
C. Levett Renovation Inc.						
20/11/2018	Bill	2322	Yes		2000 Accounts Payable	525.45
Carleton Parking Management						
02/11/2018	Bill	25997	Yes		2000 Accounts Payable	113.00
CI Property Management						
01/11/2018	Bill		Yes		2000 Accounts Payable	1,764.66
01/11/2018	Bill Payment (Cheque)		Yes		1011 RBC Operating Bank Account	-1,764.66
City of Ottawa Water & Sewer						
13/11/2018	Bill	SEP10-NOV13/18	Yes		2000 Accounts Payable	4,147.29
City of Ottawa- Water & Sewer						
13/11/2018	Bill	SEP10-NOV13/18	Yes		2000 Accounts Payable	2,772.37
Dancan Electric Ltd						
08/11/2018	Bill	2018-46297	Yes		2000 Accounts Payable	271.14
Davidson Houle Allen LLP						
02/11/2018	Bill	10071	Yes		2000 Accounts Payable	849.20
Hydro One						
05/11/2018	Bill	Nov PAP	Yes		2000 Accounts Payable	378.80
05/11/2018	Bill Payment (Cheque)		Yes		1011 RBC Operating Bank Account	-378.80
Vipond Fire Protection						
26/11/2018	Bill	VFP068788	Yes		2000 Accounts Payable	692.69
Waste Connections of Canada Inc. - 7140-051111-0000						
20/11/2018	Bill Payment (Cheque)		Yes		1011 RBC Operating Bank Account	-99.30
30/11/2018	Bill	7140-0000785515	Yes		2000 Accounts Payable	99.30
WASTE CONNECTIONS OF CANADA INC. - 7140-051180-0000						
01/11/2018	Bill	7140-0000781402	Yes		2000 Accounts Payable	365.69
20/11/2018	Bill Payment (Cheque)		Yes		1011 RBC Operating Bank Account	-365.69
30/11/2018	Journal Entry	62	Yes			
30/11/2018	Bill	7140-0000785554	Yes		2000 Accounts Payable	365.69

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT

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GENERAL LEDGER

November 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5000 Utilities							
5020 Hydro							
Beginning Balance							4,899.95
01/11/2018	Journal Entry	58R		REVERSE ACCRUALS October 2018, HYDRO	-Split-	\$ -663.49	4,236.46
05/11/2018	Bill	Nov PAP	Hydro One	HYDRO	2000 Accounts Payable	\$378.80	4,615.26
30/11/2018	Journal Entry	63		SET UP ACCRUALS November 2018, HYDRO	-Split-	\$656.59	5,271.85
Total for 5020 Hydro						\$371.90	
5030 Water & Sewer							
Beginning Balance							28,038.30
01/11/2018	Journal Entry	58R		REVERSE ACCRUALS October 2018, WATER	-Split-	\$ -2,209.24	25,829.06
13/11/2018	Bill	SEP10-NOV13/18	City of Ottawa Water & Sewer	SEP10-NOV13/18	2000 Accounts Payable	\$4,147.29	29,976.35
13/11/2018	Bill	SEP10-NOV13/18	City of Ottawa- Water & Sewer	SEP10-NOV13/18	2000 Accounts Payable	\$2,772.37	32,748.72
30/11/2018	Journal Entry	63		SET UP ACCRUALS November 2018, WATER	-Split-	\$1,838.03	34,586.75
Total for 5030 Water & Sewer						\$6,548.45	
Total for 5000 Utilities						\$6,920.35	
5400 Contracts							
5405 Fire Panel Monitorin							
Beginning Balance							813.60
26/11/2018	Bill	VFP068788	Vipond Fire Protection	LOW PRESSURE ON DRY SYSTEM	2000 Accounts Payable	\$692.69	1,506.29
Total for 5405 Fire Panel Monitorin						\$692.69	
5415 Waste management							
Beginning Balance							5,308.20
01/11/2018	Bill	7140-0000781402	WASTE CONNECTIONS OF CANADA INC. - 7140-051180-0000	WASTE September (Invoice dated Oct 30 2018)	2000 Accounts Payable	\$365.69	5,673.89
30/11/2018	Bill	7140-0000785515	Waste Connections of Canada Inc. - 7140-051111-0000	WASTE September	2000 Accounts Payable	\$99.30	5,773.19
30/11/2018	Journal Entry	62		To reverse invoice 7140-0000771208, which is not for this condo	-Split-	\$ -193.31	5,579.88
30/11/2018	Bill	7140-0000785554	WASTE CONNECTIONS OF CANADA INC. - 7140-051180-0000	WASTE September	2000 Accounts Payable	\$365.69	5,945.57
Total for 5415 Waste management						\$637.37	
5425 Parking Control							
Beginning Balance							565.00
02/11/2018	Bill	25997	Carleton Parking Management	Patrols for Dec 2018 (Invoiced on Dec 25, 2018)	2000 Accounts Payable	\$113.00	678.00
Total for 5425 Parking Control						\$113.00	
5465 Landscaping							
Beginning Balance							19,518.56
Total for 5465 Landscaping							
5470 Snow Removal							
Beginning Balance							11,977.98
Total for 5470 Snow Removal							
5475 Pest Control							
Beginning Balance							813.60
Total for 5475 Pest Control							
Total for 5400 Contracts						\$1,443.06	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							248.60
01/11/2018	Bill	1644	10424161 Canada Inc.	After hour phone call, water damage (Invoiced on Jul 30, 2018)	2000 Accounts Payable	\$50.85	299.45
Total for 5501 Reimbursable Expense						\$50.85	
5503 General Repairs & Maint							
Beginning Balance							11,642.15
01/11/2018	Bill	203662	Avenue Lock	wall mount master lockbox	2000 Accounts Payable	\$57.63	11,699.78
08/11/2018	Bill	2018-46297	Dancan Electric Ltd	Replaced garbage room sensor light switch and bulb	2000 Accounts Payable	\$271.14	11,970.92
20/11/2018	Bill	2322	C. Levett Renovation Inc.	Repaired garbage room door and back door in underground parking	2000 Accounts Payable	\$525.45	12,496.37
Total for 5503 General Repairs & Maint						\$854.22	
5518 Window Cleaning							
Beginning Balance							881.40
Total for 5518 Window Cleaning							
5530 Fire System Repairs							
Beginning Balance							452.00
Total for 5530 Fire System Repairs							
Total for 5500 General Repairs & Maintenance						\$905.07	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							20,680.85
01/11/2018	Bill		CI Property Management	monthly management fees	2000 Accounts Payable	\$1,764.66	22,445.51
Total for 5801 Property Management Fees						\$1,764.66	
5802 New Condo Act Fees							
Beginning Balance							624.00
Total for 5802 New Condo Act Fees							

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5810 Office Expenses							
Beginning Balance							74.99
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							513.74
06/11/2018	Expense			ACTIVITY FEE	1011 RBC Operating Bank Account	\$36.48	550.22
06/11/2018	Expense			ACTIVITY FEE	1011 RBC Operating Bank Account	\$16.83	567.05
Total for 5812 Bank Charges							\$53.31
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							24,107.42
01/11/2018	Journal Entry	64		To put insurance paid under prepaid account	-Split-	\$ -14,731.20	9,376.22
30/11/2018	Journal Entry	65		November prepaid insurance	-Split-	\$1,227.60	10,603.82
30/11/2018	Journal Entry	65		October prepaid insurance	-Split-	\$1,227.60	11,831.42
Total for 5830 Insurance Expense/General & Liability Insurance							\$ -12,276.00
5833 Audit-Accounting							
Beginning Balance							4,181.00
Total for 5833 Audit-Accounting							
5840 Legal Services							
Beginning Balance							3,772.37
02/11/2018	Bill	10071	Davidson Houle Allen LLP	GENERAL MATTERS - 24874-1	2000 Accounts Payable	\$849.20	4,621.57
Total for 5840 Legal Services							\$849.20
Total for 5800 Administrative & Professional Expenses							\$ -9,608.83
6000 Reserve Expenses							
6004 Bank Charges For Reserve							
Beginning Balance							5.16
06/11/2018	Expense			ACTIVITY FEE	1021 RBC Reserve Bank Account	\$1.80	6.96
Total for 6004 Bank Charges For Reserve							\$1.80
6160 Reserve- Major Repairs							
Beginning Balance							1,692.46
01/11/2018	Bill	30999	BASSI CONSTRUCTION LP	Units 217 and 218 - Brick Mortar Joint Repairs	2000 Accounts Payable	\$10,396.00	12,088.46
Total for 6160 Reserve- Major Repairs							\$10,396.00
6180 Reserve - Professional Fees							
Beginning Balance							4,294.00
Total for 6180 Reserve - Professional Fees							
6190 Reserve- General Repairs							
Beginning Balance							18,810.67
Total for 6190 Reserve- General Repairs							
Total for 6000 Reserve Expenses							\$10,397.80
6001 Contribution from operating							
Beginning Balance							-61,860.00
30/11/2018	Journal Entry	60		TR CONTRIBUTION TO RESERVE NOVEMBER 2018	-Split-	\$ -6,186.00	-68,046.00
Total for 6001 Contribution from operating							\$ -6,186.00
6002 Interest income for reserve							
Beginning Balance							-3,108.77
02/11/2018	Deposit			DEPOSIT INTEREST	1021 RBC Reserve Bank Account	\$ -558.31	-3,667.08
Total for 6002 Interest income for reserve							\$ -558.31

1011 RBC Operating Bank Account, Period Ending 30/11/2018

RECONCILIATION REPORT

Reconciled on: 06/12/2018

Reconciled by: Shannon Cheng

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

Summary

CAD

Statement beginning balance	22,832.78
Cheques and payments cleared (8)	-9,197.95
Deposits and other credits cleared (54)	17,714.32
Statement ending balance	<u>31,349.15</u>

Register balance as of 30/11/2018	31,349.15
Cleared transactions after 30/11/2018	0.00
Uncleared transactions after 30/11/2018	-33,121.72
Register balance as of 06/12/2018	<u>-1,772.57</u>

Details

Cheques and payments cleared (8)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/11/2018	Bill Payment		CI Property Management	-1,764.66
05/11/2018	Cheque	NSF	102 Lynn Martell	-350.19
05/11/2018	Bill Payment		Hydro One	-378.80
06/11/2018	Expense			-36.48
06/11/2018	Expense			-16.83
20/11/2018	Bill Payment		WASTE CONNECTIONS OF C...	-365.69
20/11/2018	Bill Payment		Waste Connections of Canada I...	-99.30
30/11/2018	Journal	60		-6,186.00

Total -9,197.95

Deposits and other credits cleared (54)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/11/2018	Receive Payment		215 Marie-Josée Morris	316.02
01/11/2018	Receive Payment		115 Patricia & Denis Pullin-Seg...	316.02
01/11/2018	Receive Payment		107 David Desmarais	316.02
01/11/2018	Receive Payment		207 Shelby Falle	316.02
01/11/2018	Receive Payment		121 Annie Auger	316.02
01/11/2018	Receive Payment		207 Shelby Falle	316.02
01/11/2018	Receive Payment		105 Suzanne Coté	316.02
01/11/2018	Receive Payment		205 Johanne Bouvrette & Renz...	316.02
01/11/2018	Receive Payment		113 Nicole Gorham	316.02
01/11/2018	Receive Payment		123 Martin & Karen Ducharme	316.02
01/11/2018	Receive Payment		217 Kimberly Roper	316.02
01/11/2018	Receive Payment		219 Robin Gardiner	316.02
01/11/2018	Receive Payment		107 David Desmarais	316.02
01/11/2018	Receive Payment		117 Francois Girard	316.02
01/11/2018	Receive Payment		119 Jessica Guindon	316.02
01/11/2018	Receive Payment		209 Christine Valois	316.02
01/11/2018	Receive Payment		211 Marcel & Louise Paul	316.02
01/11/2018	Receive Payment		213 Annissa Campagna	316.02
01/11/2018	Receive Payment		109 Thomas Crowley	316.02
01/11/2018	Receive Payment		111 Lindsay Holmes	316.02
01/11/2018	Receive Payment		127 Carlos Soto	322.85
01/11/2018	Receive Payment		221 Claude Duguay	322.85
01/11/2018	Receive Payment		223 Deborah & Timothy Parsons	322.85
01/11/2018	Receive Payment		125 Lissa Allaire	322.85
01/11/2018	Receive Payment		106 D&A Marchand Investments	331.40
01/11/2018	Receive Payment		210 Michel Cronier	331.40
01/11/2018	Receive Payment		206 Michel Lavoie	331.40
01/11/2018	Receive Payment		201 John A. Greig	331.40
01/11/2018	Receive Payment		208 Ingrid Weber	331.40

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01/11/2018	Receive Payment		110 Julie Geoffrion	331.40
01/11/2018	Receive Payment		220 Lambert	331.40
01/11/2018	Receive Payment		203 Melissa McEwen	331.40
01/11/2018	Receive Payment		Micheline Chretien (212)	331.40
01/11/2018	Receive Payment		216 Gaelle Nkuipou	331.40
01/11/2018	Receive Payment		101 Kaur Gurvinder	331.40
01/11/2018	Receive Payment		103 Thomas Campbell	331.40
01/11/2018	Receive Payment		114 Darrell Ferguson	331.40
01/11/2018	Receive Payment		118 Oumar Toguyeni	331.40
01/11/2018	Receive Payment		214 Josée Guèvremont	331.40
01/11/2018	Receive Payment		218 Lucie Taillefer	331.40
01/11/2018	Receive Payment		124 Enzo & Claudia Martelli	333.10
01/11/2018	Receive Payment		108 William Archer	333.10
01/11/2018	Receive Payment		112 Ashley Dunkley	333.10
01/11/2018	Receive Payment		116 Olusola Womiloju	333.10
01/11/2018	Receive Payment		120 Amina Rafman & Kian Naz...	333.10
01/11/2018	Receive Payment		122 Martin & Karen Ducharme	333.10
01/11/2018	Receive Payment		104 Eduardo Barandiaran	350.19
01/11/2018	Receive Payment		202 Karen & Gordon Houlden	350.19
01/11/2018	Receive Payment		204 Paddy Erwin	350.19
01/11/2018	Receive Payment		224 Pierre Landriault	350.19
01/11/2018	Receive Payment		102 Lynn Martell	350.19
01/11/2018	Receive Payment		126 Régis Poirier	350.19
01/11/2018	Receive Payment		222 Tamara Wiens	350.19
01/11/2018	Receive Payment	172211	Abdul-Jabbar Abdurrahman (128)	350.19
Total				17,714.32

Additional Information

Uncleared cheques and payments after 30/11/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03/12/2018	Bill Payment		CI Property Management	-1,764.66
04/12/2018	Bill Payment	FCN_8745-2	BASSI CONSTRUCTION LP	-10,396.00
04/12/2018	Bill Payment	FCN_8745-8	OHCD LLP	-4,181.00
04/12/2018	Bill Payment	FCN_8745-7	Gifford Associates Insurance	-14,731.20
04/12/2018	Cheque	REFUND	Abdul-Jabbar Abdurrahman (128)	-93.82
04/12/2018	Bill Payment	FCN_8745-1	10424161 Canada Inc.	-186.45
04/12/2018	Bill Payment	FCN_8745-9	Vipond Fire Protection	-692.69
04/12/2018	Bill Payment	FCN_8745-3	C. Levett Renovation Inc.	-525.45
04/12/2018	Bill Payment	FCN_8745-4	Carleton Parking Management	-113.00
04/12/2018	Bill Payment	FCN_8745-5	Dancan Electric Ltd	-271.14
04/12/2018	Bill Payment	FCN_8745-6	Davidson Houle Allen LLP	-849.20
Total				-33,804.61

Uncleared deposits and other credits after 30/11/2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03/12/2018	Receive Payment	052	210 Michel Cronier	50.85
03/12/2018	Receive Payment	000423	215 Marie-Josée Morris	316.02
03/12/2018	Receive Payment	083	115 Patricia & Denis Pullin-Seg...	316.02
Total				682.89



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

Business Account Statement

RBDDA30000_6650980 E D 00006 00469

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
OPERATING
C/O CAPITAL INTEGRAL
904 LADY ELLEN PLACE
OTTAWA ON K1Z 5L5

October 31, 2018 to November 30, 2018

Account number: 00006 109-778-1

How to reach us:

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

Account Summary for this Period

Business Current Account

Royal Bank of Canada

90 SPARKS ST, OTTAWA, ON K1P 5T6

Opening balance on October 31, 2018	\$22,832.78
Total deposits & credits (3)	+ 17,714.32
Total cheques & debits (8)	- 9,197.95
Closing balance on November 30, 2018	= \$31,349.15

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			22,832.78
01 Nov	Direct Payment (PAD's) service total GRADS8523410000		16,732.09	39,564.87
	eCheque deposit 18969		632.04	
	Bill Payment CAPITAL INTEGRA management fees	1,764.66		38,432.25
05 Nov	Pre-authorised payment returns GRADS8523410000	350.19		
	Bill Payment Hydro One	378.80		37,703.26
06 Nov	Activity fee	16.83		
	Activity fee	36.48		37,649.95
19 Nov	eCheque deposit 18969		350.19	38,000.14
20 Nov	Misc Payment WASTE DISP	99.30		
	Misc Payment WASTE DISP	365.69		37,535.15



Business Account Statement

October 31, 2018 to November 30, 2018
Account number: 00006 109-778-1

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
30 Nov	Account transfer ACTR4833401286	6,186.00		31,349.15
	Closing balance			31,349.15

Account Fees: \$53.31

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.

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- 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.
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MONTHLY RESERVE FINANCIAL REPORT

OCSCC 709

November 2018

MONTHLY RESERVE FUND REPORT SUMMARY

OCSCC#709

November, 2018

Revenue:

There is \$0.00 money due to reserve from operating

Expenses:

There has been no expenses during this period.

OCSCC 709

PROFIT AND LOSS

November 2018

		TOTAL
EXPENSES		
6000 Reserve Expenses		
6160 Reserve- Major Repairs		10,396.00
Total 6000 Reserve Expenses		10,396.00
6001 Contribution from operating		-6,186.00
6002 Interest income for reserve		-558.31
Total Expenses		\$3,651.69
PROFIT		\$ -3,651.69

OCSCC 709

PROFIT AND LOSS

January - November, 2018

	TOTAL
EXPENSES	
6000 Reserve Expenses	
6160 Reserve- Major Repairs	12,088.46
6190 Reserve- General Repairs	18,810.67
Total 6000 Reserve Expenses	30,899.13
6001 Contribution from operating	-68,046.00
6002 Interest income for reserve	-3,667.08
Total Expenses	\$ -40,813.95
PROFIT	\$40,813.95

1021 RBC Reserve Bank Account, Period Ending 30/11/2018

RECONCILIATION REPORT

Reconciled on: 06/12/2018

Reconciled by: Shannon Cheng

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

Summary

CAD

Statement beginning balance.....	376,164.23
Cheques and payments cleared (1).....	-1.80
Deposits and other credits cleared (2).....	6,744.31
Statement ending balance.....	<u>382,906.74</u>

Register balance as of 30/11/2018.....	382,906.74
--	------------

Details

Cheques and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06/11/2018	Expense			-1.80

Total	-1.80
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Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
02/11/2018	Deposit			558.31
30/11/2018	Journal	60		6,186.00

Total	6,744.31
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_6650980 E D 00006 00472

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION

RESERVE

C/O CAPITAL INTEGRAL

904 LADY ELLEN PLACE

OTTAWA ON K1Z 5L5

October 31, 2018 to November 30, 2018

Account number: 00006 109-781-5

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 October 31, 2018 \$376,164.23

Total deposits & credits (2) + 6,744.31

Total cheques & debits (1) - 1.80

Closing balance on November 30, 2018 = \$382,906.74

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			376,164.23
01 Nov	Deposit interest		558.31	376,722.54
06 Nov	Activity fee	1.80		376,720.74
30 Nov	Account transfer Nov contrib		6,186.00	382,906.74
	Closing balance			382,906.74

Deposit Interest Earned: \$558.31

Account Fees: \$1.80



Business Account Statement

October 31, 2018 to November 30, 2018
Account number: 00006 109-781-5

Important Account Information

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