

OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION 709 2017 BUDGET NOTICE

January 3rd 2017

To: All Owners, OCSCC 709
Re: Operating Budget for the Fiscal Year January 1st 2017 to December 31st 2017
Notice of Condominium Fee Increase

Dear Owner(s):

The Board of Directors has approved the Operating Budget for the fiscal year of January 1st 2017 to December 31st 2017.

After careful review of the Corporation's financial position and based on the required increase of the Reserve Fund contribution as well as increased water and operating expenses, please be advised that the Board of Directors have approved a 4.7% increase in the condominium fees for the fiscal year commencing **January 1st 2017**. Please see attached schedule for your individual fee amount.

In order to provide owners with sufficient time to include the approved increase in their condo fee payments, the increase for the month of January will be added to the February payment

Payments – Pre-Authorized Withdrawal

Owners presently on pre-authorized payment will continue to have the monthly condominium fees withdrawn from their account at the new amount commencing February 1st 2017. The increase for January will be included with February's payment. Owners who wish to take advantage of this service are asked to contact the property administrator by phone at 613-739-1057 ext. 103 or by email at oxentii@integralpm.ca for enrolment.

Payments – Cheque

Owners paying by cheque are asked to submit a new series of post-dated cheques, dated on the 1st of each month for the period of February 1st 2017 to December 31st 2017. Please include the monthly increase amount for January to your February cheque. Kindly make your cheques payable to **OCSCC.709** and forward to Integral property management office address as noted below.

Should you have any questions regarding the budget, please do not hesitate to communicate them in writing to the management team at reception@integralpm.ca.

We thank you for your attention in the above matter.

Sincerely,
OCSCC 709 Board of Directors

277 boulevard St-Joseph, suite 200
Gatineau, Québec J8Y 3Y2

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OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION NO. 709
BUDGET FOR THE YEAR JANUARY 1, 2017 TO DECEMBER 31, 2017

	BUDGET 2016	ACTUAL + PROJ Dec 16	BUDGET 2017
REVENUE			
Surplus/Deficit Start of Year	-11 669		7 352
	<i>(budgeted)</i>		<i>(projected)</i>
Condominium Fees	189 414	189 381	198 369
Special Assessment	0	0	
Minus: Contribution to Reserve	-69 295	-69 295	-71 720
Minus: Add'l Contribution to Reserve	0	0	-20 000
Other Miscellaneous Income		282	
Total Revenues	108 451	120 369	114 001
EXPENSES			
Management Fees	15 244	15 244	15 701
Legal Services	1 000	1 203	1 000
Auditing & Accounting Services	3 108	4 143	4 267
Printing, Postage & Office Admin	800	793	350
Bank Fees	100	96	100
Utilities- Hydro, Electricity	6 874	7 671	8 055
Utilities- Water	19 686	17 199	17 887
Insurance	10 260	12 537	12 788
General Maintenance	18 000	18 508	18 000
Fire Protection& Equipment	2 000	3 241	2 000
Waste Management	5 880	5 017	5 167
Pest Control	0	814	800
Landscaping services	11 500	12 755	11 187
Other Grounds Maintenance	0	0	2 720
Snow Removal	14 000	11 978	11 978
Other Winter Maintenance	0	0	2 000
Total Expenses	108 451	113 017	114 001
Total Expenses	108 451	113 017	114 001
TOTAL PROFIT (LOSS)	0	7 352	0

OCSCC 709 Monthly Unit Condominium Fee Table for 2017

Unit	% Share	Fees 2016	2016 Total Yearly Fees	2017 New Unit Fees	Monthly Fee Increase	2017 Annual Fees Total
101	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
102	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
103	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
104	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
105	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
106	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
107	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
108	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
109	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
110	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
111	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
112	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
113	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
114	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
115	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
116	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
117	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
118	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
119	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
120	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
121	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
122	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
123	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
124	1.95%	307.80	3,693.58	322.35	14.55	3,868.20
125	1.89%	298.33	3,579.93	312.43	14.10	3,749.18
126	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
127	1.89%	298.33	3,579.93	312.43	14.10	3,749.18
128	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
201	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
202	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
203	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
204	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
205	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
206	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
207	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
208	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
209	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
210	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
211	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
212	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
213	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
214	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
215	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
216	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
217	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
218	1.94%	306.22	3,674.64	320.70	14.48	3,848.36

OCSCC 709 Monthly Unit Condominium Fee Table for 2017

Unit	% Share	Fees 2016	2016 Total Yearly Fees	2017 New Unit Fees	Monthly Fee Increase	2017 Annual Fees Total
219	1.85%	292.01	3,504.17	305.82	13.81	3,669.83
220	1.94%	306.22	3,674.64	320.70	14.48	3,848.36
221	1.89%	298.33	3,579.93	312.43	14.10	3,749.18
222	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
223	1.89%	298.33	3,579.93	312.43	14.10	3,749.18
224	2.05%	323.58	3,883.00	338.88	15.30	4,066.57
Totals	100.00%	15,784.53	189,414.40	16,530.77		198,369.25