

Board of Directors Meeting CCC #975



**Thursday August 23rd, 2018
10:00am**

CCC975 Board of Directors Meeting

Thursday August 23, 2018, 10:00 A.M.

Legendary Lounge

AGENDA

- 1. Call to Order by the President**
- 2. Approval of the Agenda**
- 3. Meeting with City Representative for land acquisition**
- 4. Approval of the Minutes of July 19, 2018 meeting**
- 5. P.M. Report/Operations and Maintenance**
 - a. Elevator Maintenance
 - b. Janitorial Services
 - c. Garbage Collection
 - d. Fire and Emergency Readiness
 - e. Visitors Parking
 - f. Landscaping
 - g. Garage
 - h. Heating and Ventilation
 - i. Lounge
 - j. Security
 - k. Communications – Newsletter
 - l. Gym
 - m. Pets
- 6. Financials, Status Certificate**
- 7. Warranty Repairs**
- 8. Contracts – New and Renewals**
- 9. Legal – Regulations, By-laws Communications**
 - Cannabis By-law
 - City purchase – follow-up
- 10. Other Items**
- 11. Date of Next Board Meeting**
- 12. Adjournment**

Board of Directors Meeting Minutes – OSCCC #975

July 19, 2018

Legendary Lounge

Present: Irene Shumada, Vijay Tejuja, Oliver Ho, Michael Barnett

1. Call to Order by the President

The meeting was called to Order at 10:10 am.

2. Approval of the Agenda

The Agenda was approved by all.

3. Approval of Minutes of June 27 , 2018

The Minutes were approved by all.

4. Property Manager's Report - Operation and Maintenance

a. Elevator Maintenance:

Response from Kone was not adequate. We will stop paying for service calls related to security issues.

b. Janitorial services:

No issues with general cleaning.

Window cleaning is not yet complete due to power supply issue.

c. Garbage Collection:

Tenant leaving garbage on 4th floor has been identified.

d. Fire and Emergency Readiness:

No issues.

e. Visitors Parking:

Residents should not be parking in visitors parking area. Newsletter to highlight this issue.

f. Landscaping:

No issues.

g. Garage:

Garage cleaning is well done.

h. Heating and Ventilation:

No issues.

i. Lounge :

Lounge is fine. Bell network is now operational.

j. Security:

No issues.

k. Communications:

Summer newsletter to be published by the 10th to 15th of August 2018.

l. Fitness / Gym:

No issues.

m. Pets:

No issues.

5. Financials, Status Certificate :

We are over budget. Utilities are the main issue especially with the hot summer this year.
Draft Budget for 2018 - 19 will be given to the Board next week.

Reserve Fund: As of June 30th, 2018 we have \$ 42,315.26.
It was decided to invest 25K into GIC.

Status Certificate: Unit 1008 has been sold.

6. Warranty Repairs:

Action: List of items to be sent to the Board by Vijay.

7. Contracts :

CI Management contract signed off.

8. Legal – Regulations, By-laws Communication

Awaiting responses from our lawyers re the By-laws and Rules review, and the City re the property expropriation status.

9. Other Items:

The board approved a \$ 25 Tim Horton's gift card to Sheldon, the cleaner, for work well done.
Michael to be away from August 6th to August 20th.

10. Date of Next Board Meeting: Thursday, August 23, 2018 at 10:00 AM.

11. Adjournment: The meeting was adjourned at 11:17 AM.

Ottawa-Carleton Standard Condominium Corporation No. 975
Management Report
August 22nd 2018
10:00am

Maintenance Report:

- Elevators - I am still awaiting an update from Kone on ride quality but will be monitoring this closely.
- Cleaning in the building is very good. We have received multiple compliments about the cleaning in the building since the board decided to change companies.
- Garbage Collection - We have not had any further issues since the last board meeting which may have simply been due to seasonal moves. There were mice indications noted. I had the pest company in and they set traps. I have also set up a monthly inspection contract to be proactive and address any issues which may arise.
- Fire System ok and no issues currently being faced. There are some repairs which I have put off until October.
- Visitors parking has had no issues since last month.
- Landscaping is good this year and they seem to be paying more attention to the high optic area. The rear of the building was weeded and they recommended adding mulch there which I declined until the city work is complete following the land purchase.
- Garage is clean and no issues to note.
- Window cleaning is still in progress as there was a power supply issue on the roof. I have asked that the work be completed by Bosan chair until we can resolve the issue with power supply. Unfortunately this will be something the board will need to consider next year in the budget as it is a 2K investment to have a supply connected.
- HVAC has had no further calls since last month.
- Lounge has no major issues to note. Bell is working great and Rogers was cancelled without penalty. When the board is ready, we can look at the addition of a TV which has a free connection included.
- Security - There have been no security concerns recently in the building.
- Gym has been very clean recently and there have been no challenges.
- Pets have not been an issue recently.

Managers Report:

- There has been no compliance issues since the last board meeting.

- Lawyers I have been asking about the rules update but have not had a response yet.
- Draft budget was supplied to the board on August 1st 2018. The approved budget will need to be sent out by the end of next week.
- Contracts below for ongoing.

Snow removal	Solutions Infinies	Winter 2017	Spring 2018
Landscaping	Snow and grow	April 15 2018	Oct 31 2018
HVAC - Generator	Optimum	Jan 1 2018	Dec 31 2020
Elevator	Kone	Dec 2015	Dec 2025
Pool Fitness / Gym	Dans bodybuilding	Aug 1 2016	Ongoing
Management Contract	Capital Integral	June 15 2018	June 14 2023
Cleaning	Advantage Janitorial	April 1st 2018	Mar 31 2021
Security and Alarm	Response	April 1st 2016	Ongoing
Fire System	Pyron	December 2015	Ongoing
Insurance	Wawanesa	Oct 2017	Oct 2018

MONTHLY FINANCIAL REPORT

OCSCC 975

July 2018

OCSCC 975 Monthly Financials

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Reserve Reports

1. Financial Summary Report
2. Profit and Loss Statement- Monthly
3. Profit and Loss Statement- Year to Date
4. Reserve Fund Bank Reconciliation
5. Reserve Fund Bank Statement

OCSCC No. 975
Financial Operating Summary July 2018

Revenue

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

Expenses

Utilities are above budget. Hydro and Gas are high. July was a very warm month which has contributed to this overage. Water and telecom are under budget and telecom will have further savings now that the Internet account is closed for the party room.

Contracts are trending on budget. Fire Safety is higher as the annual was included but the budget separated monthly which should level out. Elevator contract is over budget due to TSSA fees.

Luminix is pushing the repairs and maintenance over budget however there is a GL credit for this which is offsetting these amounts. HVAC had no repairs this month. The garage door had some repairs and replacements made.

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, however the CAO fees are in and land transfer costs GL (which was created to track expenses associated) which are recoverable.

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 over budget for the year but must monitor spending if we are going to finish on budget. The majority of overage costs are related to utilities. We are expecting savings from a number of areas which include cleaning contract, bell invoices and internet costs which will assist moving forward. We must restrict all unnecessary expenses until year end. CIPM will stop additional work until that time for repairs unless it is a health and safety item or places the corporation at risk.

OCSCC 975

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

July 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly fees to owners - Condo Fees	49,949.97	49,950.00	-0.03	100.00 %
Total 4000 Income	49,949.97	49,950.00	-0.03	100.00 %
4015 Billable Expense Income	1,331.54		1,331.54	
4035 Other incomes-Misc. Income	40.50		40.50	
Total Income	\$51,322.01	\$49,950.00	\$1,372.01	102.75 %
Cost of Goods Sold				
4500 Contribution to reserve fund	14,500.00	14,500.00	0.00	100.00 %
Total Cost of Goods Sold	\$14,500.00	\$14,500.00	\$0.00	100.00 %
GROSS PROFIT	\$36,822.01	\$35,450.00	\$1,372.01	103.87 %
Expenses				
5000 Utilities				
5010 Gas	13,922.88	2,500.00	11,422.88	556.92 %
5020 Hydro	9,774.78	10,000.00	-225.22	97.75 %
5030 Water & Sewer	3,653.43	4,065.00	-411.57	89.88 %
5040 Telecom Expenses	374.88	650.00	-275.12	57.67 %
Total 5000 Utilities	27,725.97	17,215.00	10,510.97	161.06 %
5400 Contracts				
5410 Cleaning	1,958.68	3,297.00	-1,338.32	59.41 %
5415 Waste Removal	546.92	620.00	-73.08	88.21 %
5425 Garage Door Maintenance Contract	113.00	116.00	-3.00	97.41 %
5426 Parking monitor and security	347.79	340.00	7.79	102.29 %
5430 Fire Safety	986.45	360.00	626.45	274.01 %
5440 HVAC Maintenance Contract		0.00	0.00	
5455 Elevator Maintenance Contract	1,153.58	781.00	372.58	147.71 %
5460 Fitness Centre Maintenance		0.00	0.00	
5465 Landscaping	668.59	479.00	189.59	139.58 %
5470 Snow Removal		0.00	0.00	
Total 5400 Contracts	5,775.01	5,993.00	-217.99	96.36 %
5500 General Repairs & Maintenance				
5503 General Repairs & Maint	1,753.82	2,166.00	-412.18	80.97 %
5504 Emergency Calls		132.00	-132.00	
5509 Garage Maintenance	1,452.62	637.00	815.62	228.04 %
5510 Cleaning & Supplies		195.00	-195.00	
5518 Window Cleaning	-2,725.00	0.00	-2,725.00	
5520 HVAC repairs		1,000.00	-1,000.00	
5550 Elevator		209.00	-209.00	
5555 Fire Monitoring System Maintenance		22.00	-22.00	
5560 Landscaping R&M		267.00	-267.00	
5572 Additional Snow Removal and Salting		0.00	0.00	
Total 5500 General Repairs & Maintenance	481.44	4,628.00	-4,146.56	10.40 %
5800 Administrative Expenses				
5801 Property Management Fees	3,755.44	3,755.00	0.44	100.01 %
5810 Office Expenses		750.00	-750.00	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5812 Bank Charges	66.00	84.00	-18.00	78.57 %
5815 New Condo Act	930.67	928.00	2.67	100.29 %
5820 Land transfer costs	1,310.18		1,310.18	
5830 Insurance Expense	1,691.84	1,871.00	-179.16	90.42 %
5832 Legal		84.00	-84.00	
5833 Audit-Accounting		0.00	0.00	
5835 Professional Fees	250.00	29.00	221.00	862.07 %
5885 Communications	48.74	17.00	31.74	286.71 %
Total 5800 Administrative Expenses	8,052.87	7,518.00	534.87	107.11 %
5900 Repair and maintenance				
5905 Contingency		209.00	-209.00	
Total 5900 Repair and maintenance		209.00	-209.00	
Total Expenses	\$42,035.29	\$35,563.00	\$6,472.29	118.20 %
NET OPERATING INCOME	\$ -5,213.28	\$ -113.00	\$ -5,100.28	4,613.52 %
NET INCOME	\$ -5,213.28	\$ -113.00	\$ -5,100.28	4,613.52 %

OCSCC 975

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

October 2017 - July 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Monthly fees to owners - Condo Fees	499,399.43	499,500.00	-100.57	99.98 %
Total 4000 Income	499,399.43	499,500.00	-100.57	99.98 %
4011 Interest income operating	107.34		107.34	
4015 Billable Expense Income	1,557.54		1,557.54	
4030 Other incomes	94.50		94.50	
4031 Other incomes - Key Replacement	280.00		280.00	
4032 Other incomes-NSF fees charged to customers	180.00		180.00	
4035 Other incomes-Misc. Income	212.50		212.50	
4036 Other incomes-Meeting Room	96.00		96.00	
Total Income	\$501,927.31	\$499,500.00	\$2,427.31	100.49 %
Cost of Goods Sold				
4500 Contribution to reserve fund	145,000.00	145,000.00	0.00	100.00 %
Total Cost of Goods Sold	\$145,000.00	\$145,000.00	\$0.00	100.00 %
GROSS PROFIT	\$356,927.31	\$354,500.00	\$2,427.31	100.68 %
Expenses				
5000 Utilities				
5010 Gas	58,247.37	36,500.00	21,747.37	159.58 %
5020 Hydro	72,055.00	62,585.00	9,470.00	115.13 %
5030 Water & Sewer	38,188.71	40,650.00	-2,461.29	93.95 %
5040 Telecom Expenses	5,384.28	6,500.00	-1,115.72	82.84 %
Total 5000 Utilities	173,875.36	146,235.00	27,640.36	118.90 %
5400 Contracts				
5410 Cleaning	29,771.76	32,962.00	-3,190.24	90.32 %
5415 Waste Removal	5,679.31	6,200.00	-520.69	91.60 %
5425 Garage Door Maintenance Contract	1,034.51	1,168.00	-133.49	88.57 %
5426 Parking monitor and security	3,298.95	3,400.00	-101.05	97.03 %
5430 Fire Safety	6,201.40	3,600.00	2,601.40	172.26 %
5440 HVAC Maintenance Contract	548.05	1,629.00	-1,080.95	33.64 %
5455 Elevator Maintenance Contract	12,154.60	7,810.00	4,344.60	155.63 %
5460 Fitness Centre Maintenance	1,397.81	1,230.00	167.81	113.64 %
5465 Landscaping	2,005.77	1,916.00	89.77	104.69 %
5470 Snow Removal	22,318.00	22,763.00	-445.00	98.05 %
Total 5400 Contracts	84,410.16	82,678.00	1,732.16	102.10 %
5500 General Repairs & Maintenance				
5501 Reimbursable Expense	2,881.89		2,881.89	
5503 General Repairs & Maint	32,238.26	21,668.00	10,570.26	148.78 %
5504 Emergency Calls	848.07	1,313.00	-464.93	64.59 %
5509 Garage Maintenance	1,880.61	6,376.00	-4,495.39	29.50 %
5510 Cleaning & Supplies	1,698.06	1,950.00	-251.94	87.08 %
5518 Window Cleaning	0.00	2,760.00	-2,760.00	0.00 %
5520 HVAC repairs	11,049.45	10,000.00	1,049.45	110.49 %
5525 Waste System	1,392.11		1,392.11	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5550 Elevator	1,023.73	2,082.00	-1,058.27	49.17 %
5555 Fire Monitoring System Maintenance	901.95	220.00	681.95	409.98 %
5560 Landscaping R&M		1,071.00	-1,071.00	
5561 Fitness Centre Repairs	820.38		820.38	
5572 Additional Snow Removal and Salting		3,000.00	-3,000.00	
Total 5500 General Repairs & Maintenance	54,734.51	50,440.00	4,294.51	108.51 %
5800 Administrative Expenses				
5801 Property Management Fees	38,485.07	37,550.00	935.07	102.49 %
5805 CAO Fees	2,200.52		2,200.52	
5810 Office Expenses	1,402.95	3,000.00	-1,597.05	46.77 %
5812 Bank Charges	768.14	840.00	-71.86	91.45 %
5815 New Condo Act	7,445.36	9,280.00	-1,834.64	80.23 %
5820 Land transfer costs	5,186.65		5,186.65	
5830 Insurance Expense	19,935.66	18,710.00	1,225.66	106.55 %
5832 Legal	495.19	840.00	-344.81	58.95 %
5833 Audit-Accounting	2,599.00	4,914.00	-2,315.00	52.89 %
5835 Professional Fees	2,182.49	299.00	1,883.49	729.93 %
5885 Communications	438.66	170.00	268.66	258.04 %
Total 5800 Administrative Expenses	81,139.69	75,603.00	5,536.69	107.32 %
5900 Repair and maintenance				
5905 Contingency		2,082.00	-2,082.00	
Total 5900 Repair and maintenance		2,082.00	-2,082.00	
5910 Lighting Retrofit	-17,970.77		-17,970.77	
Total Expenses	\$376,188.95	\$357,038.00	\$19,150.95	105.36 %
NET OPERATING INCOME	\$ -19,261.64	\$ -2,538.00	\$ -16,723.64	758.93 %
NET INCOME	\$ -19,261.64	\$ -2,538.00	\$ -16,723.64	758.93 %

OCSCC 975

PROFIT AND LOSS

July 2018

	TOTAL
INCOME	
4000 Income	
4001 Monthly fees to owners - Condo Fees	49,949.97
Total 4000 Income	49,949.97
4015 Billable Expense Income	1,331.54
4035 Other incomes-Misc. Income	40.50
Total Income	51,322.01
COST OF GOODS SOLD	
4500 Contribution to reserve fund	14,500.00
Total Cost of Goods Sold	14,500.00
GROSS PROFIT	36,822.01
EXPENSES	
5000 Utilities	
5010 Gas	13,922.88
5020 Hydro	9,774.78
5030 Water & Sewer	3,653.43
5040 Telecom Expenses	374.88
Total 5000 Utilities	27,725.97
5400 Contracts	
5410 Cleaning	1,958.68
5415 Waste Removal	546.92
5425 Garage Door Maintenance Contract	113.00
5426 Parking monitor and security	347.79
5430 Fire Safety	986.45
5455 Elevator Maintenance Contract	1,153.58
5465 Landscaping	668.59
Total 5400 Contracts	5,775.01
5500 General Repairs & Maintenance	
5503 General Repairs & Maint	1,753.82
5509 Garage Maintenance	1,452.62
5518 Window Cleaning	-2,725.00
Total 5500 General Repairs & Maintenance	481.44
5800 Administrative Expenses	
5801 Property Management Fees	3,755.44
5812 Bank Charges	66.00
5815 New Condo Act	930.67
5820 Land transfer costs	1,310.18
5830 Insurance Expense	1,691.84
5835 Professional Fees	250.00
5885 Communications	48.74
Total 5800 Administrative Expenses	8,052.87
Total Expenses	42,035.29
PROFIT	\$ -5,213.28

OCSCC 975

BALANCE SHEET

As of July 31, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Cash Operating Account	1,854.59
1020 Cash Reserve	41,865.04
Total Cash and Cash Equivalent	43,719.63
Accounts Receivable (A/R)	
1100 Accounts Receivable	59,118.20
Total Accounts Receivable (A/R)	59,118.20
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	377,164.40
Total Assets	\$377,164.40
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Accounts Payable	18,431.63
Total Accounts Payable (A/P)	18,431.63
2010 AP Accrued Liabilities	50,655.95
2020 Due to reserve	41,099.00
2500 Due to/from operating	0.36
Total Current Liabilities	110,186.94
Total Liabilities	110,186.94
Equity	
3910 Accumulated equity reserve fund	58,403.00
Retained Earnings	84,443.53
Profit for the year	124,130.93
Total Equity	266,977.46
Total Liabilities and Equity	\$377,164.40

OCSCC 975

A/R AGING SUMMARY

As of July 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
1001 - Anupinder Sohal		459.04	504.04	45.00		\$1,008.08
1004 Melissa Chee					-348.09	\$ -348.09
1006-Nick Kalogerakos			226.00			\$226.00
105-Emile Cave / Alexander Marshall	604.39	604.39		604.39	604.39	\$2,417.56
108-June Roy & Lawrence Dewan					-0.86	\$ -0.86
2464865 Ontario Inc.						\$0.00
1005 - 2464865 Ontario Inc.		519.48	519.48			\$1,038.96
1007 - 2464865 Ontario Inc.		285.21	285.21			\$570.42
1011 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
1012 - 2464865 Ontario Inc.		409.59	409.59			\$819.18
102 - 2464865 Ontario Inc.		468.03	468.03			\$936.06
104 - 2464865 Ontario Inc.		523.47	523.47			\$1,046.94
109 - 2464865 Ontario Inc.		539.46	539.46			\$1,078.92
201 - 2464865 Ontario Inc.		490.01	490.01			\$980.02
202 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
203 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
205- 2464865 Ontario Inc.		487.01	487.01			\$974.02
207 - 2464865 Ontario Inc.		317.68	317.68			\$635.36
208 - 2464865 Ontario Inc.		341.66	341.66			\$683.32
209 - 2464865 Ontario Inc.		487.01	487.01			\$974.02
210 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
211 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
212 - 2464865 Ontario Inc.		409.59	409.59			\$819.18
303 -2464865 Ontario Inc.		444.55	444.55			\$889.10
307 - 2464865 Ontario Inc.		317.18	317.18			\$634.36
308 - 2464865 Ontario Inc.		341.16	341.16			\$682.32
309 - 2464865 Ontario Inc.		486.51	486.51			\$973.02
310 - 2464865 Ontario Inc.		466.03	466.03			\$932.06
311 - 2464865 Ontario Inc.		444.55	444.55			\$889.10
401 - 2464865 Ontario Inc.		522.48	522.48			\$1,044.96
402 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
406 - 2464865 Ontario Inc.		374.12	374.12			\$748.24
409 - 2464865 Ontario Inc.		487.01	487.01			\$974.02
410 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
411 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
501-2464865 Ontario Inc.		1,595.55	490.01			\$2,085.56
502 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
509 - 2464865 Ontario Inc.		713.01	487.01			\$1,200.02
510 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
511 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
601 - 2464865 Ontario Inc.		490.01	490.01			\$980.02
602 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
603 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
607 - 2464865 Ontario Inc.		317.68	317.68			\$635.36
609 - 2464865 Ontario Inc.		454.54	454.54			\$909.08
610 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
611 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
612 - 2464865 Ontario Inc.		409.59	409.59			\$819.18

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
702 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
703 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
706 - 2464865 Ontario Inc.		341.66	341.66			\$683.32
710 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
711 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
712 - 2464865 Ontario Inc.		409.59	409.59			\$819.18
801 - 2464865 Ontario Inc.		490.01	490.01			\$980.02
802 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
804 - 2464865 Ontario Inc.		466.53	466.53			\$933.06
805 - 2464865 Ontario Inc.		487.01	487.01			\$974.02
807 - 2464865 Ontario Inc.		317.68	317.68			\$635.36
808 - 2464865 Ontario Inc.		341.66	341.66			\$683.32
811 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
901 - 2464865 Ontario Inc.		457.54	457.54			\$915.08
902 - 2464865 Ontario Inc.		421.08	421.08			\$842.16
903 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
908 - 2464865 Ontario Inc.		341.66	341.66			\$683.32
911 - 2464865 Ontario Inc.		445.05	445.05			\$890.10
912 - 2464865 Ontario Inc.		409.59	409.59			\$819.18
Total 2464865 Ontario Inc.		27,825.91	26,494.37			\$54,320.28
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			\$974.02
408 - Linden Development		341.66	341.66			\$683.32
Unsold Parking - 1		32.47	32.47			\$64.94
Unsold Parking - 2		32.47	32.47			\$64.94
Unsold Parking - 3		32.47	32.47			\$64.94
Unsold Parking - 4		32.47	32.47			\$64.94
Unsold Parking - 5		32.47	32.47			\$64.94
Unsold Parking - 6		32.47	32.47			\$64.94
Total Linden Development		1,023.49	1,023.49			\$2,046.98
TOTAL	\$604.39	\$29,912.83	\$28,247.90	\$649.39	\$ -296.31	\$59,118.20

OCSCC 975

A/P AGING SUMMARY

As of July 31, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
10424161 Canada Inc.		663.42			271.20	\$934.62
Bell A/C # 613 739 8623 (023)	205.39				-702.54	\$ -497.15
Capital Concierge Ltd.	48.74	48.74		48.74	389.92	\$536.14
Davidson Houle Allen LLP		1,560.18				\$1,560.18
Day-View Electric Inc.	406.75					\$406.75
Hydro Ottawa-555 ANAND PVT FP	24.71					\$24.71
Hydro Ottawa-555 ANAND PVT PL	9,929.82					\$9,929.82
Lumenix					0.00	\$0.00
Ottawa Water & Sewer-555 ANAND PVT	3,533.08					\$3,533.08
Pivotech Doors Inc.		506.24				\$506.24
Pyron Fire Protection Inc.	762.75					\$762.75
REGIONEX		480.25				\$480.25
Rogers A/C # 240-758214201	118.64					\$118.64
Waste Connections of Canada Inc.	135.60					\$135.60
TOTAL	\$15,165.48	\$3,258.83	\$0.00	\$48.74	\$ -41.42	\$18,431.63

OCSCC 975

TRANSACTION LIST BY SUPPLIER

July 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
10424161 Canada Inc.						
03-07-2018	Bill Payment (Cheque)	FCN_8770-1	Yes		1010 Cash Operating Account	-1,450.19
04-07-2018	Bill	338	Yes		2000 Accounts Payable	67.80
04-07-2018	Bill	336	Yes		2000 Accounts Payable	67.80
04-07-2018	Bill	337	Yes		2000 Accounts Payable	409.17
05-07-2018	Bill	340	Yes		2000 Accounts Payable	67.80
10-07-2018	Bill Payment (Cheque)	FCN_8771-1	Yes		1010 Cash Operating Account	-271.20
10-07-2018	Bill	349	Yes		2000 Accounts Payable	67.80
10-07-2018	Bill	353	Yes		2000 Accounts Payable	67.80
10-07-2018	Bill	1611	Yes		2000 Accounts Payable	50.85
12-07-2018	Bill	354	Yes		2000 Accounts Payable	67.80
17-07-2018	Bill Payment (Cheque)	FCN_8772-4	Yes		1010 Cash Operating Account	-2,004.67
9020934 Canada Inc.						
01-07-2018	Bill	616	Yes		2000 Accounts Payable	347.79
03-07-2018	Bill Payment (Cheque)	FCN_8770-6	Yes		1010 Cash Operating Account	-347.79
Advantage Janitorial Services						
10-07-2018	Bill Payment (Cheque)	FCN_8771-2	Yes		1010 Cash Operating Account	-2,595.24
Bell A/C # 613 739 8623 (023)						
03-07-2018	Bill Payment (Cheque)	RBCX0544	Yes	3739 8623 02304 006	1010 Cash Operating Account	-215.45
25-07-2018	Bill	JUK25-AUG24/18	Yes		2000 Accounts Payable	205.39
Capital Concierge Ltd.						
01-07-2018	Bill		Yes		2000 Accounts Payable	48.74
CI Property Management						
01-07-2018	Bill	2324	Yes		2000 Accounts Payable	3,755.44
01-07-2018	Bill	2322	Yes		2000 Accounts Payable	930.67
03-07-2018	Bill Payment (Cheque)		Yes		1010 Cash Operating Account	-3,755.44
10-07-2018	Bill Payment (Cheque)	FCN_8771-3	Yes		1010 Cash Operating Account	-930.67
Dan's Bodybuilding Equipment Inc.						
03-07-2018	Bill Payment (Cheque)	FCN_8770-2	Yes		1010 Cash Operating Account	-231.65

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Davidson Houle Allen LLP						
11-07-2018	Bill	8332	Yes		2000 Accounts Payable	1,310.18
11-07-2018	Bill	8574	Yes		2000 Accounts Payable	250.00
Day-View Electric Inc.						
12-07-2018	Bill	W47255	Yes		2000 Accounts Payable	406.75
Enbridge-555 ANAND PVT						
20-07-2018	Bill	690002267370	Yes		2000 Accounts Payable	6,738.91
24-07-2018	Bill Payment (Cheque)	RBCX3662	Yes		1010 Cash Operating Account	-6,738.91
Evolution Building Services						
03-07-2018	Bill	4061	Yes		2000 Accounts Payable	411.32
10-07-2018	Bill Payment (Cheque)	FCN_8771-4	Yes		1010 Cash Operating Account	-596.62
Hydro Ottawa-555 ANAND PVT FP						
24-07-2018	Bill	APR16-MAY15/18	Yes		2000 Accounts Payable	22.33
24-07-2018	Bill	MAY15-JUN13/18	Yes		2000 Accounts Payable	22.27
24-07-2018	Bill Payment (Cheque)	RBCX3940	Yes	418 368 8947 905 229 5050	1010 Cash Operating Account	-44.60
30-07-2018	Bill	JUN13-JUL16/18	Yes		2000 Accounts Payable	24.71
Hydro Ottawa-555 ANAND PVT PL						
24-07-2018	Bill Payment (Cheque)	RBCX3712	Yes		1010 Cash Operating Account	-8,482.96
31-07-2018	Bill	JUN14-JUL17/18	Yes		2000 Accounts Payable	9,929.82
Juteau Johnson Comba Inc						
10-07-2018	Bill Payment (Cheque)	FCN_8771-5	Yes		1010 Cash Operating Account	-3,876.47
Lock Solutions Inc.						
03-07-2018	Bill Payment (Cheque)	FCN_8770-3	Yes		1010 Cash Operating Account	-158.14
Optimum Mechanical Solutions						
03-07-2018	Bill Payment (Cheque)	FCN_8770-4	Yes		1010 Cash Operating Account	-548.05
10-07-2018	Bill Payment (Cheque)	FCN_8771-6	Yes		1010 Cash Operating Account	-239.56
Ottawa Water & Sewer-555 ANAND PVT						
10-07-2018	Bill Payment (Cheque)	RBCX5057	Yes		1010 Cash Operating Account	-3,390.39
27-07-2018	Bill	JUN27-JUL27/18	Yes		2000 Accounts Payable	3,533.08
Pivotech Doors Inc.						
01-07-2018	Bill	37676	Yes		2000 Accounts Payable	506.24
03-07-2018	Bill Payment (Cheque)	FCN_8770-5	Yes		1010 Cash Operating Account	-427.99

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
17-07-2018	Bill Payment (Cheque)	FCN_8772-2	Yes		1010 Cash Operating Account	-113.00
Pyron Fire Protection Inc.						
09-07-2018	Bill	82969	Yes		2000 Accounts Payable	762.75
10-07-2018	Bill Payment (Cheque)	FCN_8771-7	Yes		1010 Cash Operating Account	-214.70
REGIONEX						
01-07-2018	Bill	00349014	Yes		2000 Accounts Payable	480.25
Rogers A/C # 240-758214201						
01-07-2018	Bill	June 2018	Yes		2000 Accounts Payable	118.64
03-07-2018	Bill Payment (Cheque)	RBCX3250	Yes		1010 Cash Operating Account	-118.64
27-07-2018	Bill	Jul 2018	Yes		2000 Accounts Payable	118.64
Snow N' Grow Inc.						
15-07-2018	Bill	00002407	Yes		2000 Accounts Payable	668.59
17-07-2018	Bill Payment (Cheque)	FCN_8772-1	Yes		1010 Cash Operating Account	-668.59
Van's Pressure Cleaning Ltd.						
04-07-2018	Bill	37007	Yes		2000 Accounts Payable	946.38
17-07-2018	Bill Payment (Cheque)	FCN_8772-3	Yes		1010 Cash Operating Account	-946.38
Waste Connections of Canada Inc.						
31-07-2018	Bill	7140-0000771003	Yes		2000 Accounts Payable	135.60

OCSCC 975

GENERAL LEDGER

July 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5000 Utilities							
5010 Gas							
							44,324.49
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -14,631.16	29,693.33
20-07-2018	Bill	690002267370	Enbridge-555 ANAND PVT	JUN 14, 2018 - JUL 12, 2018	2000 Accounts Payable	\$6,738.91	36,432.24
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$21,815.13	58,247.37
Total for 5010 Gas						\$13,922.88	
5020 Hydro							
							62,280.22
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -13,163.21	49,117.01
24-07-2018	Bill	APR16-MAY15/18	Hydro Ottawa-555 ANAND PVT FP	April 16 - May 15, 2018 (Invoiced on May 30, 2018)	2000 Accounts Payable	\$22.33	49,139.34
24-07-2018	Bill	MAY15-JUN13/18	Hydro Ottawa-555 ANAND PVT FP	MAY 15 - JUNE 13, 2018 (Invoiced on JUNE 27, 2018)	2000 Accounts Payable	\$22.27	49,161.61
30-07-2018	Bill	JUN13-JUL16/18	Hydro Ottawa-555 ANAND PVT FP	JUNE 13 - JULY 16, 2018	2000 Accounts Payable	\$24.71	49,186.32
31-07-2018	Bill	JUN14-JUL17/18	Hydro Ottawa-555 ANAND PVT PL	JUNE 14 - JULY 17, 2018	2000 Accounts Payable	\$9,929.82	59,116.14
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$12,938.86	72,055.00
Total for 5020 Hydro						\$9,774.78	
5030 Water & Sewer							
							34,535.28
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -350.73	34,184.55
27-07-2018	Bill	JUN27-JUL27/18	Ottawa Water & Sewer-555 ANAND PVT	JUNE 27 - JULY 27, 2018	2000 Accounts Payable	\$3,533.08	37,717.63
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$471.08	38,188.71
Total for 5030 Water & Sewer						\$3,653.43	
5040 Telecom Expenses							
							5,009.40
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -67.79	4,941.61
01-07-2018	Bill	June 2018	Rogers A/C # 240-758214201	June , 2018	2000 Accounts Payable	\$118.64	5,060.25
25-07-2018	Bill	JUK25-AUG24/18	Bell A/C # 613 739 8623 (023)	JULY 25 - AUG 24, 2018	2000 Accounts Payable	\$205.39	5,265.64
27-07-2018	Bill	Jul 2018	Rogers A/C # 240-758214201	July , 2018	2000 Accounts Payable	\$118.64	5,384.28
Total for 5040 Telecom Expenses						\$374.88	
Total for 5000 Utilities						\$27,725.97	
5400 Contracts							
5410 Cleaning							
							27,813.08
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -6,463.60	21,349.48
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$8,422.28	29,771.76
Total for 5410 Cleaning						\$1,958.68	
5415 Waste Removal							
							5,132.39
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -546.92	4,585.47
03-07-2018	Bill	4061	Evolution Building Services	MONTHLY BIN PUT-OUTS SERVICES	2000 Accounts Payable	\$411.32	4,996.79
31-07-2018	Bill	7140-0000771003	Waste Connections of Canada Inc.	Monthly container charges and maintenance July 2018	2000 Accounts Payable	\$135.60	5,132.39
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$546.92	5,679.31
Total for 5415 Waste Removal						\$546.92	
5425 Garage Door Maintenance Contract							
							921.51
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -339.00	582.51
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$452.00	1,034.51
Total for 5425 Garage Door Maintenance Contract						\$113.00	
5426 Parking monitor and security							
							2,951.16
01-07-2018	Bill	616	9020934 Canada Inc.	Visitor Parking- Monthly Rate July 2018	2000 Accounts Payable	\$347.79	3,298.95
Total for 5426 Parking monitor and security						\$347.79	
5430 Fire Safety							
							5,214.95
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -429.40	4,785.55
09-07-2018	Bill	82969	Pyron Fire Protection Inc.	SEMI-ANNUAL INSPECTION AND ANNUAL FIRE PUMP TEST	2000 Accounts Payable	\$762.75	5,548.30
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$653.10	6,201.40
Total for 5430 Fire Safety						\$986.45	
5440 HVAC Maintenance Contract							
							548.05
Total for 5440 HVAC Maintenance Contract							
5455 Elevator Maintenance Contract							
							11,001.02
01-07-2018	Journal Entry	63R		to set up June accruals	-Split-	\$ -4,614.32	6,386.70

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
31-07-2018	Journal Entry	68		to set up monthly accruals	-Split-	\$5,767.90	12,154.60
Total for 5455 Elevator Maintenance Contract						\$1,153.58	
5460 Fitness Centre Maintenance							
Beginning Balance							1,397.81
Total for 5460 Fitness Centre Maintenance							
5465 Landscaping							
Beginning Balance							1,337.18
15-07-2018	Bill	00002407	Snow N' Grow Inc.	Landscaping services for July	2000 Accounts Payable	\$668.59	2,005.77
Total for 5465 Landscaping						\$668.59	
5470 Snow Removal							
Beginning Balance							22,318.00
Total for 5470 Snow Removal							
Total for 5400 Contracts						\$5,775.01	
5500 General Repairs & Maintenance							
5501 Reimbursable Expense							
Beginning Balance							2,881.89
Total for 5501 Reimbursable Expense							
5503 General Repairs & Maint							
Beginning Balance							30,484.44
01-07-2018	Bill	00349014	REGIONEX	SERVICE FEE (INVOICED ON JUNE 28, 2018)	2000 Accounts Payable	\$480.25	30,964.69
04-07-2018	Bill	338	10424161 Canada Inc.	MAINTENANCE: ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	31,032.49
04-07-2018	Bill	337	10424161 Canada Inc.	MAINTENANCE FOR LIGHT BULBS AND GARAGE	2000 Accounts Payable	\$409.17	31,441.66
04-07-2018	Bill	336	10424161 Canada Inc.	MAINTENANCE: ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	31,509.46
05-07-2018	Bill	340	10424161 Canada Inc.	MAINTENANCE: ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	31,577.26
10-07-2018	Bill	1611	10424161 Canada Inc.	AFTER HOURS PHONE CALL SERVICES	2000 Accounts Payable	\$50.85	31,628.11
10-07-2018	Bill	353	10424161 Canada Inc.	MAINTENANCE: ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	31,695.91
10-07-2018	Bill	349	10424161 Canada Inc.	MAINTENANCE: ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	31,763.71
12-07-2018	Bill	W47255	Day-View Electric Inc.	Provided all labour, material and equipment necessary to investigate and repair fixture in party room	2000 Accounts Payable	\$406.75	32,170.46
12-07-2018	Bill	354	10424161 Canada Inc.	MAINTENANCE - ELEVATOR BOOKING	2000 Accounts Payable	\$67.80	32,238.26
Total for 5503 General Repairs & Maint						\$1,753.82	
5504 Emergency Calls							
Beginning Balance							848.07
Total for 5504 Emergency Calls							
5509 Garage Maintenance							
Beginning Balance							427.99
01-07-2018	Bill	37676	Pivotech Doors Inc.	REPLACED BRAKE SOLENOID (INVOICED ON JUN 28, 2018)	2000 Accounts Payable	\$506.24	934.23
04-07-2018	Bill	37007	Van's Pressure Cleaning Ltd.	Garage and visitors parking cleaning for the building.	2000 Accounts Payable	\$946.38	1,880.61
Total for 5509 Garage Maintenance						\$1,452.62	
5510 Cleaning & Supplies							
Beginning Balance							1,698.06
Total for 5510 Cleaning & Supplies							
5518 Window Cleaning							
Beginning Balance							2,725.00
01-07-2018	Journal Entry	63R		to set up June accruals - PO 1028	-Split-	\$ -2,725.00	0.00
Total for 5518 Window Cleaning						\$ -2,725.00	
5520 HVAC repairs							
Beginning Balance							11,049.45
Total for 5520 HVAC repairs							
5525 Waste System							
Beginning Balance							1,392.11
Total for 5525 Waste System							
5550 Elevator							
Beginning Balance							1,023.73
Total for 5550 Elevator							
5555 Fire Monitoring System Maintenance							
Beginning Balance							901.95
Total for 5555 Fire Monitoring System Maintenance							
5561 Fitness Centre Repairs							
Beginning Balance							820.38
Total for 5561 Fitness Centre Repairs							
Total for 5500 General Repairs & Maintenance						\$481.44	
5800 Administrative Expenses							
5801 Property Management Fees							
Beginning Balance							34,729.63

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
01-07-2018	Bill	2324	CI Property Management	Management fees	2000 Accounts Payable	\$3,755.44	38,485.07
Total for 5801 Property Management Fees						\$3,755.44	
5805 CAO Fees							
Beginning Balance							2,200.52
Total for 5805 CAO Fees							
5810 Office Expenses							
Beginning Balance							1,402.95
Total for 5810 Office Expenses							
5812 Bank Charges							
Beginning Balance							702.14
06-07-2018	Expense			ACTIVITY FEE	1020 Cash Reserve	\$0.60	702.74
06-07-2018	Expense			ACTIVITY FEE	1010 Cash Operating Account	\$7.80	710.54
06-07-2018	Expense			ACTIVITY FEE	1010 Cash Operating Account	\$57.60	768.14
Total for 5812 Bank Charges						\$66.00	
5815 New Condo Act							
Beginning Balance							6,514.69
01-07-2018	Bill	2322	CI Property Management	CONDO ACT CHANGE	2000 Accounts Payable	\$930.67	7,445.36
Total for 5815 New Condo Act						\$930.67	
5820 Land transfer costs							
Beginning Balance							3,876.47
11-07-2018	Bill	8332	Davidson Houle Allen LLP	OCSCC 975 re General Matters 5012-1 Receipt and review of email.	2000 Accounts Payable	\$1,310.18	5,186.65
Total for 5820 Land transfer costs						\$1,310.18	
5830 Insurance Expense							
Beginning Balance							18,243.82
09-07-2018	Expense			BUSINESS PAD WAWANESA INS	1010 Cash Operating Account	\$1,691.84	19,935.66
Total for 5830 Insurance Expense						\$1,691.84	
5832 Legal							
Beginning Balance							495.19
Total for 5832 Legal							
5833 Audit-Accounting							
Beginning Balance							2,599.00
Total for 5833 Audit-Accounting							
5835 Professional Fees							
Beginning Balance							1,932.49
11-07-2018	Bill	8574	Davidson Houle Allen LLP	AGM - RECORDING SECRETARY	2000 Accounts Payable	\$250.00	2,182.49
Total for 5835 Professional Fees						\$250.00	
5885 Communications							
Beginning Balance							389.92
01-07-2018	Bill		Capital Concierge Ltd.	monthly screenscape subscription for lobby notice board	2000 Accounts Payable	\$48.74	438.66
Total for 5885 Communications						\$48.74	
Total for 5800 Administrative Expenses						\$8,052.87	
5910 Lighting Retrofit							
Beginning Balance							-17,970.77
Total for 5910 Lighting Retrofit							

1010 Cash Operating Account, Period Ending 31-07-2018

RECONCILIATION REPORT

Reconciled on: 08-08-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance.....	19,610.91
Cheques and payments cleared (28).....	-54,624.54
Deposits and other credits cleared (56).....	36,868.22
Statement ending balance.....	<u>1,854.59</u>

Register balance as of 31-07-2018.....	1,854.59
Cleared transactions after 31-07-2018.....	0.00
Uncleared transactions after 31-07-2018.....	55,792.42
Register balance as of 08-08-2018.....	<u>57,647.01</u>

Details

Cheques and payments cleared (28)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-07-2018	Bill Payment	RBCX0544	Bell A/C # 613 739 8623 (023)	-215.45
03-07-2018	Bill Payment	FCN_8770-1	10424161 Canada Inc.	-1,450.19
03-07-2018	Bill Payment	FCN_8770-2	Dan's Bodybuilding Equipment Inc.	-231.65
03-07-2018	Bill Payment	FCN_8770-3	Lock Solutions Inc.	-158.14
03-07-2018	Bill Payment	FCN_8770-4	Optimum Mechanical Solutions	-548.05
03-07-2018	Bill Payment	FCN_8770-5	Pivotech Doors Inc.	-427.99
03-07-2018	Bill Payment	FCN_8770-6	9020934 Canada Inc.	-347.79
03-07-2018	Bill Payment	RBCX3250	Rogers A/C # 240-758214201	-118.64
03-07-2018	Bill Payment		CI Property Management	-3,755.44
03-07-2018	Expense			-14,500.00
06-07-2018	Expense			-57.60
06-07-2018	Expense			-7.80
09-07-2018	Expense			-1,691.84
10-07-2018	Bill Payment	FCN_8771-1	10424161 Canada Inc.	-271.20
10-07-2018	Bill Payment	RBCX5057	Ottawa Water & Sewer-555 ANA...	-3,390.39
10-07-2018	Bill Payment	FCN_8771-7	Pyron Fire Protection Inc.	-214.70
10-07-2018	Bill Payment	FCN_8771-6	Optimum Mechanical Solutions	-239.56
10-07-2018	Bill Payment	FCN_8771-5	Juteau Johnson Comba Inc	-3,876.47
10-07-2018	Bill Payment	FCN_8771-4	Evolution Building Services	-596.62
10-07-2018	Bill Payment	FCN_8771-3	CI Property Management	-930.67
10-07-2018	Bill Payment	FCN_8771-2	Advantage Janitorial Services	-2,595.24
17-07-2018	Bill Payment	FCN_8772-4	10424161 Canada Inc.	-2,004.67
17-07-2018	Bill Payment	FCN_8772-3	Van's Pressure Cleaning Ltd.	-946.38
17-07-2018	Bill Payment	FCN_8772-2	Pivotech Doors Inc.	-113.00
17-07-2018	Bill Payment	FCN_8772-1	Snow N' Grow Inc.	-668.59
24-07-2018	Bill Payment	RBCX3662	Enbridge-555 ANAND PVT	-6,738.91
24-07-2018	Bill Payment	RBCX3712	Hydro Ottawa-555 ANAND PVT PL	-8,482.96
24-07-2018	Bill Payment	RBCX3940	Hydro Ottawa-555 ANAND PVT FP	-44.60

Total	-54,624.54
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Deposits and other credits cleared (56)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-07-2018	Receive Payment		707-Grant Collier	285.21
03-07-2018	Receive Payment		907-Soloman Bandele	285.21
03-07-2018	Receive Payment		306-Nenad Vukic	308.69
03-07-2018	Receive Payment		906-Brian Seaby	309.19
03-07-2018	Receive Payment		606-Oliver & Man Lee Ho	309.19
03-07-2018	Receive Payment		608-Man Lee & Oliver Ho	309.19
03-07-2018	Receive Payment		407-David Picklyk	317.68
03-07-2018	Receive Payment		507 - Fabiana Alloggia	317.68
03-07-2018	Receive Payment		506- Kyle Clarke	341.66
03-07-2018	Receive Payment		Antonietta DeMarinis & Luis River...	341.66
03-07-2018	Receive Payment		508- Thalia Lin	341.66
03-07-2018	Receive Payment		806-Emily Toffolo	341.66
03-07-2018	Receive Payment		206 - Eric Charron	341.66

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-07-2018	Receive Payment		1006-Nick Kalogerakos	341.66
03-07-2018	Receive Payment		708-Dan Stone	341.66
03-07-2018	Receive Payment		812-Stephenie Horne & Andrew (...)	373.62
03-07-2018	Receive Payment		312-Tony Aoude	405.59
03-07-2018	Receive Payment		107-Dinesanandan Anandavel	406.09
03-07-2018	Receive Payment		412 - Matt Yee	409.59
03-07-2018	Receive Payment		512-Maha & Hussein Mahmoud	409.59
03-07-2018	Receive Payment		302-Gihad Ayoub	420.58
03-07-2018	Receive Payment		1002-Frank Huck	421.08
03-07-2018	Receive Payment		108-June Roy & Lawrence Dewan	427.23
03-07-2018	Receive Payment		304-Sam Sayegh	433.56
03-07-2018	Receive Payment		106 - Ben Fisher	439.56
03-07-2018	Receive Payment		1003-Imad Saikali	445.05
03-07-2018	Receive Payment		803-Timothy Sears & Liza Primar...	445.05
03-07-2018	Receive Payment		403 - Paul Lee	445.05
03-07-2018	Receive Payment		1001 - Anupinder Sohal	459.04
03-07-2018	Receive Payment		904-Irene Shumada	466.53
03-07-2018	Receive Payment		404-Mariam and Najib Mankal	466.53
03-07-2018	Receive Payment		204 - Dave Paul & Sharon Paul	466.53
03-07-2018	Receive Payment		704-Robert & Dorothy Dodd	466.53
03-07-2018	Receive Payment		604-Rani Jaber Sheeney Chen	466.53
03-07-2018	Receive Payment		1004 Melissa Chee	466.53
03-07-2018	Receive Payment		504-Harry Saddington & Gillian S...	466.53
03-07-2018	Receive Payment		1010-Hanna Pytlak	466.53
03-07-2018	Receive Payment		910-Martin Lin	466.53
03-07-2018	Receive Payment		810-Sally Tam	466.53
03-07-2018	Receive Payment		503-Anthony Martino	477.52
03-07-2018	Receive Payment		103 - Vishal Ravikanti	483.51
03-07-2018	Receive Payment		305-Salvatore Giamberadiino & A...	486.51
03-07-2018	Receive Payment		809-Anjali Tejuja	487.01
03-07-2018	Receive Payment		709-Roger & Barb Diamantini	487.01
03-07-2018	Receive Payment		905-Vijay & Dimple Tejuja	487.01
03-07-2018	Receive Payment		909-Damir Misirlic	487.01
03-07-2018	Receive Payment		705-Kevin Diamantini & Stephani...	487.01
03-07-2018	Receive Payment		605 - Juanita	487.01
03-07-2018	Receive Payment		301 - Nrisinha Sen & Shata Sen	489.51
03-07-2018	Receive Payment		701 - Angelo Serpellini	490.01
03-07-2018	Receive Payment		1009-George Kalogerakos	519.48
03-07-2018	Receive Payment		505- Yi Seung Chow & Christoph...	519.48
04-07-2018	Deposit			13.50
10-07-2018	Deposit			13.50
24-07-2018	Deposit			15,000.00
24-07-2018	Deposit			13.50
Total				36,868.22

Additional Information

Uncleared cheques and payments after 31-07-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2018	Bill Payment		CI Property Management	-3,755.44
02-08-2018	Expense			-14,500.00
03-08-2018	Cheque	RBCX8698	403 - Paul Lee	-445.05
03-08-2018	Cheque		1001 - Anupinder Sohal	-459.04
03-08-2018	Bill Payment	FCN_8774-1	10424161 Canada Inc.	-663.42
03-08-2018	Bill Payment	FCN_8774-7	REGIONEX	-480.25
03-08-2018	Bill Payment	RBCX8697	Rogers A/C # 240-758214201	-118.64
03-08-2018	Bill Payment	FCN_8774-2	9020934 Canada Inc.	-347.79
03-08-2018	Bill Payment	FCN_8774-3	Davidson Houle Allen LLP	-1,560.18
03-08-2018	Bill Payment	FCN_8774-4	Day-View Electric Inc.	-406.75
03-08-2018	Bill Payment	FCN_8774-5	Pivotech Doors Inc.	-506.24
03-08-2018	Bill Payment	FCN_8774-6	Pyron Fire Protection Inc.	-762.75
06-08-2018	Expense			-10.20
06-08-2018	Expense			-52.80

Total -24,068.55

Uncleared deposits and other credits after 31-07-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
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DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2018	Receive Payment	PAP	105-Emile Cave / Alexander Mars...	560.45
01-08-2018	Receive Payment		707-Grant Collier	285.21
01-08-2018	Receive Payment		907-Soloman Bandele	285.21
01-08-2018	Receive Payment		306-Nenad Vukic	308.69
01-08-2018	Receive Payment		906-Brian Seaby	309.19
01-08-2018	Receive Payment		606-Oliver & Man Lee Ho	309.19
01-08-2018	Receive Payment		608-Man Lee & Oliver Ho	309.19
01-08-2018	Receive Payment		507 - Fabiana Alloggia	317.68
01-08-2018	Receive Payment		407-David Picklyk	317.68
01-08-2018	Receive Payment		708-Dan Stone	341.66
01-08-2018	Receive Payment		806-Emily Toffolo	341.66
01-08-2018	Receive Payment		506- Kyle Clarke	341.66
01-08-2018	Receive Payment		206 - Eric Charron	341.66
01-08-2018	Receive Payment		508- Thalia Lin	341.66
01-08-2018	Receive Payment		1006-Nick Kalogerakos	341.66
01-08-2018	Receive Payment		812-Stephenie Horne & Andrew (...)	373.62
01-08-2018	Receive Payment		312-Tony Aoude	405.59
01-08-2018	Receive Payment		107-Dinesanandan Anandavel	406.09
01-08-2018	Receive Payment		412 - Matt Yee	409.59
01-08-2018	Receive Payment		512-Maha & Hussein Mahmoud	409.59
01-08-2018	Receive Payment		302-Gihad Ayoub	420.58
01-08-2018	Receive Payment		1002-Frank Huck	421.08
01-08-2018	Receive Payment		108-June Roy & Lawrence Dewan	427.23
01-08-2018	Receive Payment		304-Sam Sayegh	433.56
01-08-2018	Receive Payment		106 - Ben Fisher	439.56
01-08-2018	Receive Payment		403 - Paul Lee	445.05
01-08-2018	Receive Payment		1003-Imad Saikali	445.05
01-08-2018	Receive Payment		803-Timothy Sears & Liza Primar...	445.05
01-08-2018	Receive Payment		1001 - Anupinder Sohal	459.04
01-08-2018	Receive Payment		704-Robert & Dorothy Dodd	466.53
01-08-2018	Receive Payment		1010-Hanna Pytlak	466.53
01-08-2018	Receive Payment		604-Rani Jaber Sheeney Chen	466.53
01-08-2018	Receive Payment		1004 Melissa Chee	466.53
01-08-2018	Receive Payment		810-Sally Tam	466.53
01-08-2018	Receive Payment		904-Irene Shumada	466.53
01-08-2018	Receive Payment		504-Harry Saddington & Gillian S...	466.53
01-08-2018	Receive Payment		910-Martin Lin	466.53
01-08-2018	Receive Payment		404-Mariam and Najib Mankal	466.53
01-08-2018	Receive Payment		204 - Dave Paul & Sharon Paul	466.53
01-08-2018	Receive Payment		503-Anthony Martino	477.52
01-08-2018	Receive Payment		103 - Vishal Ravikanti	483.51
01-08-2018	Receive Payment		305-Salvatore Giamberadiino & A...	486.51
01-08-2018	Receive Payment		705-Kevin Diamantini & Stephani...	487.01
01-08-2018	Receive Payment		709-Roger & Barb Diamantini	487.01
01-08-2018	Receive Payment		905-Vijay & Dimple Tejuja	487.01
01-08-2018	Receive Payment		605 - Juanita	487.01
01-08-2018	Receive Payment		909-Damir Misirlic	487.01
01-08-2018	Receive Payment		809-Anjali Tejuja	487.01
01-08-2018	Receive Payment		301 - Nrisinha Sen & Shata Sen	489.51
01-08-2018	Receive Payment		701 - Angelo Serpellini	490.01
01-08-2018	Receive Payment		1009-George Kalogerakos	519.48
01-08-2018	Receive Payment		505- Yi Seung Chow & Christoph...	519.48
02-08-2018	Receive Payment		1008 - Pascal Gagnon	341.66
03-08-2018	Receive Payment	000077	2464865 Ontario Inc.	54,320.28
03-08-2018	Receive Payment	000078	2464865 Ontario Inc.:501-246486...	1,105.54
03-08-2018	Receive Payment	002499	Linden Development	2,046.98

Total				79,860.97
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ROYAL BANK OF CANADA
P.O. BOX 6011 STATION A
MONTREAL QC H3C 3B8

Business Account Statement

RBDDA30000_3906163 E D 00006 00487

June 29, 2018 to July 31, 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 June 29, 2018	\$19,610.91
Total deposits & credits (5)	+ 36,868.22
Total cheques & debits (14)	- 54,624.54
Closing balance on July 31, 2018	= \$1,854.59

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			19,610.91
03 Jul	Direct Payment (PAD's) service total GRADS5857910000		21,827.72	41,438.63
	Account transfer ACTR4818400201	14,500.00		
	Bill payment - 0544 BELL CANADA	215.45		
	Misc Payment CAPITAL INTEGRA	3,755.44		22,967.74
04 Jul	Misc Payment STRIPE		13.50	22,981.24
06 Jul	Direct Deposits (PDS) service total GRADS6091810000	3,163.81		
	Activity fee	7.80		
	Activity fee	57.60		19,752.03
09 Jul	Business PAD WAWANESA INS	1,691.84		18,060.19
10 Jul	Misc Payment STRIPE		13.50	
	Bill payment - 5057 OTT WTR & SEWER	3,390.39		14,683.30



Business Account Statement

June 29, 2018 to July 31, 2018
Account number: 00006 107-904-5

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
17 Jul	Direct Deposits (PDS) service total GRADS6091810000	8,724.46		5,958.84
23 Jul	Direct Deposits (PDS) service total GRADS6091810000	3,732.64		2,226.20
24 Jul	Account transfer RESERVE		15,000.00	17,226.20
	Misc Payment STRIPE		13.50	
	Bill payment - 3940 HYDRO OTTAWA	44.60		
	Bill payment - 3662 ENBRIDGE	6,738.91		
	Bill payment - 3712 HYDRO OTTAWA	8,482.96		1,973.23
27 Jul	Bill payment - 3250 ROGERS CABLE	118.64		1,854.59
	Closing balance			1,854.59

Account Fees: \$65.40

MONTHLY RESERVE FINANCIAL REPORT

OCSCC 975

July 2018

OCSCC No. 975
Financial Reserve Summary July 2018

Revenue

As of July 31st 2018 the balance in the cash reserve account was \$41,865.04. We are awaiting an update reserve investment statement which will be provided to the board.

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

Expenses

There has been 1 reserve expense so far for the copper cabling.

Conclusion

Currently we are over budget for the year but must monitor spending if we are going to finish on budget. The majority of overage costs are related to utilities. We are expecting savings from a number of areas which include cleaning contract, bell invoices and internet costs which will assist moving forward. We must restrict all unnecessary expenses until year end. CIPM will stop additional work until that time for repairs unless it is a health and safety item or places the corporation at risk.

OCSCC 975

PROFIT AND LOSS

July 2018

	TOTAL
OTHER INCOME	
6001 Contribution from operating	14,500.00
6002 Interest income for reserve	50.38
Total Other Income	14,550.38
PROFIT	\$14,550.38

OCSCC 975

PROFIT AND LOSS

October 2017 - July 2018

	TOTAL
OTHER INCOME	
6001 Contribution from operating	145,000.00
6002 Interest income for reserve	562.17
Total Other Income	145,562.17
OTHER EXPENSES	
6102 Building Interior R&M	0.00
6142 Reserve - Electrical	2,169.60
Total Other Expenses	2,169.60
PROFIT	\$143,392.57

1020 Cash Reserve, Period Ending 31-07-2018

RECONCILIATION REPORT

Reconciled on: 08-08-2018

Reconciled by: Jen Walker

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

Summary

CAD

Statement beginning balance.....	42,315.26
Cheques and payments cleared (2).....	-15,000.60
Deposits and other credits cleared (2).....	14,550.38
Statement ending balance.....	<u>41,865.04</u>

Register balance as of 31-07-2018.....	41,865.04
Cleared transactions after 31-07-2018.....	0.00
Uncleared transactions after 31-07-2018.....	14,572.24
Register balance as of 08-08-2018.....	<u>56,437.28</u>

Details

Cheques and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06-07-2018	Expense			-0.60
24-07-2018	Expense			-15,000.00
Total				-15,000.60

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-07-2018	Deposit			14,500.00
03-07-2018	Deposit			50.38
Total				14,550.38

Additional Information

Uncleared cheques and payments after 31-07-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
06-08-2018	Expense			-1.20
Total				-1.20

Uncleared deposits and other credits after 31-07-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-08-2018	Deposit			73.44
02-08-2018	Deposit			14,500.00
Total				14,573.44



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

Business Account Statement

RBDDA30000_3906163 E D 00006 00489

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

June 29, 2018 to July 31, 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 June 29, 2018	\$42,315.26
Total deposits & credits (2)	+ 14,550.38
Total cheques & debits (2)	- 15,000.60
Closing balance on July 31, 2018	= \$41,865.04

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			42,315.26
03 Jul	Account transfer 975 RF Tfr		14,500.00	56,815.26
	Deposit interest		50.38	56,865.64
06 Jul	Activity fee	0.60		56,865.04
24 Jul	Account transfer ACTR4820500982	15,000.00		41,865.04
	Closing balance			41,865.04

Deposit Interest Earned: \$50.38

Account Fees: \$0.60

13 August 2018

Christina Mortensen & Krista Thompson
c/o Coldwell Banker Coburn Realty, Brokerage
28 Clothier Street East
Kemptville, ON K0G1J0
Tel: 613-258-1883
Fax: 613-258-9164

Re:	Purchaser	Christina Mortensen & Krista Thompson
	Vendor	Hussein Mahmoud and Maha Mahmoud
	Address	512 - 555 Anand Private, Ottawa, ON K1V 2R7
	Legal Desc	Unit 12, Level 5, Ottawa Carleton Standard Condominium Corporation 975
	Legal Desc	Parking Unit 25, Level A
	Closing Date	21 September 2018
	Our File No.	975_512
	Your File No.	N/A
	Order No.	100233

Pursuant to your request of 08 August 2018 please find enclosed a current Status Certificate as per the *Condominium Act, 1998* and documentation package relating to the above-referenced property.

Please note that our office requires written confirmation from the lawyer that this transaction of sale has closed. In addition, please provide us with the full name, address, email address, and telephone number of the purchaser so that we may correspond with the new owner with future Corporation business.

Regards,

Michael Barnett
Property Manager
Capital Integral Property Management
"As Agents for OCSCC 975"

** The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party addressed above who ordered the certificate (directly or through a law office or realtor) is allowed to use the information and is with whom we have a liability relationship with regards to the information, exclusively. A third party cannot hold us liable. Each party relying on the information is required to order their own status certificate.*

STATUS CERTIFICATE
(Under subsection 76 (1) of the Condominium Act, 1998)
Updated March 23, 2018

OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION No. 975
LEGENDARY LOFTS

Ottawa Carleton Standard Condominium Corporation No. 975 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

1. Mailing address: See below
2. Address of service: See below
3. Property Manager: Michael Barnett - mbarnett@cimanagement.ca
Capital Integral Property Management
904 Lady Ellen Place
Ottawa ON K1Z 5L5
Tel: 613-722-1232
Fax: 613-651-0306
4. The Directors and Officers of the Corporation are:
Irene Shumada, Director, President, OOP, 2017-2019
Vijay Tejuja, Director, Treasurer, 2016-2018
Oliver Ho, Director, 2016-2018

COMMON EXPENSES / JOINT USE MAINTENANCE FEES

5. The current Owner(s) of Unit 12, Level 5, known as 512 - 555 Anand Private, Parking Unit 25, Level A (P1-37), and assigned Locker Unit P2-88, Ottawa, Ontario of Ottawa Carleton Standard Condominium Corporation 975 registered in the Land Registry Office for the Land Titles (or Registry) Division of Ottawa **is NOT in default** in the payment of common expenses.
6. The current monthly Condominium Fee for this unit is \$409.59, due and payable on the first day of each month.

Payment on account of common expenses for the unit in the amount of \$409.59 was received for the period of 01 August 2018 through 31 August 2018 pending confirmation from the bank.

These above amounts include the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10. An update of the account should be requested prior to the closing date.

7. The Corporation has the amount of \$0.00 in prepaid Common Expense/Condominium Fees for this unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit, except: for any increase in common expenses the budget may require.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus or deficit of \$0.
10. The budget commenced 01 October 2017. An increase to the monthly condominium fees was included in the budget. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been further increased.
11. Since the date of the budget of the Corporation for the current fiscal year, the Board has not levied any assessments against the unit to increase the contribution to the reserve fund, or the Corporation's operating fund or for any other purpose.
12. The Corporation has no knowledge of any circumstance that may result in an increase of common expenses for the unit, except for any increase in the new fiscal year as per an approved budget and as the reserve fund plan may require, and as any changes in the new Condominium Act may require when enacted.

The *Protecting Condominium Owners Act, 2015*, will bring some important changes to condominium law and administration in Ontario, including changes to the Condominium Act, as well as mandatory licensing for condominium property managers. As a result, condominium management fees are expected to increase. Also, condominium corporations will be required to make payments towards the new Condominium Authority of Ontario. The Corporation might also experience increased Legal Costs (for review of and/or amendments to the Corporation's governing documents and for added guidance and assistance in relation to the new legislation). These matters are expected to result in an increase in the common expenses, and the increase is currently estimated at between \$5.00 and \$10.00 per unit per month. These changes are expected to come into force in phases, from 2017 – 2019.

RESERVE FUND

13. The Corporation's reserve fund amounts to \$267,460 (un-audited) as of 30 June 2018.
14. The most recent reserve fund study conducted by the Board was dated June 2017 and prepared by exp Services Inc. The next study will be completed within three years from the most recent study.
15. The balance of the reserve fund at the beginning of the current fiscal year was \$138,618 (audited). In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is \$174,000 and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to \$0. The Board anticipates that the reserve fund will be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The Board has sent to all owners a notice containing a summary of the reserve fund study, a summary of the proposed plan (Form 15) for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study.
17. There are no plans to increase the reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998* for the future funding of the reserve fund, except as indicated in the Form 15. See also Paragraph 11.

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not party to any proceeding before a court of law, an arbitrator or an administrative tribunal.
20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the Declaration and description, where the court has not made the order.
21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

AGREEMENT WITH OWNERS RELATING TO CHANGES OF THE COMMON ELEMENTS

23. The unit is not subject to one or more agreement(s) under clause 98 (1)(b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties.
 - a) No modification agreements currently on file.

The following modifications have been made by the unit owner(s) or previous unit owner(s) without the prior written approval of the Board of Directors:

- a) No modifications currently on file.

[Note: this is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful].

Except as otherwise indicated in an agreement or in the By-Laws or Rules of the Corporation, the owner of the unit, from time to time, is entirely responsible for all modifications made to the common elements by the Owner(s) or by a previous Owner(s) of the unit. Accordingly, any future unit Owner(s) is also responsible for the modifications made and is also responsible for all maintenance, repairs and insurance related to such modification and must fully and completely indemnify and save harmless the Corporation from any claims, expenses or losses

related in any way to the modifications. Without limiting the generality of the foregoing, the Owner shall be responsible for all costs and expenses incurred in order to remove the modification to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) as well as reinstatement of the modification (if desired), and the Corporation shall have no obligation for any damage which may be caused to the modification as a result of any such required access. Any modification or upgrade to common elements must have prior written approval from the Board of Directors.

If an owner sells his or her unit, the owner shall, upon request from the purchaser, provide to the purchaser a written list of all modifications made to the common elements by the owner or by a previous owner of the unit.

When a unit is sold, it is the responsibility of the purchaser to determine what modifications have been made to the common elements by the vendor or by a previous owner of the unit.

LEASING OF UNITS

24. The Corporation has NOT received notice under section 83 of the *Condominium Act, 1998* during the fiscal year preceding the date of this status certificate. The Corporation's understanding is 85 units in the condominium are owned by non-resident owners as of the most recent periodic information certificate dated 09 February 2018, but notice under section 83 has not yet been received respecting all of those leased units.

SUBSTANTIAL CHANGES TO THE COMMON ELEMENTS, ASSETS OR SERVICES

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in the service of the Corporation that are substantial and that the Board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998*.

However, attention should be given to the following:

Pets are restricted in size and number as per Rules.

Lease terms must be a minimum of 180 days as per Declaration 4.4e

INSURANCE

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

PHASED CONDOMINIUM CORPORATIONS

27. N/A

28. N/A

VACANT LAND CONDOMINIUM CORPORATIONS

29. N/A

LEASEHOLD CONDOMINIUM CORPORATIONS

30. N/A

31. N/A

32. N/A

ATTACHMENTS

33. The following documents are attached to this status certificate and form part of it:

- a) a copy of the current Declaration for the Corporation;
- b) a copy of the By-Laws for the Corporation;
- c) a list of all current agreements between the Corporation and the owner of the unit: if applicable, see paragraph 23; a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit; or current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation:
Joint Use and Maintenance Agreement (Shared Roadway Agreement) between 1686864 Ontario Inc. (as developer of the OCSCC No. 975 lands) and 1686864 Ontario Inc. on behalf of future owners, dated 25 June 2012.
- d) a copy of the Rules and Regulations;
- e) a copy of the last audited financial statements and auditor's report;
- f) a copy of the budget for the current fiscal year;
- g) a certificate or memorandum of insurance for the Corporation;
- h) a copy of the most recent Form 15; and
- i) Standard Unit Definition.

RIGHTS OF PERSON REQUESTING CERTIFICATE

34. The person(s) requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

- 1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements as per subparagraph 33 (c) at a reasonable time and at a reasonable location.

2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Dated at Ottawa this day of 13 August 2018

Ottawa Carleton Standard Condominium Corporation No. 975



Barbara Ravanelli

Capital Integral Property Management

"As Agents for OCSCC 975"

**The information provided in this Status Certificate is as accurate as the information made available at the time of preparation of this document. The party that orders the certificate is allowed to use the information and is with whom we have a liability relationship with regards to the information, exclusively.*