

MONTHLY FINANCIAL REPORT

CCC 286

November 2018

CCC 286 Monthly Financials

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CCC #286

BUDGET VS. ACTUALS: 2018/19 BUDGET - FY19_YTD

November 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	7,650.00	7,650.00	0.00	100.00 %
Total 4000 Income	7,650.00	7,650.00	0.00	100.00 %
Total Income	\$7,650.00	\$7,650.00	\$0.00	100.00 %
Cost of Goods Sold				
4500 Contribution to Reserve	3,950.75	2,450.75	1,500.00	161.21 %
Total Cost of Goods Sold	\$3,950.75	\$2,450.75	\$1,500.00	161.21 %
GROSS PROFIT	\$3,699.25	\$5,199.25	\$ -1,500.00	71.15 %
Expenses				
5000 Utilities				
5020 Hydro	204.08	250.00	-45.92	81.63 %
5030 Water & Sewer	1,095.29	583.33	511.96	187.77 %
5040 Telecom Expenses	101.14	54.17	46.97	186.71 %
Total 5000 Utilities	1,400.51	887.50	513.01	157.80 %
5400 Contracts				
5405 Fire Panel Monitorin		200.00	-200.00	
5410 General Cleaning	750.44	758.33	-7.89	98.96 %
5414 Irrigation System		54.17	-54.17	
5415 Waste management	124.85	162.50	-37.65	76.83 %
5455 Elevator Maintenance	644.10	395.83	248.27	162.72 %
5465 Landscaping	731.63	0.00	731.63	
5470 Snow Removal		683.33	-683.33	
5475 Pest Control		13.92	-13.92	
Total 5400 Contracts	2,251.02	2,268.08	-17.06	99.25 %
5500 General Repairs & Maintenance				
5502 Building Supplies		72.92	-72.92	
5503 General Repairs & Maint	1,128.87	716.67	412.20	157.52 %
5518 Window Cleaning		0.00	0.00	
Total 5500 General Repairs & Maintenance	1,128.87	789.59	339.28	142.97 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	650.61	650.58	0.03	100.00 %
5810 Office Expenses		33.33	-33.33	
5812 Bank Charges		10.00	-10.00	
5815 Miscellaneous Expenses		20.83	-20.83	
5830 Insurance Expense/General & Liability Insurance	464.31	464.33	-0.02	100.00 %
5832 Legal		95.83	-95.83	
Total 5800 Administrative & Professional Expenses	1,114.92	1,274.90	-159.98	87.45 %
Total Expenses	\$5,895.32	\$5,220.07	\$675.25	112.94 %
NET OPERATING INCOME	\$ -2,196.07	\$ -20.82	\$ -2,175.25	10,547.89 %
NET INCOME	\$ -2,196.07	\$ -20.82	\$ -2,175.25	10,547.89 %

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BUDGET VS. ACTUALS: 2018/19 BUDGET - FY19 _YTD

June - November, 2018

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Income				
4001 Condo Fees	45,900.00	45,900.00	0.00	100.00 %
Total 4000 Income	45,900.00	45,900.00	0.00	100.00 %
Total Income	\$45,900.00	\$45,900.00	\$0.00	100.00 %
Cost of Goods Sold				
4500 Contribution to Reserve	16,204.50	14,704.50	1,500.00	110.20 %
Total Cost of Goods Sold	\$16,204.50	\$14,704.50	\$1,500.00	110.20 %
GROSS PROFIT	\$29,695.50	\$31,195.50	\$ -1,500.00	95.19 %
Expenses				
5000 Utilities				
5020 Hydro	1,074.84	1,000.00	74.84	107.48 %
5030 Water & Sewer	3,703.90	3,499.98	203.92	105.83 %
5040 Telecom Expenses	353.99	325.02	28.97	108.91 %
Total 5000 Utilities	5,132.73	4,825.00	307.73	106.38 %
5400 Contracts				
5405 Fire Panel Monitorin		1,200.00	-1,200.00	
5410 General Cleaning	4,502.64	4,549.98	-47.34	98.96 %
5414 Irrigation System		325.02	-325.02	
5415 Waste management	749.10	975.00	-225.90	76.83 %
5455 Elevator Maintenance	2,037.30	2,374.98	-337.68	85.78 %
5465 Landscaping	1,528.28	2,500.00	-971.72	61.13 %
5470 Snow Removal		683.33	-683.33	
5475 Pest Control		83.52	-83.52	
Total 5400 Contracts	8,817.32	12,691.83	-3,874.51	69.47 %
5500 General Repairs & Maintenance				
5502 Building Supplies	126.10	437.52	-311.42	28.82 %
5503 General Repairs & Maint	1,626.01	4,300.02	-2,674.01	37.81 %
5518 Window Cleaning		550.00	-550.00	
Total 5500 General Repairs & Maintenance	1,752.11	5,287.54	-3,535.43	33.14 %
5800 Administrative & Professional Expenses				
5801 Property Management Fees	3,903.66	3,903.48	0.18	100.00 %
5810 Office Expenses	37.54	199.98	-162.44	18.77 %
5812 Bank Charges		60.00	-60.00	
5815 Miscellaneous Expenses		124.98	-124.98	
5830 Insurance Expense/General & Liability Insurance	2,785.86	2,785.98	-0.12	100.00 %
5832 Legal		574.98	-574.98	
Total 5800 Administrative & Professional Expenses	6,727.06	7,649.40	-922.34	87.94 %
Total Expenses	\$22,429.22	\$30,453.77	\$ -8,024.55	73.65 %
NET OPERATING INCOME	\$7,266.28	\$741.73	\$6,524.55	979.64 %
NET INCOME	\$7,266.28	\$741.73	\$6,524.55	979.64 %

OCSCC #286

PROFIT AND LOSS

November 2018

	TOTAL
INCOME	
4000 Income	
4001 Condo Fees	7,650.00
Total 4000 Income	7,650.00
Total Income	\$7,650.00
COST OF GOODS SOLD	
4500 Contribution to Reserve	3,950.75
Total Cost of Goods Sold	\$3,950.75
GROSS PROFIT	\$3,699.25
EXPENSES	
5000 Utilities	
5020 Hydro	204.08
5030 Water & Sewer	1,095.29
5040 Telecom Expenses	101.14
Total 5000 Utilities	1,400.51
5400 Contracts	
5410 General Cleaning	750.44
5415 Waste management	124.85
5455 Elevator Maintenance	644.10
5465 Landscaping	731.63
Total 5400 Contracts	2,251.02
5500 General Repairs & Maintenance	
5503 General Repairs & Maint	1,128.87
Total 5500 General Repairs & Maintenance	1,128.87
5800 Administrative & Professional Expenses	
5801 Property Management Fees	650.61
5830 Insurance Expense/General & Liability Insurance	464.31
Total 5800 Administrative & Professional Expenses	1,114.92
Total Expenses	\$5,895.32
OTHER INCOME	
4038 Interest earned	24.82
Total Other Income	\$24.82
PROFIT	\$ -2,171.25

OCSCC #286

BALANCE SHEET

As of November 30, 2018

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Operating Account	21,498.01
1115 Reserve Account	0.17
Total Cash and Cash Equivalent	\$21,498.18
Accounts Receivable (A/R)	
1100 Accounts Receivable	-1,578.02
1105 Other Receivable	0.00
Total Accounts Receivable (A/R)	\$ -1,578.02
1200 Due to/from	9,645.84
1300 Prepaid Expenses- Insurance	2,785.86
1301 Prepaid expense- Elevator	0.00
Total Current Assets	\$32,351.86
Non-current Assets	
1120 INV-CONC Due Nov 3, 2020	10,000.00
1121 INV- BNS Inv Savigs	31,968.62
1122 INV-CONC GIC Due Jan 28, 2020	10,800.00
1123 INV-Concentra Due Mar 10, 2019	15,000.00
1124 INV-EQ GIC Due Jan 20, 2022	15,000.00
1125 INV-ZAG Due Nov 25, 2020	26,000.00
1126 INV-EQ GIC Due Apr 16, 2018	0.00
1127 INV-ZAG BK Due Feb 5, 2021	14,000.00
1128 INV-CONC GIC Due Oct 27, 2020	10,000.00
1129 INV-ICI Bank Canada Due Oct 24, 2022	20,000.00
1130 INV-ZAG Bank Due Dec 14,2021	17,000.00
1136 INV-BNS Due Mar 10, 2020	7,000.00
1148 INV-GBC GIC Due Dec 6, 2021	15,000.00
1152 INV-HEQ Due Oct 1, 2018	0.00
1160 INV-CON GIC Due Jul 15, 2019	15,000.00
1163 INV-Home Equity Bank Due Nov 28, 2022	20,000.00
1164 INV-Home Equity Bank Due Jan 23, 2023 2.830%	18,000.00
1165 INV-Home Equity Bank Due Apr 25, 2022	15,000.00
1166 INV-Home Equity Bank GIC Due Mar 7, 2022	15,000.00
1167 INV-ZAG Bank Due Aug 19, 2020	10,000.00
1168 INV-ZAG Bank Dec 12, 2020	25,000.00
1169 INV-Concentra Due Mar 5, 2021	18,000.00
1170 INV-ZAG Bank Due Jul 21, 2021	8,000.00
1171 INV-Concentra Due Jul 21, 2021	8,500.00
1172 INV-Home Trust Due Nov 18, 2021	20,000.00
1174 INV-B2B Bank Due Apr 24, 2023 3.120%	20,000.00
1175 accrued interest	-8,398.43
Total Non Current Assets	\$375,870.19
Total Assets	\$408,222.05
Liabilities and Equity	
Liabilities	
Current Liabilities	

	TOTAL
Accounts Payable (A/P)	
2000 Accounts Payable	1,474.79
Total Accounts Payable (A/P)	\$1,474.79
2005 Accrued Liabilities	0.00
2500 Due to/from Operating	10,232.71
Total Current Liabilities	\$11,707.50
Total Liabilities	\$11,707.50
Equity	
Opening Balance Equity	4,021.07
Retained Earnings	368,912.12
Profit for the year	23,581.36
Total Equity	\$396,514.55
Total Liabilities and Equity	\$408,222.05

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A/R AGING SUMMARY

As of November 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
02-Gil Perez & Alexandra Jozsa					-2.00	\$ -2.00
05-David Mulrooney & Julie Dufour					-37.91	\$ -37.91
07- Embassy of Poland		-1,302.00	651.00		-156.84	\$ -807.84
11- Embassy of Poland		-1,302.00	651.00	651.00	-730.27	\$ -730.27
TOTAL	\$0.00	\$ -2,604.00	\$1,302.00	\$651.00	\$ -927.02	\$ -1,578.02

OCSCC #286

A/P AGING SUMMARY

As of November 30, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Bell	50.57					\$50.57
City of Ottawa Water & Sewer	1,095.29					\$1,095.29
Hydro Ottawa	204.08					\$204.08
Waste Connections Of Canada	124.85					\$124.85
TOTAL	\$1,474.79	\$0.00	\$0.00	\$0.00	\$0.00	\$1,474.79

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TRANSACTION LIST BY SUPPLIER

November 2018

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Bell						
01-11-2018	Bill	SEP28-OCT27/18	Yes		2000 Accounts Payable	50.57
19-11-2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-50.57
28-11-2018	Bill	NOV28-DEC27/18	Yes		2000 Accounts Payable	50.57
Capital Integral Property Management						
01-11-2018	Bill		Yes		2000 Accounts Payable	650.61
01-11-2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-650.61
City of Ottawa Water & Sewer						
30-11-2018	Bill	OCT01-NOV30/18	Yes		2000 Accounts Payable	1,095.29
Garrett Restoration Services Ltd.						
01-11-2018	Bill	8181	Yes		2000 Accounts Payable	339.00
21-11-2018	Bill Payment (Cheque)	1542	Yes	Voided	1010 Operating Account	0.00
21-11-2018	Bill Payment (Cheque)	1549	Yes		1010 Operating Account	-339.00
Hydro Ottawa						
14-11-2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-204.61
26-11-2018	Bill	OCT12-NOV12/18	Yes		2000 Accounts Payable	204.08
Lan Reynolds Horticultural Services						
01-11-2018	Bill	06 EXCH 18	Yes		2000 Accounts Payable	466.08
01-11-2018	Bill	05 EXCH 18	Yes		2000 Accounts Payable	265.55
21-11-2018	Bill Payment (Cheque)	1543	Yes	Voided	1010 Operating Account	0.00
21-11-2018	Bill Payment (Cheque)	1548	Yes		1010 Operating Account	-731.63
REGIONAL ELEVATOR, 4192338 CANADA INC.						
01-11-2018	Bill	447820	Yes		2000 Accounts Payable	322.05
01-11-2018	Bill	448286	Yes		2000 Accounts Payable	322.05
21-11-2018	Bill Payment (Cheque)	1544	Yes	Voided	1010 Operating Account	0.00
21-11-2018	Bill Payment (Cheque)	1547	Yes		1010 Operating Account	-966.15

DATE	TRANSACTION TYPE	#	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Rio Building Cleaning Limited						
15-11-2018	Bill	2431	Yes		2000 Accounts Payable	750.44
15-11-2018	Bill Payment (Cheque)	1530	Yes		1010 Operating Account	-750.44
Top Hat Home Comfort Services						
01-11-2018	Bill	54091	Yes		2000 Accounts Payable	789.87
21-11-2018	Bill Payment (Cheque)	1545	Yes	Voided	1010 Operating Account	0.00
21-11-2018	Bill Payment (Cheque)	1546	Yes		1010 Operating Account	-789.87
Waste Connections Of Canada						
20-11-2018	Bill Payment (Cheque)		Yes		1010 Operating Account	-124.85
30-11-2018	Bill	7140-0000785370	Yes		2000 Accounts Payable	124.85

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GENERAL LEDGER

November 2018

DATE	TRANSACTION TYPE	#	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
5000 Utilities							
5020 Hydro							
Beginning Balance							870.76
26-11-2018	Bill	OCT12-NOV12/18	Hydro Ottawa	From OCT12-NOV12/18	2000 Accounts Payable	\$204.08	1,074.84
Total for 5020 Hydro						\$204.08	
5030 Water & Sewer							
Beginning Balance							2,608.61
30-11-2018	Bill	OCT01-NOV30/18	City of Ottawa Water & Sewer	OCT01-NOV30/18	2000 Accounts Payable	\$1,095.29	3,703.90
Total for 5030 Water & Sewer						\$1,095.29	
5040 Telecom Expenses							
Beginning Balance							252.85
01-11-2018	Bill	SEP28-OCT27/18	Bell	SEP28-OCT27/18	2000 Accounts Payable	\$50.57	303.42
28-11-2018	Bill	NOV28-DEC27/18	Bell	NOV28-DEC27/18	2000 Accounts Payable	\$50.57	353.99
Total for 5040 Telecom Expenses						\$101.14	
Total for 5000 Utilities						\$1,400.51	
5400 Contracts							
5410 General Cleaning							
Beginning Balance							3,752.20
15-11-2018	Bill	2431	Rio Building Cleaning Limited	CLEANING SERVICES FOR NOV, 2018	2000 Accounts Payable	\$750.44	4,502.64
Total for 5410 General Cleaning						\$750.44	
5415 Waste management							
Beginning Balance							624.25
30-11-2018	Bill	7140-0000785370	Waste Connections Of Canada	waste	2000 Accounts Payable	\$124.85	749.10
Total for 5415 Waste management						\$124.85	
5455 Elevator Maintenance							
Beginning Balance							1,393.20
01-11-2018	Bill	447820	REGIONAL ELEVATOR, 4192338 CANADA INC.	Maintenance for your monthly contract for October 2018 (Invoiced on Oct 01, 2018)	2000 Accounts Payable	\$322.05	1,715.25
01-11-2018	Bill	448286	REGIONAL ELEVATOR, 4192338 CANADA INC.	Maintenance for your monthly contract for Nov 2018 (Invoiced on Nov 01, 2018)	2000 Accounts Payable	\$322.05	2,037.30
Total for 5455 Elevator Maintenance						\$644.10	
5465 Landscaping							
Beginning Balance							796.65
01-11-2018	Bill	05 EXCH 18	Lan Reynolds Horticultural Services	September Maintenance (Invoiced on Sep 30, 2018)	2000 Accounts Payable	\$265.55	1,062.20
01-11-2018	Bill	06 EXCH 18	Lan Reynolds Horticultural Services	Fall cleanup (Invoiced on Oct 30, 2018)	2000 Accounts Payable	\$466.08	1,528.28
Total for 5465 Landscaping						\$731.63	
Total for 5400 Contracts						\$2,251.02	
5500 General Repairs & Maintenance							
5502 Building Supplies							
Beginning Balance							126.10
Total for 5502 Building Supplies							
5503 General Repairs & Maint							
Beginning Balance							497.14
01-11-2018	Bill	8181	Garrett Restoration Services Ltd.	Repairs (Invoiced on Oct 22, 2018)	2000 Accounts Payable	\$339.00	836.14
01-11-2018	Bill	54091	Top Hat Home Comfort Services	Fireplace & flue cleaning (Invoiced on Oct 13, 2018)	2000 Accounts Payable	\$789.87	1,626.01
Total for 5503 General Repairs & Maint						\$1,128.87	
Total for 5500 General Repairs & Maintenance						\$1,128.87	
5800 Administrative & Professional Expenses							
5801 Property Management Fees							
Beginning Balance							3,253.05
01-11-2018	Bill		Capital Integral Property Management	Property Management Fee	2000 Accounts Payable	\$650.61	3,903.66
Total for 5801 Property Management Fees						\$650.61	
5810 Office Expenses							
Beginning Balance							37.54
Total for 5810 Office Expenses							
5830 Insurance Expense/General & Liability Insurance							
Beginning Balance							2,321.55
30-11-2018	Journal Entry	58INS		November pre paid insurance	-Split-	\$464.31	2,785.86
Total for 5830 Insurance Expense/General & Liability Insurance						\$464.31	
Total for 5800 Administrative & Professional Expenses						\$1,114.92	
6001 Contribution from operating							
Beginning Balance							-12,253.75
30-11-2018	Journal Entry	56		TO RECORD RF CONT. November 2018	-Split-	\$ -2,450.75	-14,704.50
30-11-2018	Journal Entry	56		Additional contribution from OP to RE 2018	-Split-	\$ -1,500.00	-16,204.50
Total for 6001 Contribution from operating						\$ -3,950.75	

1010 Operating 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	17,451.77
Cheques and payments cleared (4)	-1,030.64
Deposits and other credits cleared (16)	10,278.82
Statement ending balance	<u>26,699.95</u>

Uncleared transactions as of 30-11-2018	-5,201.94
Register balance as of 30-11-2018	21,498.01
Cleared transactions after 30-11-2018	0.00
Uncleared transactions after 30-11-2018	1,202.15
Register balance as of 06-12-2018	<u>22,700.16</u>

Details

Cheques and payments cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-11-2018	Bill Payment		Capital Integral Property Mana...	-650.61
14-11-2018	Bill Payment		Hydro Ottawa	-204.61
19-11-2018	Bill Payment		Bell	-50.57
20-11-2018	Bill Payment		Waste Connections Of Canada	-124.85

Total -1,030.64

Deposits and other credits cleared (16)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
01-11-2018	Receive Payment	022	10-Brian and Nichola Peterson	624.00
01-11-2018	Receive Payment	670	09-Howard Simkover and Louis...	651.00
01-11-2018	Receive Payment	066	02-Gil Perez & Alexandra Jozsa	624.00
01-11-2018	Receive Payment	038	03- Katherine Battersby, Shane...	651.00
01-11-2018	Receive Payment	673	06-Paul Gecius & Deborah Wall...	624.00
01-11-2018	Journal	52		3,906.00
01-11-2018	Receive Payment	182	12- Moyle, Wayne & Aileen	624.00
01-11-2018	Receive Payment	006	01- Staples, Brian	651.00
01-11-2018	Receive Payment	712	04-Gilles Aubry	624.00
01-11-2018	Receive Payment	037	05-David Mulrooney & Julie Duf...	651.00
01-11-2018	Receive Payment	496	08- Beaudesne-Chabot, Claire	624.00
21-11-2018	Bill Payment	1545	Top Hat Home Comfort Services	0.00
21-11-2018	Bill Payment	1544	REGIONAL ELEVATOR, 41923...	0.00
21-11-2018	Bill Payment	1543	Lan Reynolds Horticultural Serv...	0.00
21-11-2018	Bill Payment	1542	Garrett Restoration Services Ltd.	0.00
30-11-2018	Deposit			24.82

Total 10,278.82

Additional Information

Uncleared cheques and payments as of 30-11-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
11-09-2018	Bill Payment	1537	Vision Air Conditioning & Heating	-389.85
11-09-2018	Bill Payment	1538	Technical Standards and Safety...	-105.00
17-10-2018	Bill Payment	1541	Guindon Charron	-1,130.00
15-11-2018	Bill Payment	1530	Rio Building Cleaning Limited	-750.44
21-11-2018	Bill Payment	1547	REGIONAL ELEVATOR, 41923...	-966.15
21-11-2018	Bill Payment	1548	Lan Reynolds Horticultural Serv...	-731.63
21-11-2018	Bill Payment	1549	Garrett Restoration Services Ltd.	-339.00
21-11-2018	Bill Payment	1546	Top Hat Home Comfort Services	-789.87

Total -5,201.94

Uncleared cheques and payments after 30-11-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-12-2018	Bill Payment		Capital Integral Property Mana...	-650.61
14-12-2018	Bill Payment	1550	Rio Building Cleaning Limited	-748.96
17-12-2018	Bill Payment	1531	Rio Building Cleaning Limited	-750.44
15-01-2019	Bill Payment	1551	Rio Building Cleaning Limited	-748.96
15-02-2019	Bill Payment	1552	Rio Building Cleaning Limited	-748.96
15-03-2019	Bill Payment	1553	Rio Building Cleaning Limited	-748.96
15-04-2019	Bill Payment	1554	Rio Building Cleaning Limited	-748.96

Total -5,145.85

Uncleared deposits and other credits after 30-11-2018

DATE	TYPE	REF NO.	PAYEE	AMOUNT (CAD)
03-12-2018	Receive Payment	671	09-Howard Simkover and Louis...	651.00
03-12-2018	Receive Payment	060	02-Gil Perez & Alexandra Jozsa	624.00
03-12-2018	Receive Payment	039	03- Katherine Battersby, Shane...	651.00
03-12-2018	Receive Payment	183	12- Moyle, Wayne & Aileen	624.00
03-12-2018	Receive Payment	007	01- Staples, Brian	651.00
03-12-2018	Receive Payment	501	08- Beauchesne-Chabot, Claire	624.00
03-12-2018	Receive Payment	674	06-Paul Gecius & Deborah Wall...	624.00
03-12-2018	Receive Payment	038	05-David Mulrooney & Julie Duf...	651.00
03-12-2018	Receive Payment	713	04-Gilles Aubry	624.00
03-12-2018	Receive Payment	023	10-Brian and Nichola Peterson	624.00

Total 6,348.00



110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

CARLETON CONDO CORP 286
INTEGRAL PROPERTY MANAGEMENT
904 LADY ELLEN PL
OTTAWA ON K1Z5L5

Statement Of:	Account Number:	From:	To:
Business Account	50096 00147 10	Oct 31 2018	Nov 30 2018

Account Summary for this Period:

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
4	\$1,030.64	2	\$10,278.82

Account Details:

Date	Description	Withdrawals/Debits (\$)	Deposits/Credits (\$)	Balance (\$)
10/31/2018	BALANCE FORWARD			17,451.77
11/01/2018	BILL PAYMENT CAPITAL INTEGRA	650.61		16,801.16
11/06/2018	DEPOSIT CARLING & WOODROFFE 60236 001		10,254.00	27,055.16
11/14/2018	HYDRO BILL HYDRO OTTAWA	204.61		26,850.55
11/19/2018	TELEPHONE BILL 0000000000000000 BELL CANADA TORVM5 EFT 5511	50.57		26,799.98
11/20/2018	MISC PAYMENT BFI CANADA INC (LONDON)	124.85		26,675.13
11/30/2018	INTEREST CREDIT		24.82	26,699.95

No. of Debits	Total Amount - Debits	No. of Credits	Total Amount - Credits
4	\$1,030.64	2	\$10,278.82

Uncollected fees and/or ODI owing: \$0.00

Please examine this statement promptly.

This is your official account statement generated by us. Report any errors or omissions within 30 days of receipt electronically of this statement. Please see the terms and conditions of the applicable Scotiabank Financial Services Agreement or Business Banking Services Agreement for your account obligations.

All service fees and charges may be subject to any applicable sales taxes (GST/PST/QST/HST) or any tax levied by the government thereafter. These taxes will be payable by the customer.

GST Registration No. R105195598

® Registered trademark of The Bank of Nova Scotia



110 PLACE D'ORLEANS DRIVE 60756
ORLEANS ON K1C 2L9
824-6691

CARLETON CONDO CORP 286
INTEGRAL PROPERTY MANAGEMENT
904 LADY ELLEN PL
OTTAWA ON K1Z5L5

Statement Of:	Account Number:	From:	To:
Service Charge	50096 00147 10	Oct 31 2018	Nov 30 2018

Item	Volume	Rate	Charge (\$)
Transaction Fees			
Deposit	1	1.25	1.25
Other Debits	4	1.25	5.00
Sub Total			6.25
Account Maintenance			9.95
Deposit Contents			
Items Deposited	11	.20	2.20
Sub Total Service Charge			18.40
Less % Discount Allowed		99.999%	18.40

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824-6691

CARLETON CONDO CORP 286
INTEGRAL PROPERTY MANAGEMENT
904 LADY ELLEN PL
OTTAWA ON K1Z5L5

Statement Of:	Account Number:	From:	To:
Deposit Interest	50096 00147 10	Nov 01 2018	Nov 30 2018

Account Information

Currency: CAD

Average Credit Balance This Period	\$25,164.00
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Scotiabank Prime This Period	3.950%
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Interest Rate Rule:		
Scotiabank Prime	- 2.750%	1.200%

Interest Calculation

Average Credit Balance	\$25,164.00	
Total Balance Deductions	\$0.00	
Net Surplus Balance	\$25,164.00	
Interest At	1.200%	\$24.82

Total Interest	\$24.82
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Your account 50096 00147 10 has been credited.

Please examine this statement promptly.

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GST Registration No. R105195598

® Registered trademark of The Bank of Nova Scotia

MONTHLY RESERVE FINANCIAL REPORT

CCC 286

November 2018

OCSCC #286

PROFIT AND LOSS

November 2018

	TOTAL
EXPENSES	
6001 Contribution from operating	-3,950.75
Total Expenses	\$ -3,950.75
PROFIT	\$3,950.75

OCSCC #286

PROFIT AND LOSS

June - November, 2018

	TOTAL
EXPENSES	
6001 Contribution from operating	-16,204.50
Total Expenses	\$ -16,204.50
PROFIT	\$16,204.50

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CARLETON CONDOMINIUM CORP #286
C/O CAPITAL INTEGRAL PROP MGT
904 LADY ELLEN PLACE
OTTAWA ON K1Z 5L5



Account Number: **548-05604**
Account Type: Regular Account
For the Period: **November 1 to 30, 2018**
Last Statement: October 31, 2018

Address Information

44 King Street West
Concourse Level
Toronto, Ontario
M5H 1H1

Phone: (888) 872-3388
Website: www.scotiaitrade.com
Email: service@scotiaitrade.com

Order-Execution Only Account**Education Resources**

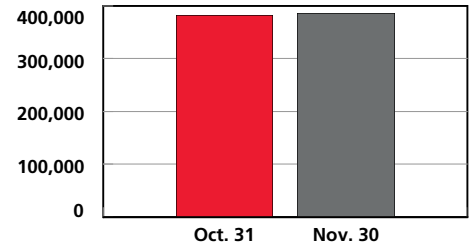
There's a trader in all of us. Scotia iTRADE® U can help you find yours. Learn more by visiting scotiaitrade.com > Education.

Portfolio Overview

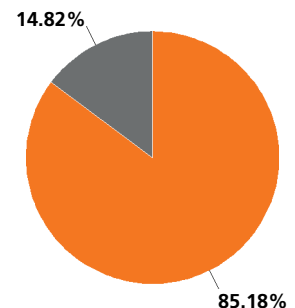
Account Currency: CAD

Account Summary

Date	Net Asset Value
■ Oct. 31, 2018	\$382,457
■ Nov. 30, 2018	\$384,269
Change in the value of your account	\$1,812

**Asset Class Summary**

	Nov. 30, 2018 Market Value	% of Total Assets
■ Cash Equivalent	56,969	14.82
■ Fixed Income	327,300	85.18
Total Value of Portfolio	\$384,269	100.00



Regulated by
Investment Industry Regulatory
Organization of Canada

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Scotia iTRADE (Order-Execution Only Account) is a division of Scotia Capital Inc. (SCI). SCI is a member of the Canadian Investor Protection Fund and the Investment Industry Regulatory Organization of Canada. Scotia iTRADE does not provide investment advice or recommendations and investors are responsible for their own investment decisions. All dispositions of securities in non-trust accounts shown on monthly statements are reported to the Canada Revenue Agency and, for Quebec residents, the ministère du Revenu du Québec. You are reminded to report income or capital gains from these transactions on your annual income tax return and to keep this statement for income tax purposes.

Details of Your Account Holdings

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
Cash Equivalent						
CASH	BNS CORPORATE TIERED INVESTMENT SAVINGS ACCOUNT (6002)	31,968.741	0.999	31,968	1.000	31,969
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 12/11/2020 2.400%	25,000	100.000	25,000	100.000	25,000
Total Cash Equivalent				\$56,968		\$56,969
Fixed Income						
CASH	BANK OF NOVA SCOTIA ANNUAL INTEREST GIC DUE 03/10/2020 2.110%	7,000	100.000	7,000	100.000	7,000
CASH	B2B BANK ANNUAL INTEREST GIC DUE 04/24/2023 3.120%	20,000	100.000	20,000	100.000	20,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 07/15/2019 2.750%	15,000	100.000	15,000	100.000	15,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 10/03/2019 2.750%	15,000	100.000	15,000	100.000	15,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 10/27/2020 2.400%	10,000	100.000	10,000	100.000	10,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 11/03/2020 2.400%	10,000	100.000	10,000	100.000	10,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 01/28/2020 2.600%	10,800	100.000	10,800	100.000	10,800
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 05/03/2021 2.320%	18,000	100.000	18,000	100.000	18,000
CASH	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 07/21/2021 2.000%	8,500	100.000	8,500	100.000	8,500
CASH	EQUITABLE BANK ANNUAL INTEREST GIC	15,000	100.000	15,000	100.000	15,000

Details of Your Account Holdings - continued

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
	DUE 01/20/2022 2.020%					
CASH	GENERAL BANK OF CANADA ANNUAL INTEREST GIC DUE 12/06/2021 2.000%	15,000	100.000	15,000	100.000	15,000
CASH	HOME TRUST ANNUAL INTEREST GIC DUE 11/18/2021 1.960%	20,000	100.000	20,000	100.000	20,000
CASH	HOMEQUITY BANK ANNUAL INTEREST GIC DUE 11/28/2022 2.780%	20,000	100.000	20,000	100.000	20,000
CASH	HOMEQUITY BANK ANNUAL INTEREST GIC DUE 03/07/2022 2.010%	15,000	100.000	15,000	100.000	15,000
CASH	HOMEQUITY BANK ANNUAL INTEREST GIC DUE 04/25/2022 1.980%	15,000	100.000	15,000	100.000	15,000
CASH	HOMEQUITY BANK ANNUAL INTEREST GIC DUE 01/23/2023 2.830%	18,000	100.000	18,000	100.000	18,000
CASH	ICICI BANK CANADA ANNUAL INTEREST GIC DUE 10/24/2022 2.720%	20,000	100.000	20,000	100.000	20,000
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 08/19/2020 2.250%	10,000	100.000	10,000	100.000	10,000
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 02/05/2021 2.300%	14,000	100.000	14,000	100.000	14,000
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 11/25/2020 2.400%	26,000	100.000	26,000	100.000	26,000
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 04/12/2021 2.250%	17,000	100.000	17,000	100.000	17,000
CASH	ZAG BANK ANNUAL INTEREST GIC DUE 07/21/2021 2.050%	8,000	100.000	8,000	100.000	8,000
Total Fixed Income				\$327,300		\$327,300
Total Account Holdings				\$384,268		\$384,269

The adjusted cost displayed on this statement incorporates the original cost of your investments as well as any reinvested dividends and/or mutual fund distributions. Please note that where you have purchased securities through a PAC plan the cost displayed does not necessarily reflect your original purchase price.

Monthly Activity

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)
Opening Cash Balance						\$1,197.17
Nov. 05	CASH	INTEREST	CONCENTRA FINANCIAL ANNUAL INTEREST GIC DUE 11/03/2020 INT 2.400% CPN INT ON 10000 BND REC 11/02/18 PAY 11/03/18			240.00
Nov. 07	CASH	ADJUST	1000THS BNS CORPORATE TIERED INVESTMENT SAVINGS ACCOUNT (6002) ROUNDING PER FUND	2		
Nov. 19	CASH	BUY	BNS CORPORATE TIERED INVESTMENT SAVINGS ACCOUNT (6002) THESE ARE SECURITIES OF A RELATED ISSUER OF THIS FIRM UNSOL.	1,437	1.0000	-1,437.00
Nov. 19	CASH	INTEREST	HOME TRUST ANNUAL INTEREST GIC DUE 11/18/2021 INT 1.960% CPN INT ON 20000 BND REC 11/16/18 PAY 11/18/18			392.00
Nov. 26	CASH	INTEREST	ZAG BANK ANNUAL INTEREST GIC DUE 11/25/2020 INT 2.400% CPN INT ON 26000 BND REC 11/23/18 PAY 11/25/18			624.00
Nov. 28	CASH	INTEREST	HOMEQUITY BANK ANNUAL INTEREST GIC DUE 11/28/2022 INT 2.780% CPN INT ON 20000 BND REC 11/27/18 PAY 11/28/18			556.00
Nov. 30	CASH	BUY	BNS CORPORATE TIERED INVESTMENT SAVINGS ACCOUNT (6002) THESE ARE SECURITIES OF A RELATED ISSUER OF THIS FIRM UNSOL.	1,572	1.0000	-1,572.00

Monthly Activity - continued

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)
Closing Cash Balance						\$0.17

Summary

Income Summary

	This Period	Year-to-Date
Interest	1,812	6,912
Total Income	\$1,812	\$6,912

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As a Scotia iTRADE[®] customer, you can enrol to receive free, electronic access to your account statements, trade confirms, mutual fund prospectuses, and annual trading summary. Visit scotiaitrade.com to learn more and sign-up today.

A Note From Scotia iTRADE

Important Notice for Clients Turning Age 71 this Year

Federal legislation requires that Registered Savings Plans (RRSPs) be converted to a source of retirement income by December 31st of the year in which you turn the age of 71. If you were born in 1947, you must convert your RRSP assets by the end of 2018.

How to... Make it Happen

Gain investing confidence and make the most of the tools and resources available from Scotia iTRADE[®]. Visit: scotiaitrade.com > About > How-To Resources.

Terms and Conditions

Terms and Conditions are applicable to your account(s). For further details of these terms and conditions go to <http://www.scotiaintrade.com/>.

Order-Execution Only Account

Only Account means that Scotia iTRADE does not provide recommendations or accept any responsibility to advise clients on the suitability of investment decisions or transactions.

Statement Frequency

Statements are issued whenever there has been activity in the account during the past month; otherwise statements are issued on a quarterly basis.

Leverage / Margin Risk Disclosure Statement

The use of leverage may not be suitable for all investors. Using borrowed money (whether through a margin account or any other method of borrowing) to finance the purchase of securities involves greater risk than using cash resources only. If you borrow money to purchase securities, your responsibility to repay the loan and pay interest as required by its terms remains the same even if the value of the securities purchased declines.

Account Summary

The term 'Net Asset Value' refers to the total market value of priced securities within your account, by currency, including cash balances as at the close of business on the date indicated.

Adjusted Average Cost and Adjusted Book Value

Adjusted average cost represents the average cost of acquiring one share/unit of a security including commissions, fees, reinvested dividends and/or mutual fund distributions. This has been calculated to the best of our ability. Adjusted book value is the total cost of acquiring a security - the total of your adjusted average cost times the number of shares/units you hold of a security.

Cash Balances

This section shows the balance in your account, including all transactions that have settled. A debit balance is indicated by '-' and represents an amount owed to Scotia iTRADE. A credit balance in a Regular account represents an amount owed to you, whereas a credit balance in a Registered account indicates the cash portion of your assets.

Free credit balances in Regular accounts represent funds payable on demand which, although properly recorded in our books, are not segregated and may be used in the conduct of our business. Cash balances in Registered accounts are held in trust by the trustee.

Asset Class Summary

Asset classes you hold will be displayed under the Asset Class Summary section in the statement. Please note that only the asset classes of securities you currently hold in your account will be displayed on your statement.

Payment Information (RRIF and LIF Accounts Only)

The information displayed reflects our records as of the statement date. The Selected Payment Frequency indicates the payment frequency as of the statement date. Minimum Annual Payment refers to the minimum annual amount required by Canada Revenue Agency from your RRIF account. If, according to our records, you have elected to receive an annual amount greater than the minimum payment, then this amount will be displayed as the Elected Payment Amount. Withholding tax will be applied to amounts withdrawn in excess of the Minimum Annual Payment. The Year to Date Payment amount displayed is the total amount of the payments paid to you, after withholding tax has been deducted, if applicable.

New Activity in Your Account

This section shows all the activity in your account during the month. The Date column refers to the settlement date in the case of executed trades, or processing date in the case of other entries. Transfers of funds made to your account on the last business day of the month may not appear on your month end statement until the following month.

Short Account

Proceeds from declared short sales have been segregated into a SHORT account and market increases and/or decreases from the original sale price are marked to the market. Such increases and or decreases are transferred to your margin account weekly. Transfers are reflected with the description 'Mark to Market.'

Your Account Holdings

The market valuation information has been obtained from sources believed to be reliable; however, we cannot guarantee their accuracy. Our best efforts have been made to price all securities; however, in some circumstances, we may be

unable to obtain valuations. A current market quotation can be made available upon request.

Segregated Quantity

Securities regulations stipulate that all fully paid and excess margin securities must be promptly segregated and are not available for use in the general conduct of our business. All security positions displayed under the account holdings section are segregated unless otherwise indicated under the security description column. Securities registered in your name are also indicated under the security description column.

Third Market Dealers

In connection with certain trades in securities of U.S. issuers, Scotia Capital Inc. will receive remuneration for directing orders to a particular broker-dealer or market centre for execution. The source and amount of any such remuneration received by Scotia iTRADE in connection with any transaction executed on your behalf will be disclosed to you upon request.

Member-Canadian Investor Protection Fund

Customers' accounts are protected by the Canadian Investor Protection Fund within specified limits. A brochure describing the nature and limits of coverage is available upon request.

Endnotes

1. There has been an adjustment made to this book value during the statement period.
2. There is no active market for this investment, and therefore the market value has been estimated.
3. There is no active market for this investment, and the market value cannot be determined.
4. If this position is sold, a sales charge may be applied to the proceeds.
5. Some or all of the book value of this position has been determined using a market value calculation.
6. The book value of this position cannot be determined.

Other Information:

Employees of The Bank of Nova Scotia ('Scotia Capital') and/or Scotia iTRADE are not authorized to provide tax or legal advice. Please consult your accountant or lawyer on such matters.

The financial statement of Scotia Capital and Scotia Capital Inc. as at the close of the last financial year and a current list of directors and officers will be furnished upon request. Clients in British Columbia are entitled to certain additional information about Scotia iTRADE, including information about commissions and fees that we charge, and about any administrative proceedings that may relate to the firm or our staff.

This statement constitutes a complete record of your transactions. Please examine this statement of account promptly. If you do not agree with the information hereon, please advise us in writing within thirty days at: Scotia iTRADE, Compliance Department, 40 King Street West, 5th Floor, Toronto, Ontario, M5H 1H1 or you will be precluded from asserting that errors or omissions have occurred.

Code Information

Code:	Nonvot	Resvot	Subvot
Definition:	Non-voting	Restricted Voting	Subordinate voting