

Periodic Information Certificate –3rd Quarter
Information for owners about the Corporation

Dear Homeowners,

Attached, please find a copy of CCC 145's 3rd Quarter Periodic Information Certificate (PIC) reflecting the Corporation's position as of March 31, 2023 as outlined in s. 26.3 of the Condominium Act, 1998 and s. 11.1 of O. Reg 48/01 PICs must be delivered to owners twice during the year.

The information contained in a PIC is similar to that found in a status certificate, such as the names of the board members, information on insurance, finances, reserve fund(s) and the budget(s). As outlined in s. 26.3 of the *Condominium Act, 1998* and s. 11.1 of *O. Reg 48/01* PICs must be delivered to owners twice during the corporation's fiscal year, within 60 days of the end of the first and third fiscal quarters. Note that the PIC provides a 'snap shot' of the corporation financial statement for the first or third quarter of the fiscal year. The financial figures in the PIC do not represent the entire current fiscal year or the financial position in its entirety and are unaudited.

This package includes;

- The Periodic Information Certificate, as prescribed
- The Corporation's current Insurance Certificate for December 31 2022 to December 31 2023
- The Corporation's current operating Budget

The PIC is for information purposes only and does not require any action on the part of the owner. Additional information certificates will be sent periodically throughout the year and homeowners will have an opportunity to make enquiries relating to these information forms at the Annual General Meetings held within 6 months of the Corporation's year end.

Regards,

CARLETON CONDOMINIUM CORPORATION NO. 0145

Josee Deslongchamps
Condominium Manager
Condominium Management Group
"As Agents Only"

Instruction

This form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. Please note that to print the form, the form must be saved, opened, and printed from your local device. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

1. General information about the corporation

 Name of the condominium corporation
CARLETON CONDOMINIUM CORPORATION NO. 0145

The address for service of the corporation

Unit Number	Street Number 434	Street Name Queen Street	PO Box
City/Town Ottawa		Province Ontario	Postal Code K1K 7V7

 The condominium manager, management provider, or any other person responsible for management of the property Not applicable

Name	Address for Service	Email Address (optional)
i. Josee Deslongchamps - CMG	Same as Above	JDeslongchamps@condogroup.ca

Additional ways to deliver requests for records to the corporation

 The corporation has a mailing address for receiving requests for records, in addition to the addresses for service identified above Not applicable

 The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above: Not applicable

Instruction for the person filling out this form: If a corporation keeps a record in electronic form, the board is required to pass a resolution setting out the method of electronic communication that a requester can agree to (in a request for records) as the record delivery method. If the corporation has passed such a resolution, the method of electronic communication is:

Email

Number of leased units

 The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 25 unit(s) was/were leased during the current fiscal year.

2. Directors and officers of the corporation

Name	Position/Title	Address for Service	Email Address (optional)
i. Larry Lithwick	<input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title President	434 Queen Street Ottawa ON K1K 7V7	
ii. Hayden Trenholm	<input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Vice-President	434 Queen Street Ottawa ON K1K 7V7	
iii. Peter Fisher	<input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Treasurer	434 Queen Street Ottawa ON K1K 7V7	

iv. Evelyn Weynerowski	<input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Secretary	434 Queen Street Ottawa ON K1K 7V7	
v. Carmen Yau	<input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Director at Large	434 Queen Street Ottawa ON K1K 7V7	

3. Insurance information about the corporation

The corporation has obtained and maintained all of the insurance required by the *Condominium Act, 1998* or that is otherwise legally required, at all times during the current fiscal year.

Yes No

If an owner, a lessee of an owner or a person residing in the owner's unit causes damage to the condo property, the condo corporation may be required to add the cost of repairing the damage or the deductible limit of the corporation's required insurance policy, whichever is less, to the owner's common expenses, or the corporation may seek to recover the amount from the owner in another manner. This could be affected by a by-law the corporation may have passed under s. 56 (1)(i) of the *Condominium Act, 1998*.

Complete the following information for each insurance policy of the corporation:

Insurance Policy (Instruction: Provide a brief description)	Deductible (Instruction: Provide a brief description of the deductible and the amount of the deductible)	With respect to this deductible, the maximum amount that could be added to an owner's common expenses under s. 105 (2) of the <i>Condominium Act, 1998</i> or as a result of a by-law passed under s. 56 (1) (i) of the Act.
i. Policy # 501378776	Standard \$25,000.00	\$25,000.00
ii. Policy # 501378776	Sewer Back-Up \$25,000.00	\$25,000.00
iii. Policy # 501378776	Water Damage \$50,000.00	\$50,000.00
iv. Policy # 501378776	Flood \$25,000.00	\$0.00
v. Policy # 501378776	Earthquake - 5% of \$71,270,850.00 (Minimum of \$100,000.00)	\$0.00

The Corporation has obtained and maintained the insurance policy described in section 39 of the *Condominium Act, 1998*

Yes No

The Corporation has obtained and maintained the insurance policy described in section 99 of the *Condominium Act, 1998*

Yes No

The Corporation has obtained and maintained the insurance policy described in section 102 of the *Condominium Act, 1998*

Yes No

The corporation has or had a legal obligation to maintain insurance, aside from the insurance described in section 39, 99, and 102, at any time during the fiscal year

Yes No

If no, an explanation may be provided here

N/A

Information about the "standard unit"

The standard unit is described in a by-law made under s. 56 (1) (h) of the *Condominium Act, 1998*

▶ The bylaw number is By-Law No. 8

The standard unit is not described in a bylaw made under s. 56 (1) (h) of the *Condominium Act, 1998*

If the standard unit is not described under s. 56 (1) (h) of the *Condominium Act, 1998* the corporation may have a schedule, referred to in s. 43(5)(h) of the *Condominium Act, 1998* setting out what constitutes a standard unit

A certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed with this information certificate.

If no certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed, then an explanation may be provided here

4. Financial information about the corporation

Budget

The budget of the corporation for the current fiscal is accurate and may result in:

a surplus of: _____

a deficit of: _____

neither a surplus nor a deficit

Reserve Fund

The balance in the reserve fund
\$767,980.66

Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates)
2023/03/31

The balance of the reserve fund at the beginning of the current fiscal year was:

\$403,650.57

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:

\$1,225,000.00

The anticipated expenditures to be made from the reserve fund in the current fiscal year, in accordance with the corporation's budget, amount to:

Description of expenditure	Amount
i. Balcony Repairs	\$287,438.00
ii. Electrical	\$69,987.00
iii. Mechanical	\$706.00
iv. Paving	\$5,311.00
v. Plumbing	\$14,814.00

Description of expenditure	Amount
vi. Podium Deck	\$305,173.00
vii. Miscellaneous	\$50.00

The current plans, if any, to increase the reserve fund under a plan proposed by the board under subsection 94(8) of the *Condominium Act, 1998* for future funding of the reserve fund are

None beyond what is outlined in the Notice of Future Funding to the Reserve Fund dated June 3, 2022

The corporation has an outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*:

Yes No

5. Legal actions relating to the corporation

The corporation is currently a party to a legal action:

Yes No

6. Outstanding judgements relating to the corporation

The corporation currently has outstanding judgments against it:

Yes No

7. Disclosure information from directors of the corporation

Copies of statements and information provided to the board during the current fiscal year under section 11.10 of O. Reg. 48/01 under the *Condominium Act, 1998* are enclosed with this information certificate

8. Compliance information about the corporation

The corporation has complied with all returns obligations, if any, under Part II.1 of the *Condominium Act, 1998* during the current fiscal year:

Yes No

The corporation complied with its assessment fee obligations, if any, under s. 1.30 (6) of the *Condominium Act, 1998* during the current fiscal year:

Yes No

A copy of any compliance order made by a Registrar directing the corporation, or a director or officer of the corporation, to comply with subsection 1.30(6), any provision of Part II.1 or subsection 132 (9) of the *Condominium Act, 1998*, is enclosed with this certificate, unless the corporation, director or officer of the corporation, has taken the required steps for a hearing by the License Appeal Tribunal in respect of the compliance order, under section 134.1 of the *Condominium Act, 1998*.

Yes Not applicable

9. Other information about the corporation that is required by a corporation's by-laws

Not applicable

A by-law of the corporation requires additional information to be included with this certificate. The additional information required by the by-law is included below, or is enclosed with this certificate as a separate document.

Note for common elements condominium corporations: If your corporation is a common elements condominium corporation, all references in this form to "unit(s)" should be read as references to "common interest(s) in the corporation," and all references to "unit owner(s)" should be read as references to "the owner(s) of a common interest in the corporation".

Dated this 11 day of April, 2023
 day of month month year



CERTIFICATE OF INSURANCE FOR CONDOMINIUM UNIT OWNERS

INSURER: INTACT INSURANCE COMPANY (BUILDING, LIABILITY, EQUIP. BREAKDOWN)
GREAT AMERICAN INSURANCE COMPANY – DIRECTORS AND OFFICERS LIABILITY

AGENCY: ARTHUR J. GALLAGHER CANADA LIMITED

INSURED: CARLETON CONDOMINIUM CORPORATION NO. 145
TKS HOLDINGS INC. WITH REGARD TO UNDERGROUND PARKING GARAGE

MAILING ADDRESS: C/O CMG 434 QUEEN STREET, OTTAWA ON, K1R 7V7

LOCATION OF RISK: 151 BAY STREET, OTTAWA, ON K1R 7T2

LOSS PAYABLE: ALL REGISTERED MORTGAGEES FROM TIME TO TIME

EFFECTIVE DATES: JUNE 30, 2022 TO JUNE 30, 2023

AMOUNT OF INSURANCE:

A) 71,270,850	BUILDING
B) 5,000,000	COMMERCIAL GENERAL LIABILITY
C) 71,270,850	EQUIPMENT BREAKDOWN
D) 5,000,000	DIRECTORS & OFFICERS LIABILITY

A) DIRECT DAMAGE INSURANCE

The company named above hereby covers the insured for the perils of insurance described, subject to the terms and conditions of policy no. **501378776** and its attached forms. This certificate verifies that full insurance to value based on replacement cost, as provided by the insured at the inception of the policy, has been effected on all buildings owned by the corporation, excluding individual owners improvements made beyond the standard unit.
Deductibles \$25,000; Sewer Backup \$25,000; Water Damage \$50,000; Flood \$25,000; Earthquake 5% \$100,000 min.

B) LIABILITY INSURANCE

This certificate further verifies that the interests of the Carleton Condominium Corporation No. 145 and the persons who from time to time become owners of individual units as their interest may appear are covered for insurance under policy no. 501378776 of this insurer. Such policy provides protection for claims arising out of the ownership of the property described above. **Deductible \$1,000 Bodily Injury & Property Damage**

C) EQUIPMENT BREAKDOWN INSURANCE

This certificate further verifies that the interests of the Carleton Condominium Corporation No. 145 and the persons who from time to time become owners of individual units as their interest may appear are covered for insurance under policy no. 501378776 of this insurer, such policy provides protection for claims arising out of the ownership of the property described above. **Deductible \$25,000.**

D) DIRECTORS & OFFICERS LIABILITY

This certificate further verifies that the Directors and Officers of the Carleton Condominium Corporation No. 145 are covered under policy no. **CD03926770** with Great American Insurance Company for liability due to their wrongful acts.
Deductible \$5,000.

It should be noted that the liability coverage does not, in any way, provide personal liability insurance for the individual unit occupants.

These policies may be cancelled on written consent of the condominium corporation or sixty (60) days' notice by the insurer in accordance with the cancellation clause contained in each policy.

It is to be understood that this certificate does not purport to describe all of the terms and conditions of the policies described above. Reference should be made to the master policy by the board of directors of the condominium corporation.

In witness whereof, the insurer, through their duly authorized representative for this purpose have executed and signed this agreement.

May 24, 2022

Authorized Representative

Arthur J. Gallagher Canada Limited

Carleton Condominium Corporation No. 145

Budget Presentation for the Year Ending June 30, 2023

	Audited Year Ending <u>June-30-21</u>	Budget Year Ending <u>June-30-22</u>	Projection (*) Year Ending <u>June-30-22</u>	Budget Year Ending <u>June-30-23</u>	Note
REVENUES					
6510 Condo Fee Revenue	1,688,875	1,722,662	1,722,662	1,774,342	1
6520 Sundry Revenue	1,461	2,000	2,000	2,000	
6521 Locker Revenue	2,800	2,800	2,800	2,800	
6522 Car Wash Revenue	438	600	600	600	
6523 Interest Revenue	148	-	-	-	
6524 Laundry Revenue	16,371	16,000	16,000	16,000	
6525 Elevator Revenue	1,180	1,000	1,000	1,000	
GROSS REVENUES	1,711,273	1,745,062	1,745,062	1,796,742	
EXPENSES					
7110 Gas	92,547	110,000	110,000	130,000	
7120 Electricity	152,961	160,000	160,000	150,000	
7130 Water	94,748	92,000	92,000	92,000	
TOTAL UTILITIES	340,256	362,000	362,000	372,000	
7205 Mechanical - Repairs & Maintenance	30,825	25,350	25,350	25,350	
7207 Mechanical Contract	63,444	72,663	72,000	76,296	
7210 Electrical Repairs & Supplies	8,932	10,200	20,000	6,700	
7215 Plumbing Repairs & Supplies	20,544	23,500	28,000	23,500	
7230 Gen. Building Rep & Maint Interior	91,125	64,900	64,000	101,400	
7232 Fire Safety	8,310	15,300	19,300	15,300	
7235 Gen. Building Rep. & Maint. Exterior	9,484	11,500	11,500	12,750	
7240 Cleaning Products	4,514	4,800	4,800	4,800	
7245 Elevator	19,710	19,217	19,200	19,857	
7250 Landscaping	30,604	24,543	24,000	20,543	
7251 Snow Removal	12,393	17,250	1,000	7,350	
7270 Recreation Facilities	6,053	8,100	9,000	8,100	
7285 Waste Disposal	7,838	9,750	9,750	9,550	
TOTAL REPAIRS & MAINTENANCE	313,776	307,073	307,900	331,496	
7310 Staff Salaries	90,526	99,210	71,977	99,760	
7320 Cleaning Services	51,045	24,000	50,000	-	
7330 Staff Apartment	10,988	9,500	9,500	11,750	
7370 Employer Statutory Costs	3,329	9,721	8,720	9,721	
7530 Office Expenses	5,763	3,700	3,700	3,700	
7540 Communications	12,848	14,000	14,000	17,250	
7560 Legal	23,884	8,000	20,000	20,000	
7565 Audit	4,771	4,800	4,800	4,800	
7570 Consulting and Appraisals	2,373	5,000	3,750	5,000	
7575 AGM & Meeting Costs	3,198	8,292	3,500	8,100	
TOTAL SALARIES & ADMINISTRATION	208,725	186,223	189,947	180,081	
6800 Insurance	61,262	74,757	71,000	76,887	
7900 Appropriation to Reserve Fund	668,772	682,146	682,146	725,000	2
9000 Management Fees	69,516	68,527	68,527	74,332	
9100 Special Projects	-	40,000	-	-	
OTHER EXPENSES	799,550	865,430	821,673	876,219	
TOTAL EXPENSES	1,662,307	1,720,726	1,681,520	1,759,796	
SURPLUS/(DEFICIT)	48,966	24,336	63,542	36,946	
Fund Balance - beginning of year	178,354	127,320	127,320	190,862	
Transfer to Reserve	100,000	-	-	-	
Fund Balance - end of year	127,320	151,656	190,862	227,808	

(*) Projection based on actuals to 31-Mar-22.