

Periodic Information Certificate –1st Quarter
Information for owners about the Corporation

Dear Homeowners,

Attached, please find a copy of CCC 145's 1st Quarter Periodic Information Certificate (PIC) reflecting the Corporation's position as of September 30, 2023.

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 Corporations current Insurance Certificate for June 30 2023 to June 30 2024
- 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 29 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 \$78,834,392.00 (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	Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates)
\$220,876.43	2023/09/30

The balance of the reserve fund at the beginning of the current fiscal year was:
\$436,176.45

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:

\$1,843,125.00

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	\$160,473.00
ii. Paving	\$170,358.00
iii. Podium Deck	\$62,192.00
iv. Mechanical	\$12,091.00
v. Parking Garage	\$219,200.00

Description of expenditure	Amount
vi. Masonry	\$277,058.00
vii. Electrical Distribution	\$332,300.00
viii. Fire Alarm System	\$6,100.00
ix. Ventilation System	\$24,300.00
x. Plumbing System	\$924,000.00
xi. Elevators	\$9,100.00

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 16 day of October, 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 CONDOMINIUM MANAGEMENT GROUP, 434 QUEEN STREET OTTAWA ON

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

LOSS PAYABLE: ALL REGISTERED MORTGAGEES FROM TIME TO TIME

EFFECTIVE DATES: JUNE 30, 2023 TO JUNE 30, 2024

AMOUNT OF INSURANCE:

A) 74,834,392.00	BUILDING
B) 5,000,000.00	COMMERCIAL GENERAL LIABILITY
C) 74,834,392.00	EQUIPMENT BREAKDOWN
D) 5,000,000.00	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. **CDO3926770** 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.

June 13, 2023

Authorized Representative

Arthur J. Gallagher Canada Limited

Fiscal 2023/2024 BUDGET PRESENTATION

Carleton Condominium Corporation No. 145 Park Square

	Audited Year Ending 30-Jun-22	Budget Year Ending 30-Jun-23	Projection Year Ending 30-Jun-23	Budget Year Ending 30-Jun-24	Note
REVENUES					
500000 Condominium Fees	\$ 1,722,368	\$ 1,774,342	\$ 1,774,342	\$ 1,846,558	1
501000 Special Assessment Income		500,000	500,000	1,100,000	3
513000 Laundry Income	14,881	16,000	16,000	23,000	
514000 Miscellaneous Income	2,000	2,000	2,000	2,000	
524000 Rental Income - Lockers	2,800	2,800	2,800	2,800	
525000 Car Wash Income	600	600	600	600	
527000 Elevator Income	1,000	1,000	1,000	1,000	
GROSS REVENUE	\$ 1,743,649	\$ 2,296,742	\$ 2,296,742	\$ 2,975,958	
RESERVE CONTRIBUTIONS					
67000 Reserve Fund - Appropriation	682,146	725,000	725,000	743,125	2
Reserve Fund - Additional Appropriation		500,000	500,000	1,100,000	3
TOTAL RESERVE CONTRIBUTIONS	\$ 682,146	\$ 1,225,000	\$ 1,225,000	\$ 1,843,125	
TOTAL OPERATING EXPENSES					
TOTAL Utilities	\$ 368,793	\$ 372,000	\$ 414,000	\$ 445,000	
TOTAL Repairs & Maintenance	\$ 316,754	\$ 331,496	\$ 332,803	\$ 338,296	
TOTAL Salaries/Admin/Professional Fees	\$ 316,694	\$ 331,300	\$ 341,283	\$ 349,575	
TOTAL OPERATING EXPENSES	\$ 1,002,241	\$ 1,034,796	\$ 1,088,086	\$ 1,132,871	
SURPLUS / (DEFICIT) FOR THE YEAR	\$ 59,262	\$ 36,946	\$ (16,344)	\$ (38)	
BALANCE BEGINNING OF THE YEAR	127,319	190,862	186,581	186,581	
BALANCE END OF THE YEAR	\$ 186,581	\$ 227,808	\$ 170,237	\$ 186,543	
EXPENSE DETAILS					
612000 Gas	\$ 128,991	\$ 130,000	\$ 170,000	190,000	
610000 Hydro	151,684	150,000	155,000	160,000	
611000 Water	88,118	92,000	89,000	95,000	
Total Utilities	\$ 368,793	\$ 372,000	\$ 414,000	\$ 445,000	
626000 Repairs - HVAC	\$ 40,121	\$ 25,350	\$ 50,000	\$ 34,268	
632500 Maintenance Contract - HVAC	50,244	76,296	76,296	80,111	
622500 Repairs - ELECTRICAL	41,792	6,700	10,000	9,035	
626500 Repairs - PLUMBING	36,832	23,500	23,000	24,675	
621000 Repairs General - INTERIOR	52,490	101,400	85,000	80,895	
638500 Fire System / Safety / Security	15,058	15,300	7,000	16,065	
620500 Repairs General - EXTERIOR	20,720	12,750	11,750	12,338	
637000 Cleaning Supplies	4,800	4,800	4,800	5,040	
637500 Elevator	28,972	19,857	19,857	20,850	
647000 Summer Grounds	10,498	20,543	15,000	26,770	
646000 Snow Removal	2,145	7,350	14,000	9,718	
643000 Repairs - RECREATIONAL FACILITIES	8,000	8,100	8,100	8,505	
649000 Waste Removal	5,082	9,550	8,000	10,028	
Total Repairs & Maintenance	\$ 316,754	\$ 331,496	\$ 332,803	\$ 338,296	
664500 Insurance Expense	\$ 69,742	\$ 76,887	\$ 78,880	\$ 83,500	
650000 Staff Salaries	55,848	99,760	96,000	103,548	
636500 Cleaning Contract (weekends)	57,952	-	12,000	12,000	
657500 Rent Benefit	11,204	11,750	11,750	11,750	
656500 Employee Benefits	888	9,721	9,721	10,200	
667000 Office Expenses	2,912	3,700	3,700	3,885	
613000 Telephone and Communications	10,934	17,250	15,000	11,025	
665500 Legal	20,414	20,000	22,000	20,000	
661000 Audit	5,272	4,800	4,800	5,040	
668000 Professional	7,169	5,000	5,000	5,250	
669000 AGM and Meeting Costs / Governance	5,191	8,100	8,100	8,505	
666000 Management	69,168	74,332	74,332	74,872	
Total Salaries/Admin/Professional Fees	\$ 316,694	\$ 331,300	\$ 341,283	\$ 349,575	