



Canal One Eleven

Ottawa's Premier Condo

Board of Directors

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FINAL BUDGET – 2025-2026 (CCC256)

TO: Owners and Residents

FROM: Board of Directors

DATE: May 1, 2025

RE: 2025-2026 Budget

At the April 9, 2025 Board meeting, the Board approved the 2025-2026 Budget of \$1,448,895 which provides for total operating expenses of \$674,422 and a required contribution to the reserve fund of \$774,814, resulting in a small operating surplus of \$2,659. A copy of the budget is attached.

The 2025-2026 condominium fees (common charges) will increase by 5%. This increase in the annual contribution is attributable to the updated 2025 Reserve Fund Study. Our operating expenses are basically the same as for the previous year. We are confident we can maintain current service levels and ensure adequate maintenance of our common elements.

A special assessment is not required in 2025-2026.

Highlights of the 2025-2026 budget when compared to the previous year's budget can be summarized as follows:

- Utility costs are expected to increase, reflecting the increases in rates and consumption.
- Employee salaries have been adjusted to reflect changes made to our current staff levels of two full-time employees and the hiring of contract personnel to cover weekends and statutory holidays. Moving forward, we will continue to review staffing needs.
- General repairs/maintenance were adjusted to reflect rising costs but were mostly offset by reductions in other expense areas in an attempt to keep total operating expenses the same as last year without significantly affecting service levels.
- Administration costs were reduced to reflect reduced insurance premiums and legal fees.

- The Reserve fund contribution will increase by \$70,438. The 2025 Reserve Fund Study reflecting the updated costs for our upcoming major projects necessitates the increase in our condo fees.
- The monthly condo fees transferred to the reserve fund now represent 53.5% of the operating budget (51% in 2024- 2025).

The new monthly condominium fees, effective June 1, 2025, are summarized below. More details on the Budget are available on our website www.canaloneleven.com.

Table 1

	% contribution	2024-2025 annual contribution	2025-2026 Annual Contribution	Annual \$ increase	2024-2025 Monthly	2025-2026 Monthly
Budget		1,379,900	1,448,895	68,995		
X01-X06	2.57168%	35,486.61	37,260.94	1,774.33	2,957.22	3,105.08
X02-X05	2.01939%	27,865.56	29,258.84	1,393.28	2,322.13	2,438.24
X03 -X04	2.21675%	30,588.93	32,118.38	1,529.45	2,549.08	2,676.53
502-505	4.03878%	55,731.13	58,517.68	2,786.56	4,644.26	4,876.47
TH	1.52544%	21,049.55	22,102.02	1,052.48	1,754.13	1,841.84

The approximate monthly cost per square foot for a unit in our condominium is \$1.02 per square foot for 2025-2026. This compares to \$0.97 per square foot for 2024- 2025.

Before we consider any major projects the Board hires experts to provide opinions on the condition of key elements of any project and associated expenses. These experts also complete tender packages, review quotes and recommend to the Board which bid we should consider. A Board decision is made after careful consideration as to the costs and coordination of the logistics of managing these projects while ensuring owners can continue to enjoy our property. Based on our engineers' reports and recommendations, the Board assigns a level of priority to upcoming projects and continues to manage the funding of these projects.

2025 Reserve Fund

The 2025 Reserve Fund Study was updated this year with the resulting increase in contributions, so we are able to plan and fund key projects. Some of the heating, ventilation and air conditioning (HVAC) equipment requires immediate replacement. Subsequent major projects include the recreation centre roof and the podium.

Consulting engineers were hired to review key elements of our property:

- Rimkus reviewed all our HVAC equipment and provided revised replacement dates as well as updated costs.
 - The make-up air units which are on each of the towers require immediate replacement as one of these has failed and they both are beyond their service life. A tender call package has been issued, and we are waiting for quotes.
 - The chillers which cool the tower units as well as the roof top units which service the recreation centre also need to be replaced and this work is planned in 2026-2027. A call for tenders will be prepared in the next few months for this project.
- The structural engineering firm Adjeleian Allen Rubeli Ltd. has reviewed the condition of the recreation centre roof as well as the podium and provided updated costs estimates. The updated Reserve Fund Study reflects their recommendation that the recreation centre roof be replaced in 2027-2028 and the podium be replaced in 2028-2029.

The 2025 Reserve Fund Study listed additional projects for 2025-2026 that the Board will consider:

- elevators/lifts updates required by TSSA code;
- the replacement of tower unit doors;
- the replacement of electrical transformers.

Canal One Eleven is a 41-year old condominium complex with 2 mid-rise buildings, a recreation centre, a garage structure and 12 town homes on a large landscaped property that requires regular maintenance and attention to maintain its unique appeal. The Board, in fulfilling its mandate, will continue to diligently manage the corporation's finances.

CCC256 Canal One Eleven	12-MONTH PROJECTION 2024-2025	APPROVED BUDGET 2024-2025	APPROVED BUDGET 2025-2026
OPERATING REVENUE			
Condominium fees	1,379,888	1,379,900	1,448,895
Interest income	3,869	3,000	3,000
Sundry revenue	75		
Contribution to reserve	-704,376	-704,376	-774,814
Total Operating Revenue	679,456	678,524	677,081
OPERATING EXPENSES			
Utilities			
Gas	25,264	30,500	27,300
Hydro	82,396	86,000	89,000
Water	37,616	37,500	40,688
telecom	14,629	13,500	14,688
Utilities sub-total	159,905	167,500	171,676
Employee Salaries/contract staff			
Site Salaries	118,392	134,500	112,934
CPP/EI	9,116	10,600	8,187
Casual staff (contract) 5600	20,014	23,000	39,000
Employee benefits	3,064	3,400	3,000
WSIB	1,176	1,400	1,200
Salaries/contract staff sub-total	151,762	172,900	164,321
Contracts			
irrigation	1,064	946	946
life safety/fire system	10,569	8600	8850
HVAC	38,736	38740	38740
elevator	11,733	12645	12951
fitness equipment	1,333	1261	1269
landscaping	32,028	31898	32708
snow removal	34,335	34335	35365
snow removal extra	0		
pest control	949	960	960
garage door	3,051	3014	3805
pool	6,780	5120	5280
window cleaning	9,961	11808	11808
Contracts sub-total	150,540	149,327	152,682
General repairs/maintenance			
building supplies	8,853	8000	9000
repairs and maintenance	35,839	22300	28000
Pool and Rec Centre	7,948	8200	8360
Electrical	272	3500	3500
Windows and screens	0	2000	2000
Garage Door	0	600	600
HVAC	5,326		
Fire/Security	10,925	6000	7000
Elevator	4,459	2160	2400
Grounds Summer	8,870	9000	8400
General repairs/maint sub-total	82,492	61,760	69,260
Administration expenses			
Management Fee	41,849	47362	43946
Condo registration fees	552	552	552
Office and Printing	7,117	5000	7955
Bank charges / activity fees	1,468	1500	1340
Insurance	48,845	60000	51290
Legal fees	19,632	4000	5000
Audit	6,415	5000	6000
Other prof fees	497	335	400
Admin Expenses sub-total	126,376	123,749	116,483
Total Operating Expenses	671,074	675,236	674,422
Operating surplus/(deficit)	8,382	3,288	2,659
Fund balance - begin of year	8,911	8,911	17,293
Fund balance - end of year	17,293	12,199	19,952