Reserve Fund Study

Prepared for:
The Board of Directors for
Wentworth at the Willows Condominium Corporation
501 Cartwright Street, Saskatoon, Saskatchewan S7T 1E1

File No. 96558

Date of Study: April 11, 2024

Prepared by:
Suncorp Valuations

April 16, 2024

Wentworth at the Willows Condominium Corporation
501 Cartwright Street
Saskatoon, SK S7T 1E1

Dear Sir/Madam:

Reserve Fund Study
Wentworth at the Willows Condominium Corporation
501 Cartwright Street, Saskatoon, Saskatchewan S7T 1E1

File No. 96558

Pursuant to your request for a Reserve Fund Study of the within described project, I have prepared the attached report for the consideration of the Board of Directors of Wentworth at the Willows Condominium Corporation. This Reserve Fund Study describes the reserve fund concepts and major reserve fund items. It provides current and future replacement reserve estimates and recommends reserve fund actions.

A Reserve Fund Study is a financial planning tool and should be viewed as such. The Reserve Fund Study cannot be relied on as a technical audit of the components at any time. Our review is based on a cursory (non-invasive) visual inspection of the components and the assumption that these have been installed and maintained with good workmanship, materials, and appropriate design. Our reporting is not, and is not intended to be construed as, a replacement for a structural or technical audit. The Reserve Fund Study should be reviewed in detail annually and updated, at a minimum, every five years. Unexpected events can have a significant impact on the appropriateness of this type of plan; should such events occur; more regular updates may be appropriate.

In my opinion, the current reserve fund position of Wentworth at the Willows Condominium Corporation is sufficient. It is recommended that the board contribute $29,257 per year, as outlined in the report that follows, and ensuring that an average rate of return of 4.00% is achieved on the reserve funds held on account.

A reserve fund plan should be adopted in accordance with the recommendations in this study. Suncorp Valuations would be pleased to provide you with a complete review and updating services for the reserve fund requirements of Wentworth at the Willows Condominium Corporation, as required in the future. We appreciate the opportunity to be of service to you. If you have any questions, please do not hesitate to contact the undersigned.

On behalf of,
SUNCORP VALUATIONS

Jackie Thakore

Jackie Thakore, B.Comm., P. App., AACI

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EXECUTIVE SUMMARY OF FACTS AND CONCLUSIONS

This executive summary has been prepared as a quick reference of pertinent facts and estimates of this Reserve Fund Study, and it is provided as convenience only. Readers are advised to refer to the full text of this Reserve Fund Study for detailed information.

Authorized Client:	Wentworth at the Willows Condominium Corporation
Date of Study:	April 11, 2024
Property:	Wentworth at the Willows 501 Cartwright Street, Saskatoon, Saskatchewan S7T 1E1
Current Fiscal Year-end:	December 31, 2024
Reserve Fund Details:	The reserve fund balance as of March 31, 2024, was reported to be $375,389. Reserve fund contributions of $33,748 per year are currently being collected and the closing cash balance at the end of the current fiscal year is estimated to be $383,815 (including interest, contributions, and any planned expenditures).
Reserve Requirements:	The Reserve Requirements are defined as the reserve fund levels required considering the estimated effective age and current replacement cost of the relevant components. These are estimated to be $365,482 at the end of the current fiscal year for all components.
Reserve Surplus (Deficiency):	The Reserve Surplus or Deficiency is defined as the difference between the Reserve Fund Balance and the fully funded Reserve Requirements. By this definition, the Corporation will have a Reserve Fund Surplus of $18,333 at the end of the current fiscal year.
Reserve Adequacy:	Reserve Adequacy is a fiscal year-end ratio of the reserve balance to the reserve requirement, expressed as a percentage of the year-to-year fully funded balance. The ratio provides a measure of a corporation's ability to meet its expenditures. The current fiscal year reserve adequacy of the Corporation is estimated at 105% ($383,815 /$365,482).
Recommendation:	In my opinion, the current reserve fund position of Wentworth at the Willows Condominium Corporation is sufficient. It is recommended that the board contribute $29,257 per year, as outlined in the report that follows, and ensuring that an average rate of return of 4.00% is achieved on the reserve funds held on account. The recommended contributions to the reserve fund will ensure that sufficient funds are available to cover for future reserve fund expenditures.

RESERVE FUND ESTIMATES

Current Replacement Costs The estimated costs of replacing reserve components at current prices.	$904,935
Future Replacement Costs The estimated costs of replacing reserve components at future prices.	$2,321,797
Current Reserve Fund Requirements Reserve funds required today, considering the estimated effective age of the components or improvements.	$365,482
Future Reserve Fund Accumulation The current reserve requirements invested at the projected interest rate over the relevant time period.	$1,130,214
Future Reserve Fund Requirements The shortfall between the future replacement cost estimate and the future reserve fund accumulation.	$1,191,583
Annual Reserve Fund Assessments Annual amount required to be paid into the reserve fund and to be invested at the projected interest rate to fund the future reserve requirements.	$29,257
Annual Reserve Fund Makeup Contribution Annual makeup contribution required to fund the shortfall of the reserve fund requirements, to be paid into the reserve fund and to be invested at the projected interest rate to fund the future reserve requirements.	$0
Total Annual Reserve Contribution	**$29,257**

CERTIFICATION

I certify, to the best of my knowledge and belief, that:

- The statements of fact contained in this report are true and correct.
- All pertinent factors affecting this reserve study were considered to the extent felt necessary in rendering reliable recommendations.
- I have no present or prospective interest in the property that is the Subject of this report, and no personal interest with respect to the parties involved.
- I am not in a conflict of interest to undertake this assignment.
- I have no bias with respect to the property that is the Subject of this report or to the parties involved with this assignment.
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the Authorized Client.
- My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
- I have the knowledge, skills, and experience to complete the assignment competently.
- No one provided professional assistance in the development of this report.
- As of the date of this report, the undersigned has fulfilled the requirements of The Appraisal Institute of Canada's Continuing Professional Development Program for Members.
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

On behalf of,
SUNCORP VALUATIONS

Jackie Thakore

Jackie Thakore, B.Comm., P. App., AACI

LIMITING CONDITIONS

A Reserve Fund Study is a financial planning tool and cannot be relied on as a technical audit of the components at any time. Our review is based on a cursory (non-invasive) visual inspection of the components and the assumption that these have been installed according to building codes and maintained with good workmanship, materials, and appropriate design.

The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in CUSPAP and in accordance with Suncorp Valuations privacy policy. The Authorized Client and Intended Authorized User agrees that in accepting this report, they shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the Personal Information Protection and Electronic Documents Act (PIPEDA). Written consent and approval from the author(s) of the report must be obtained before the appraisal (or any part of it) can be conveyed to other parties other than the Authorized Client and Intended Authorized User, including mortgagees and the public through prospectus, offering memoranda, advertising, public relations, news, sales, or other media.

The legal and survey descriptions of the property, as stated herein, are those that are recorded by the Registrar of the requisite Land Titles (Registry) Office and are assumed to be correct.

The architectural, structural, mechanical, electrical, and other plans and specifications provided for the development are assumed to be correct. All buildings and site improvements are assumed to have been constructed and finished in accordance with such plans and specifications, unless otherwise noted.

Sketches, drawings, diagrams, photographs, if any, presented in this report, are included for the sole purpose of illustration. No legal survey, soil tests or environmental impact studies, engineering investigations, detailed quantity survey compilations, exhaustive physical examinations or destructive testing have been made. Accordingly, no responsibility is assumed concerning these matters, or other technical and engineering techniques that would be required to discover any inherent or hidden condition of the property. The report assumes that the corporation desires to maintain the building and grounds in a condition consistent with their original condition over the expected economic lifespan.

In order to arrive at realistic supportable replacement cost estimates, Suncorp used construction practice documents and other cost data that reflect building codes, municipal requirements and building association recognized practices. A concerted effort has been put forth to verify the accuracy of the information contained herein with local construction and market conditions in mind. Accordingly, the information is believed to be reliable and correct, and has been gathered to standard professional procedures, although no guarantee as to the accuracy of the data is implied.

The Authorized Client to whom this report is addressed may use it in deliberations affecting the Subject Property only, and in so doing, the report must not be extracted, but must be used in its entirety.

Possession of this report, or any hard or digital copy thereof, does not carry with it the right of publication, nor may a third-party use part or the whole of the report for any purpose without the written consent of the author, and in any event, only with the proper qualifications.

The agreed compensation for services rendered in preparing this report does not include fees for consultations and/or arbitration, if any. Should personal appearances be required in connection with this report, additional fees will have to be negotiated. Unless otherwise noted, all estimates are expressed in Canadian currency.

PART I - GENERAL INFORMATION

PURPOSE OF RESERVE FUND STUDY

The purpose of this Reserve Fund Study is to identify and estimate the replacement cost of the various reserve items and prepare reserve fund schedules and reserve requirements, as of April 11, 2024.

This Reserve Fund Study, which includes an analysis of the required reserve funding, complies with the reserve fund provisions of The Condominium Property Act, 1993 (C-26.1) and Chapter C-26.1 Regulation 2 of the Revised Statutes of Saskatchewan. The pertinent sections of the Legislation are quoted as follows:

The Condominium Property Act - Chapter C-26.1 Regulation 2:

47. For the purposes of sections 57 and 58 of the Act, the corporation shall raise the amounts required for the common expense fund or the reserve fund by levying contributions on the owners of the units:
(a) in proportion to the unit factors of their respective units; or
(b) if a scheme of apportionment for contributions to the fund has been established pursuant to sections 48 and 49, in accordance with that scheme.

51.4 (1) The person conducting the Reserve Fund Study shall complete a Reserve Fund Study report in Form FF at the time the study is completed. (Note: The Form FF is located in the addenda of this report.)

The Condominium Property Act, 1993 C-26.1:

55 (1) The corporation shall establish the following funds for the purposes set out in subsections (2) and (3):
(a) a common expense fund; and
(b) subject to subsection (6), one or more reserve funds

(2) Not Applicable

(3) A reserve fund is established for the purpose of providing for the payment of:

(a) any unforeseen common expenses;
(b) any major repair or replacement of common facilities, common property, service units or assets of the corporation, including roofs, exteriors of buildings, roads, sidewalks, sewers, heating, electrical and plumbing systems, elevators and laundry, recreational and parking facilities; and
(c) any major repair or replacement of any units or portions of units designated in any bylaw passed pursuant to clauses 47(1)(f.1) and (i.1).

(4) A corporation shall not use moneys in its reserve fund for any purpose other than a purpose described in subsection (3).

(5) A fund established for the purposes set out in subsection (2) is not a reserve fund within the meaning of this section.

(6) The regulations may prescribe circumstances where a corporation is not required to establish a reserve fund.

56 (1) The corporation shall levy on the owners of the unit's condominium fees consisting of:

(a) contributions to the common expense fund in amounts determined in accordance with section 57; and
(b) contributions to the reserve fund in amounts determined in accordance with section 58.

(2) A developer who owns one or more units is deemed to be the owner of those units for purposes of subsection (1).

58 (1) The corporation shall, from time to time:

(a) determine the amounts required for the reserve fund for the purposes of subsection 55(3) in accordance with the prescribed procedure; and
(b) subject to subsection (2), determine the amount that is payable by an owner as the owner's contribution to the reserve fund by apportioning the amounts determined pursuant to clause (a) among the owners in accordance with the prescribed procedure.

(2) The regulations may prescribe an owner's minimum contribution to the reserve fund.

Bylaws of this Corporation

Only those parts of the bylaws that are definitive to the establishment of a reserve fund are included here, for reference purposes.

- 2.3 Repair and Maintenance
  a) the Owner of each unit shall, in respect to that Unit and subject to Article 15 hereof, be responsible for the maintenance, cleanliness, upkeep, repair and replacement (as and when reasonably necessary) of; (v) all utility and service distribution lines in the Unit servicing the Unit excepting those service and utility distribution lines servicing other units.
  b) the Corporation shall be responsible for the repair, maintenance and replacement, as and when reasonably necessary, of the Common Property, Managed Property, the property of the Corporation (including all fencing erected by, for or on behalf of the Developer) property insured by the Corporation to the extent of the proceeds of insurance paid to the Corporation and, the service or utility distribution lines for all services within the Project including those service or distribution lines contained within a unit (subject to the Owner's responsibility as set forth above);

INTENDED AUTHORIZED USE AND INTENDED AUTHORIZED USERS

This report has been prepared for the Board of Directors of the Subject Complex. As such, only this party is recognized as an Intended Authorized User of this report, for the Intended Authorized Use of establishing a reserve fund plan. Liability for unintended uses of this document or to unintended users is expressly denied.

PROPERTY AND BOUNDARIES

Description

Wentworth at the Willows Condominium is located along Cartwright Street, in the Willows neighbourhood of Saskatoon, and is municipally known as 501 Cartwright Street, Saskatoon, Saskatchewan.

Boundary Description

The Subject is a bare land condominium and the registered condominium plan states that all areas not designated with a unit number are common property.

SCOPE OF INVESTIGATION

The Subject Property was inspected on April 11, 2024. It is important to note that the Reserve Fund Study is a financial planning tool. The Reserve Fund Study cannot be relied on as a technical audit of the components at any time. Our review is based on a cursory (non-invasive) visual inspection of the components and the assumption that these have been installed and maintained with good workmanship, materials, and appropriate design.

The registered condominium plans, as well as the architectural site plans, were relied upon for details of the construction, improvements, and other relevant data. Documentation was provided by the Authorized Client regarding recent history of contributions to and transfers from the reserve fund as applicable, as well as various documents including:

- Wentworth at the Willows Condominium Corporation Bylaws registered May 5, 2017;
- Wentworth at the Willows Condominium Corporation Income & Expense Statement for Years Ending December 31, 2018, 2019, 2020, 2021, 2023, as well as March 31, 2024;
- Wentworth at the Willows Condominium Corporation Financial Statements for years ending December 31, 2018, and 2022;
- Wentworth at the Willows Condominium Corporation Operating Budget for 2021, 2022, 2023, and 2024; and
- Wentworth at the Willows Condominium Corporation Investment Portfolio Statement - IA Private Wealth, as of February 29, 2024, and March 31, 2024.

Reserve Fund Estimates and Cost Data

Cost data has been investigated using construction cost services, modified as to time, location, and quality of construction. Where such data was incomplete, contractors were interviewed with respect to local conditions and costs on similar repair projects.

Replacement reserve estimates are classified in terms of building groups, common element facilities and site improvements. Reserve fund estimates include not only replacement components, but also repairs to building and equipment. Reserve fund estimates apply to structures, improvements, and equipment, which comprise common elements. Any additions or improvements made by unit owners to their respective premises are not included in these estimates. Owners should be advised by the board to adopt maintenance programs for their respective units and any limited common property or exclusive use property under their control.

Reserve fund estimates include provisions for demolition and disposal costs, dumping fees, as required, as well as applicable taxes such as the Goods and Services Tax ("GST") or Provincial Sales Tax (“PST”).

Limiting Conditions and Assumptions

In estimating various reserve items, certain assumptions are made in respect to structural and non-structural repairs and replacements. For example, reserves for exterior walls, most structural repairs, replacements of mechanical and electrical components are difficult to predict and quantify, particularly the exact timing that such repairs or replacements will be required. The only reasonable approach is to provide an approximate timeframe and, in some cases, contingency estimates, where replacement of an entire system is not likely to be required.

The underlying assumptions and quantification of contingency reserves should be reviewed from time to time, particularly in the context of repair experience and problem investigations, such as water damage, cracks in walls and concrete structures, noticeable deterioration, etc.

Reserve fund estimates are subjective and based on an understanding of the lifecycle of building components and experience gained from observing buildings and components. It must be appreciated that reserve fund budgeting and projections are not exact sciences. They are, at best, prudent provisions for most contingencies, if and when they arise. Reserve fund requirements are subject to change and must be reviewed and modified over time, no less than every five years.

In essence, the corporation should adopt a long-term policy regarding reserve fund allocations that must be flexible to accommodate changes in reserve fund requirements in the future.

RESERVE FUND STUDY - PRINCIPLES

A Reserve Fund Study is a financial document and, as such, should be viewed as a guide to planning budgets and maintenance programs and, unlike a technical audit, it does not deal with detailed technical matters. Rather, this document takes a business approach to reserve fund management.

This Reserve Fund Study comprises the following elements:

(1) Identifies the reserve components, their quality, normal lifespan and present condition;

(2) Provides a current replacement cost estimate including the cost of removing worn out items and special safety provisions;

(3) Projects the useful life of components that will require replacement in terms of remaining serviceable years;

(4) Projects future replacement costs at an appropriate and compounded inflation rate;

(5) Projects the value of current reserve funds compounded at a long-term interest rate; and

(6) Calculates current reserve fund contributions required and to be invested in interest bearing securities.

The salient estimates and conclusions of this Reserve Fund Study are contained in the following schedules. Our recommendations are for guidance to management and the board of directors.

In estimating replacement reserves, the component method of valuation is used. Reserve items consist of building or site components, such as roof systems, exterior walls, pavement, and sidewalks, each of which has a limited lifespan, therefore, must be repaired, replaced, or periodically upgraded to maintain the property in suitable condition.

Replacement cost estimates are based on the assumption of using quality materials, as specified or built or, in the case of older developments, as required under current building code regulations, at contractor's prices, using standard labour and current construction techniques, and including contractor's overhead and profit. No allowance is made for premiums related to overtime, labour shortages, or work stoppages during repair projects that may affect costs.

In estimating the lifespan of the various components, physical deterioration, functional obsolescence, and environmental factors are considered. In measuring the reserve requirements, depreciation tables and normal lifespan experience records are combined with personal experience and observation, reference to cost guides, and discussions with contractors to formulate the most likely scenario for component replacement.

Examination of plans allows accurate calculation of many of the building areas and these calculations affect the estimate for reserve fund. It should be kept in mind, however, that the quantities referred to for any particular reserve item represent an estimate which could vary for any number of reasons.

Demolition and Disposal Costs

The estimates include provisions for demolition and disposal costs including dumping fees, where applicable. These costs have been rising in recent years. Particularly, dumping of certain materials has become problematic and very costly (e.g., asbestos). It appears that certain codes and environmental regulations will become more stringent in future years, all of which will further increase disposal costs.

Structural Deficiencies

Significant events causing a structural deficiency may require a special assessment to be levied that would generally be outside the scope of this type of study. Generally, these are unforeseen. However, the existing reserve account, at the time of such a failure, may respond to part or all of the cost for such repairs. It is particularly important, if such unforeseen events occur, that the reserve fund be revisited to ensure the soundness of the fund following the repair of these types of problems.

RESERVE FUND STUDY PROJECTION FACTORS

Historically, building costs have been rising at various rates from year-to-year, depending on business cycles, economic conditions, interest rates, etc. In boom periods, cost increases are typically fairly pronounced, whereas in recessionary times, cost increases were only nominal, or costs even declined. Given that the subject of a Reserve Fund Study is construction, we have used long-term construction cost indices as construction material and labour cost trends are more relevant to reserve fund planning than consumer price indices.

The best available, well respected, data is from the Marshall and Swift Cost Manual, which summarized construction costs for this region, as illustrated below:

All Building Classes (December 2023 Base)	Class D (Wood Frame) (December 2023 Base)
-0.7% for the past year	-2.6% for the past year
10.8% per year for the past 3 years	9.4% per year for the past 3 years
7.3% per year for the past 5 years	6.6% per year for the past 5 years
5.1% per year for the past 10 years	4.7% per year for the past 10 years

Analyzing these cost increases, it can be concluded that the rates of increase over the past several years were higher than typical, due to the unprecedented influences due to the COVID-19 pandemic and the impact on the supply chain. These pressures subsided in 2023, as construction costs stabilized and, in some cases, decreased slightly.

We also rely on the Canadian Inflation Rate, published by Statistics Canada, which measures the general rise in prices measured against a standard level of purchasing power (known as the Consumer Price Index (CPI)). This rate is all encompassing and while it includes construction costs as part of the calculation, it also includes a wide variety of other consumer products and services. The unprecedented influences of the COVID-19 Pandemic have also influenced the overall Canadian Inflation Rate over the last two years, which rose 6.32% in 2022 and 3.72% over the past year. This rise in inflation over the past two years is significantly higher than what has been typical over the past two decades, where inflation has been held at or below 2.0%. Economists are predicting that inflation should continue to stabilize over the next year or so.

Long-term cost increases are not expected to be significantly impacted by these inflationary pressures; therefore, the long-term average construction cost is presently estimated at 3.00%.

Interest rates have fluctuated greatly over time, and they have historically been influenced by inflation and government policies. The Bank of Canada has hiked its benchmark interest rate several times though 2022 and 2023 as a means to curb inflationary pressures. Inflation has now started to stabilize, and economics are anticipating incremental rate decreases over the next year. These anticipated rate decreases have already been reflected in the Guaranteed Investment Certificates (GICs) rates, which have seen downward movement in the longer-term rates (3 to 5 years). GIC rates within the market, depending on the maturity timeframes, generate a range in rates from 3.75% to 5.50% for terms of one to five years. The GIC rates for the “Big Five” banks are slightly more conservative, generating a range in rates from 3.75% to 5.00% for terms of one to five years. With a long-term, laddering, strategy, a rate of 4.00% should be achievable over the mid-term. The types of investments that corporations may use to invest reserve fund monies are regulated by the Property Act.

For this report, in projecting replacement cost estimates and reserve fund requirements, we used the following factors:

Inflation Rate	**3.00%**
Interest Rate	**4.00%**

RESERVE FUND PLANNING SHOULD BE REGULARLY REVIEWED TO ADJUST FOR CHANGES IN INFLATIONARY TRENDS AND INVESTMENT RETURNS, AS THEY SIGNIFICANTLY IMPACT LONG-TERM RESERVE FUND REQUIREMENTS.

PART II - DESCRIPTIONS

WENTWORTH AT THE WILLOWS CONDOMINIUM - GENERAL DESCRIPTION

The Subject is a bare land condominium project that was designed by Dundee Developments in 2005. The project is comprised of a total of 41 single-family lots. The lot development consists of a mix of bungalow and two-storey style executive homes, many of which have walk-out features backing the golf course and pond areas.

BASIC CONSTRUCTION COMPONENTS

Site Plans

The condominium plans have been placed in the Addenda, as compiled from ISC (Saskatchewan Land Titles).

Building Structure/Exterior Walls

The Subject is a bare land condominium; thus, the repair and maintenance of all improvements constructed on the unit parcel are the responsibility of the unit owner.

Electrical

Common electrical services include site lighting and the underground electrical grid (running from the various transformers to the units).

Parking Area

Parking is permitted along the internal roadways, but the site does not have any designated visitor parking areas.

Landscaping

The Subject is a bare land condominium; thus, the repair and maintenance of all landscaping and improvements contained within the unit parcel are the responsibility of the unit owner. Common area soft landscaping has been excluded from consideration as it is considered a general maintenance item. Common area site improvements include asphalt streets, concrete gutter curbing, and perimeter metal fencing.

Quality of Construction

The project was constructed in 2005 in accordance with applicable building codes and then current construction practices. The quality of construction, materials and workmanship are considered to be good for its date of construction, consistent with local condominium construction.

Structural Deficiencies

There were no significant structural deficiencies noted at the time of inspection or brought to our attention by on-site personnel.

BUILDING OBSERVED CONDITION AND MAINTENANCE HISTORY

Management Policy

Information provided by the Authorized Client indicates that reserve fund contributions of $33,748 per annum are currently being collected (entire amount paid in full by all Owners at the beginning of the fiscal year) and the reserve fund balance as of March 31, 2024, was reported to be $375,389.

Historical Reserve Fund Operation

Information provided by the Authorized Client indicates that the most recent capital expenditures included asphalt repairs and slurry coat application (2020), and fencing repairs (2020).

PART III - RESERVE ITEMS - DESCRIPTION AND ESTIMATES

In estimating reserves required for maintaining the building components and improvements at desired standards, the various reserve components, estimated replacement costs and project cost estimates are made in accordance with anticipated lifespans. Therefore, it is essential that the terminology and methodology are clearly understood.

Reserve Item: Identification and description of the building component or improvement.

Replacement Cost: The estimated cost of repairing or replacing a component at current prices, including the cost of demolition and disposal.

Expected or Normal Life Span: The estimated life expectancy of a component in terms of years under normal conditions.

Actual Age: The chronological age of the project or reserve component expressed in years.

Estimated Effective Age: An observed condition estimate of improvements not necessarily the actual age, expressed in years.

Remaining Life Span: The difference between the expected or normal lifespan and the estimated effective age of a reserve component.

Projected Inflation: An estimated long-term inflation factor used in projecting cost estimates.

Projected Interest Rate: An estimated long-term percentage earned on reserve account investment funds, used in projecting the total reserve fund accumulation over the forecast period.

Current Replacement Cost: The estimated cost of replacing a reserve item at current prices.

Future Replacement Cost: The estimated cost of replacing reserve components at future prices.

Current Reserve Requirements: Reserve fund levels required today considering the estimated effective age of the improvements.

Future Reserve Accumulation: The current reserve requirements invested at the projected interest rate over the relevant time period.

Future Reserve Requirements: The shortfall between the future replacement cost estimate and the future reserve fund accumulation.

Annual Reserve Assessment: Annual amount required to be paid into the reserve fund and to be invested at the projected interest rate to fund the future reserve requirements.

Reserve Surplus (Deficiency): The reserve fund status is defined by the difference between the current Reserve Fund Balance and the current Reserve Fund Requirements as the end of a fiscal year.

Reserve Adequacy: The fiscal year-end ratio of the reserve balance to the reserve requirement, expressed as a percentage of the year-to-year fully funded balance. The ratio provides a measure of a corporation's ability to meet its expenditures.

Sufficiency/Deficiency Analysis

Once the requirements for existing and anticipated future repairs and replacements are formulated, an analysis is made of the current reserve account. The stated policy/strategy that the board is following with respect to annual contributions to the reserve fund account is also examined. This analysis essentially matches the recent operations to the long-term requirement to set aside sufficient funds in order to meet all future obligations. The estimated current reserve fund requirement is calculated by taking into account the current replacement cost of an item, as well as its effective age and overall life expectancy. For example, if the lifecycle of a component is 20 years and it is 10 years old (effective age), then the corporation should have on hand 50% (10/20) of the current replacement cost.

There are certain assumptions required in order to formulate the future reserve requirements, especially in those areas where it is difficult to forecast with certainty when some items will require repair or replacement. In those cases, a contingency allowance has been made.

There are also certain items that may require attention more than once over the 25-year forecast period. For example, a scheduled replacement of a component may be required more than once over the period that this study covers. Accordingly, the cost to complete this replacement must be included twice over the cash flow horizon, at a suitable cost to complete the replacement when it is expected to occur. In other words, if the component is replaced next year, and again in 12 years, the cost for the latter replacement will be at then-current prices. Therefore, the amount of funds set aside for component replacement must respond to two events for the same item, and the second one will be at a 12-year inflated cost.

Furthermore, certain components may not require replacement over the forecast period; however, they will require replacement at some point beyond that timeframe. The fund must be sufficient to also respond to those replacements while maintaining a relatively level annual contribution. For example, the component may have a service life that is beyond the cash flow forecast period. However, if this lifespan is 40 years, and the forecast covers a 25-year period, the component will only have a life expectancy of 15 years at the end of the study period. There must be sufficient funds in the reserve account to respond to such a replacement. Therefore, the commentary that follows covers all items that will normally be expected to be replaced or refurbished before the full life expectancy of the overall project is reached. The fund is a combination of event-driven contingencies, plus an allowance for partially depleted building components.

RESERVE FUND - ITEM DESCRIPTIONS

Reserve Component: Sewer and Water Systems

This reserve component includes the sewer and water lines, and the on-site fire hydrants. The sewer and water lines are underground and, therefore, out of view for inspection. Normally, the components (valves, pipes, etc.) will last the life of the structure without requiring repair. However, if repairs are required, they will be costly as the work requires excavation to access the sewer or water lines and may include the replacement/retrofit of the on-site fire hydrants. It is impossible to predict the magnitude of repairs and, therefore, the associated financial requirements. An allowance figure is used. Depending on the specific repair, the balance in the reserve fund may cover the expense. However, if there is a shortage of funds, a special assessment would be required.

Replacement Cost Estimate:	$200,000	
Life Span Estimates:	Estimated Life Span	70 years
	Estimated Effective Age	19 years
	Remaining Life Span	51 years
Reserve Fund Estimates:	1 Current Replacement Costs	$200,000
	2 Future Replacement Costs	$903,085
	3 Current Reserve Requirements	$54,286
	4 Future Reserve Accumulation	$401,225
	5 Future Reserve Requirements	$501,860
	6 Annual Reserve Assessment	$3,141

Deficiency Analysis

No specific allowance is made under the forecast period; however, the annual assessment should allow for any unforeseen issues.

Reserve Component: Fencing - Metal

This reserve component includes the metal perimeter fencing. The fence is considered maintenance free, but over time will require paint due to weathering, as well as minor repairs. Fencing repair work was undertaken in 2020 and overall, the condition of the fence at the time of inspection was average to good.

Replacement Cost Estimate:	$49,270	
Life Span Estimates:	Estimated Life Span	15 years
	Estimated Effective Age	10 years
	Remaining Life Span	5 years
Reserve Fund Estimates:	1 Current Replacement Costs	$49,270
	2 Future Replacement Costs	$57,117
	3 Current Reserve Requirements	$32,847
	4 Future Reserve Accumulation	$39,963
	5 Future Reserve Requirements	$17,154
	6 Annual Reserve Assessment	$3,167

Deficiency Analysis

Under ordinary conditions, the perimeter metal fencing should last the life of the building; therefore, no allowance is made for complete replacement. It is anticipated that the fencing will require painting in the future due to weathering, as well as minor repairs.

A reserve allocation of this item will occur two times throughout the life cycle. An allowance has been allocated in 2029 and 2044.

It is assumed that the allowance allocated in the current fiscal year will be spent on fence repairs, as other than a few sections, the remainder of the fence is in good condition.

Reserve Component: Asphalt Paving and Concrete Work - Replacement

This reserve component includes the common area paved asphalt roadways and concrete gutter curbing. These components were in average to good condition at the time of inspection; thus, an effective age of 15 years has been applied. This item is based on the replacement of the paved asphalt roadways, as well as extensive repair or replacement of the concrete gutter curbing, based on useful life.



Replacement Cost Estimate:	$546,266	
Life Span Estimates:	Estimated Life Span	35 years
	Estimated Effective Age	15 years
	Remaining Life Span	20 years
Reserve Fund Estimates:	1 Current Replacement Costs	$546,266
	2 Future Replacement Costs	$986,617
	3 Current Reserve Requirements	$234,114
	4 Future Reserve Accumulation	$512,973
	5 Future Reserve Requirements	$473,644
	6 Annual Reserve Assessment	$15,906

Deficiency Analysis

Based on life expectancy, a reserve requirement should not be needed until 2044.

Reserve Component: Asphalt Paving and Concrete Work - Maintenance

This reserve component includes repair to common area asphalt or concrete areas, as well as the application of a slurry sealant coat to the asphalt roadways. These areas were in average to good condition at the time of inspection, with repairs and slurry coat application completed in 2020, and crack sealing completed on an annual basis (covered under general operating).



Replacement Cost Estimate:	$31,564	
Life Span Estimates:	Estimated Life Span	6 years
	Estimated Effective Age	4 years
	Remaining Life Span	2 years
Reserve Fund Estimates:	1 Current Replacement Costs	$31,564
	2 Future Replacement Costs	$33,486
	3 Current Reserve Requirements	$21,043
	4 Future Reserve Accumulation	$22,760
	5 Future Reserve Requirements	$10,726
	6 Annual Reserve Assessment	$5,258

Deficiency Analysis

An allowance for any necessary asphalt/concrete repairs and the application of a slurry sealant coat has been allocated in 2026, 2032, 2038, and 2044.

Reserve Component: Underground Electrical

This reserve component includes the exterior site lighting and the underground electrical grid. The site's electrical services are underground, running from the various transformers to the units. The power is provided via the City, and the transformers on site were supplied and installed by the local utility (the maintenance and repair of the power source/transformer is the responsibility of the City). The condominium corporation is required to maintain and repair their own underground electrical distribution system (from the transformer to the units). The condition of these components at the time of inspection was good, with LED bulbs installed over the last few years. The cost includes an allowance for the exterior site lighting, as well as a contingency allowance, for the repair and/or replacement of the underground electrical grid.

Replacement Cost Estimate:	$75,000	
Life Span Estimates:	Estimated Life Span	70 years
	Estimated Effective Age	19 years
	Remaining Life Span	51 years
Reserve Fund Estimates:	1 Current Replacement Costs	$75,000
	2 Future Replacement Costs	$338,657
	3 Current Reserve Requirements	$20,357
	4 Future Reserve Accumulation	$150,458
	5 Future Reserve Requirements	$188,199
	6 Annual Reserve Assessment	$1,178

Deficiency Analysis

No specific allowance is made under the forecast period; however, the annual assessment should allow for any unforeseen issues.

Reserve Component: Reserve Fund Studies

This reserve component accounts for the completion of a Reserve Fund Study every five (5) years. Provincial legislation requires that Condominium Corporations update their Reserve Fund Study a minimum of every five (5) years, and we recommend that these studies be updated every three (3) to five (5) years, as any significant changes to interest rates, construction costs, and other factors can alter the recommended contribution structure.

Replacement Cost Estimate:	$2,835	
Life Span Estimates:	Estimated Life Span	5 years
	Estimated Effective Age	5 years
	Remaining Life Span	0 years
Reserve Fund Estimates:	1 Current Replacement Costs	$2,835
	2 Future Replacement Costs	$2,835
	3 Current Reserve Requirements	$2,835
	4 Future Reserve Accumulation	$2,835
	5 Future Reserve Requirements	$0
	6 Annual Reserve Assessment	$607

Deficiency Analysis

An allowance for the completion of a Reserve Fund Study has been allocated in years 2024, 2029, 2034, 2039, 2044, and 2049.

Schedule A - Benchmark Analysis

In reviewing the various reserve fund components in terms of their condition and lifecycle, separate reserve fund requirements were produced and appear on the following page.

In estimating the replacement costs of reserve components, as well as using our own cost compilation, we relied on Building Service and Costing publications, such as the Means Repair & Remodeling Cost Data, RS Mean Costing Manuals and Marshall and Swift Cost Service. In addition, we verified some estimates by seeking quotations from local contractors, fabricators, and suppliers.

In summary, the current replacement cost estimates, the current reserve fund requirements, and the estimated annual reserve fund contributions are defined as follows:

1) Current replacement costs are the reserve fund provisions at current prices and under current economic conditions.
2) Current reserve fund requirements refer to reserve funds which should be retained by the board and be invested in interest-bearing securities.
3) The annual reserve fund contributions consist of the monthly portion of the board fees allocated by the owners to the reserve fund to meet potential capital expenditure requirements in the future.

The result of these benchmarked estimates for each component is a fully funded annual contribution amount that would be appropriate if the reserve were fully funded today, inclusive of all deferred contributions from the past.

Reserve Analysis

The reserve requirements at the end of the current fiscal year are estimated to be $365,482. The reserve fund balance at the end of the current fiscal year is estimated to be $383,815 (including interest, contributions, and any planned expenditures). Therefore, as of December 31, 2024, the reserve fund will be sufficient by $18,333 and the reserve fund status as measured by reserve adequacy will be 105% ($383,815 /$365,482).

The fund must be capable of responding to the future costs, inclusive of the inflation between the date of this study and the date of actual replacement. This cost is shown in Column H. Column J converts this to an estimate of the unfunded cost increase. Column K quantifies the difference between the accumulated fund at current replacement costs and the amount required to replace these same components at their inflated cost.

The second-to-last column, Column L, indicates the amount that should be collected each year, under normal circumstances, and assuming that the full life expectancy was still available for all reserve components.

Reserve Fund Estimates for Wentworth at the Willows Condominium Corporation

Schedule A

"Benchmark Analysis"

	D	E	F	G	H	I	J	K	L	M
BENCHMARK ANALYSIS	EXPECTED LIFESPAN YEARS	EFFECTIVE AGE YEARS	REMAINING LIFESPAN YEARS	CURRENT REPLACEMENT COST	FUTURE REPLACEMENT COST	CURRENT RESERVE FUND REQUIREMENTS	FUTURE RESERVE FUND ACCUMULATION	FUTURE RESERVE FUND REQUIREMENTS	ANNUAL RESERVE FUND ASSESSMENT	RESERVE FUND ASSESSMENT ALLOCATION
SITE IMPROVEMENTS										
SEWER AND WATER SYSTEMS	70	19	51	200,000	903,085	54,286	401,225	501,860	3,141	10.70
FENCING-METAL	15	10	5	49,270	57,117	32,847	39,963	17,154	3,167	10.80
ASPHALT PAVING AND CONCRETE WORK-REPLACEMENT	35	15	20	546,266	986,617	234,114	512,973	473,644	15,906	54.40
ASPHALT PAVING AND CONCRETE WORK-MAINTENANCE	6	4	2	31,564	33,486	21,043	22,760	10,726	5,258	18.00
UNDERGROUND ELECTRICAL	70	19	51	75,000	338,657	20,357	150,458	188,199	1,178	4.00
MISCELLANEOUS										
RESERVE FUND STUDIES	5	5		2,835	2,835	2,835	2,835		607	2.10
TOTALS				$904,935	$2,321,797	$365,482	$1,130,214	$1,191,583	$29,257	100%

SCHEDULE B – 25-YEAR CASH FLOW PROJECTIONS

Schedule B - Reserve Fund Cash Flow Projections and Reserve Fund Estimates "Deficiency Analysis" presents a 25-year reserve fund projection showing cash positions, cash flows and cash expenditures in a form and detail which conforms to standard financial statement presentations of reserve fund operations. The objective of the exercise is to illustrate the impact of the recommendations that are formulated based on the benchmark analysis. This is not to suggest that cash flows will follow the pattern indicated in the spreadsheet, rather this is a tool to ensure that available cash does not go below zero in any fiscal year, and allows a matching of the overall fund operation to the combination of regularly required reserve fund contributions and an orderly "catch-up" provision to fully fund the reserve. The following spreadsheet is organized under the following headings.

Opening Cash Balance
This is the reserve fund position at the beginning of the fiscal year showing the cash resources available that consist of (1) bank deposits, (2) qualified investments, and (3) accrued interest earned.

Cash Flows
These are the regular reserve fund contributions (as calculated in Schedule A), reserve fund interest income and any make-up contributions, based on 4.00% of the opening yearly balance generated as interest.

Total Cash Resources
These represent the total cash resources available in any fiscal year and include the current year's cash flow.

Reserve Fund Expenditures
These are annual expenditures listed in the categories established in the benchmark analysis. Records or ledger accounts of these expenditure categories should be kept showing reserve fund allocations and charges in a chronological order for control and reference.

Closing Cash Fund
This is the reserve fund position at the end of the year, which is carried forward to the next year.

Reserve Requirements
Reserve requirements are projected by a formula, taking into account the inflation factor, interest rates and reserve fund expenditures. Therefore, any reserve fund expenditures will not affect the reserve fund deficiency because such expenditures will also affect the reserve requirements.

Reserve Fund Surplus (Deficiency/Sufficiency)
The Reserve Fund Surplus (Deficiency/Sufficiency Analysis) has been projected by comparing the board's reserve fund (or Closing Cash Balance) to the estimated reserve fund requirement. A fund is considered deficient if the Reserve Fund Surplus is negative and the fund is considered sufficient if the Reserve Fund Surplus is positive.

Reserve Adequacy
The fiscal year-end ratio of the reserve balance to the reserve requirement, expressed as a percentage of the year-to-year fully funded balance. The ratio provides a measure of a corporation's ability to meet its expenditures.

Reserve Fund Plan 25-Year Cash Flow Projection for Wentworth at the Willows Condominium Corporation

Schedule B - Recommendation

	Reserve Estimate	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035	YEAR 2036	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044
FISCAL YEAR ENDING DECEMBER 31, 2024																						
BALANCE AS OF MARCH 31, 2024		375,389																				
OPENING CASH BALANCE AS OF EFFECTIVE DATE		376,640	383,815	428,425	441,333	488,243	537,030	527,364	577,716	630,082	644,558	699,597	753,028	812,406	874,159	938,382	957,431	1,020,568	1,090,648	1,163,531	1,239,329	1,318,159
ANNUAL RESERVE FUND ASSESSMENT			29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257	29,257
TOTAL RESERVE FUND CONTRIBUTIONS			**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**
RESERVE FUND INTEREST INCOME		10,010	15,353	17,137	17,653	19,530	21,481	21,095	23,109	25,203	25,782	27,984	30,121	32,496	34,966	37,535	38,297	40,823	43,626	46,541	49,573	52,726
TOTAL CASH RESOURCES		386,650	428,425	474,819	488,243	537,030	587,768	577,716	630,082	684,542	699,597	756,838	812,406	874,159	938,382	1,005,174	1,024,985	1,090,648	1,163,531	1,239,329	1,318,159	1,400,142
RESERVE FUND EXPENDITURES																						
SEWER AND WATER SYSTEMS	54,286																					
FENCING - METAL	32,847						57,117															88,987
ASPHALT PAVING AND CONCRETE WORK - REPLACEMENT	234,114																					986,617
ASPHALT PAVING AND CONCRETE WORK - MAINTENANCE	21,043			33,486						39,984						47,743						57,008
UNDERGROUND ELECTRICAL	20,357																					
RESERVE FUND STUDIES	2,835	2,835					3,287					3,810					4,417					5,120
TOTAL EXPENSES		2,835		33,486			60,404			39,984		3,810				47,743	4,417					1,137,732
CLOSING CASH BALANCE		383,815	428,425	441,333	488,243	537,030	527,364	577,716	630,082	644,558	699,597	753,028	812,406	874,159	938,382	957,431	1,020,568	1,090,648	1,163,531	1,239,329	1,318,159	262,410
RESERVE REQUIREMENTS	365,482	365,482	409,358	421,503	467,620	515,582	505,058	554,517	605,955	619,466	673,502	725,889	784,182	844,806	907,855	925,683	987,550	1,056,309	1,127,818	1,202,188	1,279,533	222,239
RESERVE FUND SURPLUS (DEFICIENCY/SUFFICIENCY)		18,333	19,067	19,830	20,623	21,448	22,306	23,199	24,127	25,092	26,095	27,139	28,224	29,353	30,527	31,748	33,018	34,339	35,713	37,141	38,626	40,171
RESERVE ADEQUACY		105%	105%	105%	104%	104%	104%	104%	104%	104%	104%	104%	104%	103%	103%	103%	103%	103%	103%	103%	103%	118%

Reserve Fund Plan 25-Year Cash Flow Projection for Wentworth at the Willows Condominium Corporation

	YEAR 2045	YEAR 2046	YEAR 2047	YEAR 2048	YEAR 2049
FISCAL YEAR ENDING DECEMBER 31, 2024					
BALANCE AS OF MARCH 31, 2024					
OPENING CASH BALANCE AS OF EFFECTIVE DATE	262,410	302,163	343,507	386,504	431,221
ANNUAL RESERVE FUND ASSESSMENT	29,257	29,257	29,257	29,257	29,257
TOTAL RESERVE FUND CONTRIBUTIONS	**29,257**	**29,257**	**29,257**	**29,257**	**29,257**
RESERVE FUND INTEREST INCOME	10,496	12,087	13,740	15,460	17,249
TOTAL CASH RESOURCES	302,163	343,507	386,504	431,221	477,727
RESERVE FUND EXPENDITURES					
SEWER AND WATER SYSTEMS					
FENCING - METAL					
ASPHALT PAVING AND CONCRETE WORK - REPLACEMENT					
ASPHALT PAVING AND CONCRETE WORK - MAINTENANCE					
UNDERGROUND ELECTRICAL					
RESERVE FUND STUDIES					5,936
TOTAL EXPENSES					5,936
CLOSING CASH BALANCE	302,163	343,507	386,504	431,221	471,791
RESERVE REQUIREMENTS	260,386	300,058	341,317	384,227	422,917
RESERVE FUND SURPLUS (DEFICIENCY/SUFFICIENCY)	41,777	43,449	45,187	46,994	48,874
RESERVE ADEQUACY	116%	114%	113%	112%	112%

RESERVE FUND ANALYSIS

According to this Reserve Fund Study, based on the stated assumptions, lifecycle analysis of the project, an inflation rate of 3.00% and an investment return of 4.00%, the reserve requirements at the end of the current fiscal year are estimated to be $365,482. The reserve fund balance at the end of the current fiscal year is estimated to be $383,815 (including interest, contributions, and any planned expenditures). Therefore, as of December 31, 2024, the reserve fund will be sufficient by $18,333, or have a reserve fund adequacy of 105%.

In order to formulate the recommendations, a series of tests were applied to the cash flow projections in order to ensure that, according to the forecasts, the cash balance of the reserve account never reaches zero (or a negative figure) and allow a reasonable reserve fund surplus by the end of the period.

The first scenario applied was at the current funding level $33,748 per annum. Under this scenario, the fund is sufficient (positive reserve fund surplus) in the current year and an excessive surplus build throughout the cycle.

The recommended scenario, as presented in Schedule B, was at the contribution level suggested in the Benchmark Analysis shown in Schedule A ($29,257 per annum). This created a satisfactory result, with an adequate reserve fund in the current year and a positive reserve fund surplus throughout the cycle.

The recommended reserve fund contributions will ensure that sufficient funds are available to cover future reserve fund expenditures.

In all instances, it is important to adopt a disciplined approach to reserve funding and reserve management to ensure the future viability and value of condominium projects. Reserve funds should be invested in high-yielding guaranteed investments to earn maximum returns. In the long run, investment returns will exceed the owner’s contributions; therefore, the higher the investment return, the less owners are required to contribute to the reserve fund.

In summary of the findings, it is recommended that Wentworth at the Willows Condominium Corporation contribute $29,257, as directed above, to the reserve fund.

RECOMMENDATIONS

The following recommendations include the recognition of the current reserve fund position, the condition of the property, and the various assumptions implied in this report.

- A formal reserve fund plan and strategy should be prepared and implemented.
- Reserve fund expenditures should be planned in advance of contemplated major repair or replacements.
- The Reserve Fund Plan or Program should be reviewed annually and updated in accordance with observed conditions and repair or replacement experience.
- The schedules and underlying assumptions of the Reserve Fund Study should be reviewed every year, and the Reserve Fund Study in its entirety should be updated every five years.
- Reserve funds should be segregated and managed in compliance with the provincial act and regulation requirements.
- Reserve funds should be fully invested in qualified securities to earn the maximum interest available at all times. An attempt should be made to achieve investment returns in the 4.00% range, on average.
- The annual reserve fund assessment policy of the Board should be to provide for a total reserve fund contribution of $29,257 per annum over the next 25 years.

On behalf of,
SUNCORP VALUATIONS

Jackie Thakore
____
Jackie Thakore, B.Comm., P. App., AACI

April 16, 2024

PART IV - APPENDIX
CONDOMINIUM PLANS
FORM FF

PPS #101851398
Approved: 28-Oct-2004

SHEET 1 of 1

Schedule of Unit Factors		
UNIT NUMBER	UNIT FACTOR	Approximate Area of Unit In Square Metres
1	243	1054.4
2	244	1081.7
3	244	1064.5
4	244	1074.8
5	244	1042.5
6	244	1067.5
7	244	1058.0
8	244	1127.0
9	244	1127.0
10	244	1057.5
11	244	1139.2
12	244	1024.5
13	244	1053.5
14	243	1071.7
15	243	966.0
16	244	920.0
17	244	966.0
18	244	1109.3
19	244	1094.9
20	244	1173.0
21	244	1325.1
22	244	1245.5
23	244	1148.4
24	244	1300.4
25	244	1389.9
26	244	1014.8
27	244	841.8
28	244	841.8
29	244	841.8
30	244	841.8
31	244	841.8
32	244	841.8
33	244	841.8
34	244	1051.0
35	244	1135.2
36	244	1014.3
37	244	1012.0
38	244	1068.5
39	244	1192.4
40	244	1134.6
41	243	1184.6
	10000	

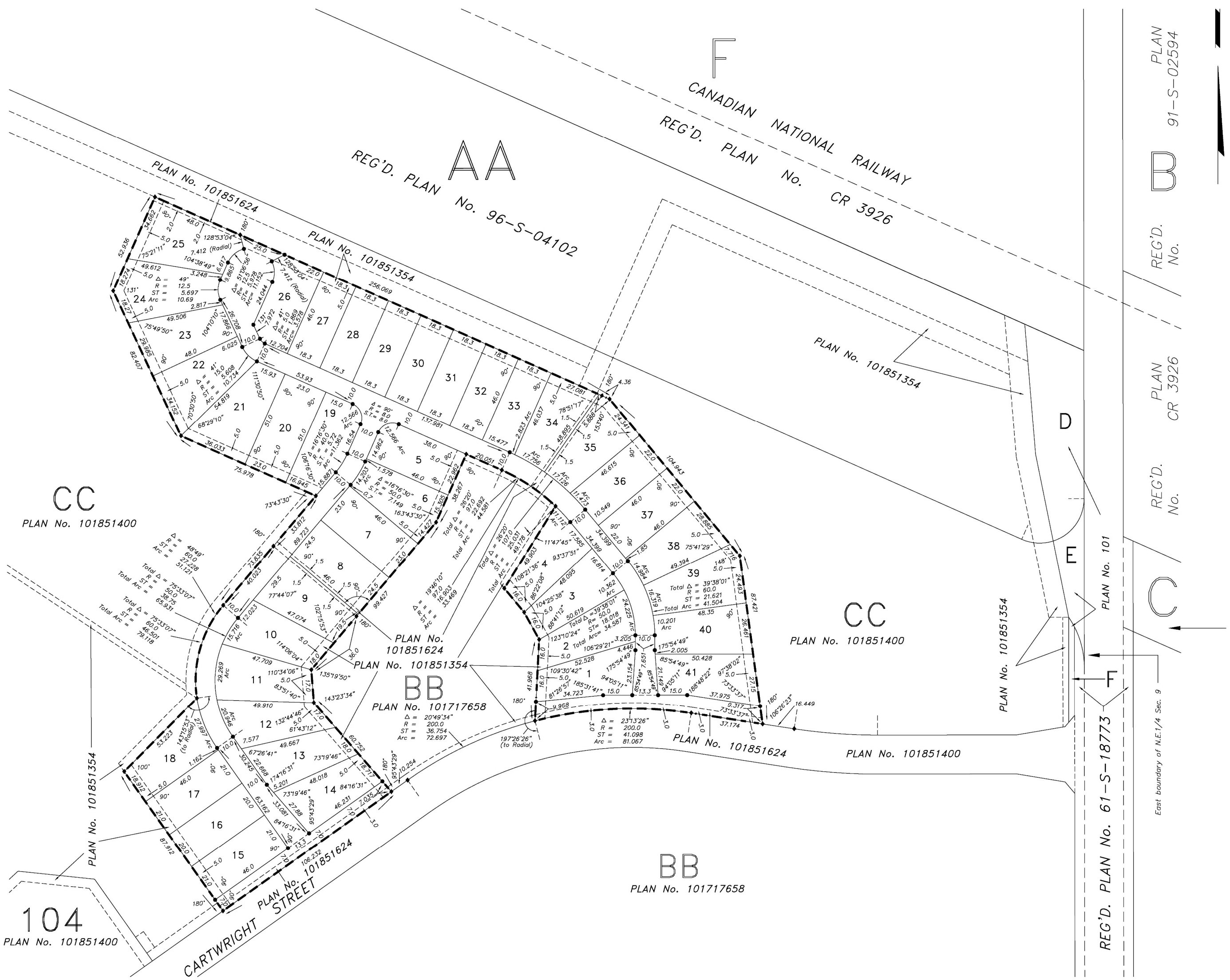
WILLOWS

PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION FOR BARE LAND CONDOMINIUM

BLOCK "103" Plan 101851400
IN N.E.1/4 SEC. 9 TWP. 36 – RGE. 5 – W.3M
SASKATOON, SASKATCHEWAN.

BY : R.A. WEBSTER, S.L.S.
SCALE 1 : 1000
JUNE 2003 - AUGUST 2004

LEGEND
(1) Distance dimensions shown are in metres and decimals thereof.
(2) Bare Land Unit numbers are shown thus 1, 2, 3, etc.
(3) ◆ Indicates found iron post .
(4) ● Indicates planted standard iron posts.
(5) All Unit corners not marked with iron posts are marked with 0.013 x 0.45 small iron posts.
(6) All areas not designated with a Bare Land Unit Number form part of the COMMON PROPERTY.
(7) Area to be approved is outlined by a heavy dashed line.
(8) The parcel within the line of approval has an Extension of 0.
(9) Parking spaces are in accordance with Section 11 (2) (c) of the Condominium Property Act.



WEBSTER SURVEYS LTD.

FILE: 103bareR.DWG

CONDOMINIUM PROPERTY, 2001

Reserve Fund Study Report
The Condominium Property Act, 1993
[Section 51.4]

Form FF

1. Section 58.1 of *The Condominium Property Act, 1993* requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation.

2. The following is a report of the Wentworth at the Willows Condominium Corporation, Reserve Fund Study, dated April 11, 2024, prepared by Jackie Thakore, B.Comm., P. App., AACI

3. The qualifications of the person who conducted the Reserve Fund Study are B.Comm. Bachelor of Commerce, University of Saskatchewan, P. App. Professional Appraiser, Appraisal Institute of Canada, AACI Accredited Appraiser Canadian Institute, Appraisal Institute of Canada and the person holds liability insurance in a minimum amount of $1,000,000 through TRISURA GUARANTEE INSURANCE COMPANY.

4. The study has been prepared on behalf of the corporation and the person who conducted the study and prepared this report is not (or is): an owner, employee, or agent of the corporation; a property manager of or otherwise associated with the corporation; an owner, employee, or agent of the developer; a property manager of or otherwise associated with the developer.

5. The repair, maintenance and replacement recommendations arising for the Reserve Fund Study are:

   The annual reserve fund assessment policy of the Board should be amended to provide for a total reserve fund contribution of $29,257 per annum.

6. The estimated expenditures from the reserve fund for the repair and replacement of common property are set out in the CASH FLOW TABLE. In this report, the term 'annual contribution' means the total amount to be contributed each year to the reserve fund. The recommended total annual contribution for 2025 *(set out the fiscal year following the year in which the study is completed, unless the contribution is to increase in the current year; then set out the current fiscal year.)* is $29,257, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	$375,389
Minimum Reserve Fund Balance during the projected period:	$262,410
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	3.00%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	4.00%

7. Cash Flow Table

Year *(Show each of 25 consecutive years, beginning with the current fiscal year)*	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Closing Balance
Please refer to Schedule B in body of the report						

1. The total annual contribution recommended for the current fiscal year is $29,257. Which represents a decrease of -13.31% over the amount already budgeted.

2. At the present time, the average contribution per unit per month to the reserve fund is $68.59. If the recommendations arising from the Reserve Fund Study are followed, the average decrease in the contribution per unit per month will be -$9.13.

3. In my opinion, the reserve fund should be adequate to offset the expenditures for the major repair and replacement of the components if the corporation makes contributions recommended as a result of this study.

April 16, 2024
Date

Jackie Thakore
Jackie Thakore, B.Comm., P. App., AACI