

Condo Document Report for Demo Client #1A

Generated on 9/25/2025

Property Name

[REDACTED]

Property Address

[REDACTED] NW, Edmonton, AB T5T 0H6

Plan Number

[REDACTED]

Report Date

September 25, 2025

Prepared For

Demo Client #1A

Community Name

Woodstock

Notes

Condominium corporation consisting of 63 townhouse-style units

Year Built

1972

Number of Units

63

Number of Floors

2

Building Type

Townhouse

Building Area

85491

Insurance Provider

Desjardins Insurance

Deductibles

Earthquake
15% (\$100,000.00
minimum)

Water
\$10,000

Flood
\$25,000

Other
\$10,000

Latest Reserve Fund Balance**\$1,013,178.15****Annual Contributions****\$105,840****Operating Budget Breakdown**

Wcb

\$250

Legal

\$500

Office

\$1,250

Appraisal

\$1,500

Insurance

\$68,000

Utilities

\$6,500

Snow Removal

\$12,000

Capital Maintenance

\$40,000

Grounds Maintenance

\$26,000

Directors Recognition

\$2,500

Condo Fee Prepayment Discount

\$1,800

Administration Consulting Accounting

\$13,800

Latest Reserve Fund
\$1,013,178.15

Reserve Contributions
\$105,840

Levy Forecast

Year	Amount per Unit	Largest Category
2023	\$4,168	Exterior Wall Cladding
2024	\$3,736	Exterior Wall Cladding
2025	\$3,467	Exterior Wall Cladding

Assumptions

Notes

The current annual contributions are not sufficient to maintain the Reserve Fund and should be increased as soon as possible.

Rental Restrictions

Owners must provide written notice of intention to rent, tenant information, and pay a deposit equal to one month's rent.

Smoking Restrictions

Not found

Age Restrictions

Not found

Parking Restrictions

No parking on common property except in designated areas. No vehicles over 3,360 kg GVW allowed.

Pet Restrictions

Pets allowed with Board approval, which may be arbitrarily withheld or withdrawn on 15 days' notice.

BBQ Restrictions

Not found

Move In/Out Fees

Not found

Other Restrictions

No commercial use of units. One family residence only. No signs or billboards without consent.

Strata Fee Increases

\$15 per month increase (6%) approved for 2025

Deficiencies Reported

Issues with speed bumps, some step repairs needed, wasp nests

Legal/Civil Actions

None reported

Major Decisions

Approved hiring engineering firm for building envelope project

Repairs Discussed

Roofing project to be completed in 2025, siding project planning ongoing

Complaints Logged

Complaint about height of speed bumps

Arrears Discussed

Two units significantly behind on condo fees, legal action being considered

Upcoming Projects

Roofing replacement, siding project, building envelope review

Elevator
Not applicable

Fire Safety
Not found

Mold
Not found

Plumbing
Not found

Roof
Shingles are near the end of their serviceable life
and should be replaced in the next few years.

Structural
Not found

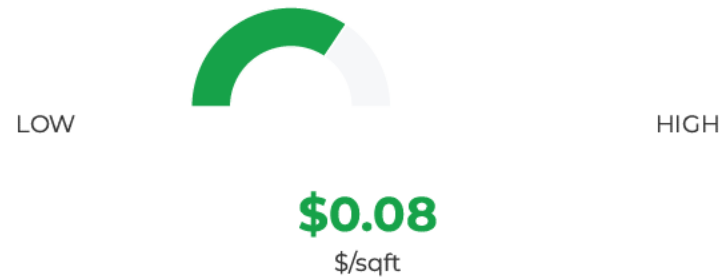
Windows
Replacement scheduled in 12 years

Storm Damage
Not found

Termite/Pests
Not found

Utilities Per Sq Ft

Industry Average
\$0.09 \$/sqft



-17.4% vs avg

-17.4% vs industry avg

Calculated using total building area of 85,491 sqft

Data Source: [REDACTED] Budget Year Ended December 31,
2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99
units

Management Fees

No management fees found in budget, may be self-
managed

Source: Not found in provided documents

R&M Budget Per Sq Ft

Industry Average
\$0.85 \$/sqft

Reserve Balance

Industry Average
\$10.5 \$/sqft

**\$0.77**

\$/sqft

-9.2% vs avg

-9.2% vs industry avg

Includes capital maintenance and grounds maintenance

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Residential/Mixed-Use, <100,000 sqft

**\$11.85**

\$/sqft

+12.9% vs avg

+12.9% vs industry avg

Above average reserve balance, which is positive for future capital projects

Data Source: Financial Report, page 3

Context: Western Canada, Townhomes, 40-75 units, 40-50 years old

Annual Building Budget Per Sqft

Industry Average

\$2.25 \$/sqft

Reserve Contribution Percentage

Industry Average

30.00 %

**\$2.04**

\$/sqft

-9.5% vs avg

-9.5% vs industry avg

Calculated using total expenses of \$174,100

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

**36.34**

%

+21.1% vs avg

+21.1% vs industry avg

Higher than average reserve contributions, which is positive for future capital needs

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, 50-100 units, Townhomes, 40-50 years old

Insurance Per Sq Ft

Industry Average

\$0.72 \$/sqft

Insurance Per Unit

Industry Average

\$1,150 \$/unit

**\$0.8**

\$/sqft

+10.4% vs avg

+10.4% vs industry avg

Insurance costs are slightly above average, may want to shop for better rates

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

**\$1,079.37**

\$/unit

-6.1% vs avg

-6.1% vs industry avg

Per unit insurance costs are slightly below average

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, 50-100 units, Townhomes

Insurance Contribution Percentage

Industry Average

35.00 %

Utilities Contribution Percentage

Industry Average

5.00 %

**39.06**

%

+11.6% vs avg

+11.6% vs industry avg

Insurance costs are a higher percentage of expenses than average

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

**3.73**

%

-25.4% vs avg

-25.4% vs industry avg

Lower than average utility costs as a percentage of total expenses

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

Reserve Contribution

Industry Average

\$1.05 \$/sqft

Management Contribution Percentage

No management fees found in budget, may be self-managed

Source: Not found in provided documents



+11.4% vs avg

+11.4% vs industry avg

Above average contributions, which is positive for long-term financial health

Data Source: Reserve Fund Study Report, page 7

Context: Western Canada, Townhomes, 40-75 units, 40-50 years old

General Admin Contribution Percentage

Industry Average
10.00 %

Repair Maintenance Contribution Percentage

Industry Average
30.00 %

**7.93**

%

-20.7% vs avg

-20.7% vs industry avg

Lower than average administrative costs as a percentage of total expenses

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

**37.91**

%

+26.4% vs avg

+26.4% vs industry avg

Higher than average repair and maintenance costs, may indicate aging infrastructure

Data Source: [REDACTED] Budget Year Ended December 31, 2025, page 2

Context: Western Canada, Low-Rise Condominiums, 50-99 units

Outstanding Matters

Not found

Regulatory Issues

Not found

Lawsuits

Not found

Compliance Matters

Not found

General Document

Title
Condo Docs
██████████ NW Title
██████████ NW Condo Survey Plan
██████████ NW Condo Add Plan Sheet
condo docs 2

Recommendations

Based on analysis of available documentation, key recommendations include: Consider consulting with qualified professionals for comprehensive due diligence.

Risk Assessment

Primary risk factors identified from document review: Financial documents may be incomplete - verify current financial status. Additional verification recommended for comprehensive risk evaluation.

Market Conditions

Property assessment considerations: Current market conditions should be evaluated with local real estate professionals. Consider comparative market analysis for similar properties in the area.

Special Notes

Document analysis summary: Limited documentation available. Ensure all relevant condominium documents have been reviewed for complete assessment.

Disclaimers

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