**For Study Purposes Only**

**Status Certificate Prepared May 20th 2025**

**General Information**

* **Property Manager:** E & H Property Management, Thornbury, ON.
* **Board of Directors:** Nicholas Best (President), Sal Cipparone (VP), Lachlan MacLachlan (Secretary/Treasurer), Albert Gardiner, Robert Ruso.

**Unit Financial Status**

* **No arrears:** Owner is **not in default** of common expenses.
* **Next payment:** $636.30 due June 1, 2025 (covers June 1–30, 2025).
* **No prepaid common expenses**.
* **No special assessments** or additional amounts added.
* **No known future increases**, except those projected in the Reserve Fund Study.

**Corporation Financials**

* **Reserve Fund Balance:** $813,413.07 (as of April 30, 2025).
* **Recent Reserve Fund Study:** November 2022 (Class 2) by Enerplan; update in progress with Brown & Beattie Engineering.
* **Annual Contribution (2025):** $475,000.
* **Planned Expenditures (2025):** $338,500.
* **Current Budget:** Corporation is meeting obligations; no confirmed surplus or deficit yet.

**Legal & Administrative**

* **No legal actions** or judgments.
* **No changes to declaration pending.**
* **No administrators or inspectors appointed.**
* **No claims under Ontario New Home Warranties Plan Act.**

**Property Notes**

* **Modifications (Section 98 Agreement):** Rear patio extension (20x13 ft) with interlock and a privacy fence, as per guidelines.
* **Leased Units:** 9 reported in the last fiscal year.
* **No substantial changes** to common elements or services are pending.
* **No electric vehicle charging systems planned.**

**Parking Rules**

* **Strict enforcement:** Resident parking in visitor spaces is **prohibited**. Vehicles must fit in **garage + driveway**.

**Insurance**

* All required insurance policies are in place.

**Attachments Included**

* Declaration, by-laws, rules.
* Current budget and latest audited financials.
* Insurance certificates.
* Standard unit definition bylaw.
* Reserve Fund Study summary and funding plan.