CLEARWISE REPORTS
Your Property. Our Priority.

DETAILED CONDOMINIUM DOCUMENT REVIEW

Detailed Review Report

The evidence and plain-language explanation behind the Buyer Review.

PROPERTY REVIEWED

Cedar Ridge Residences

Condominium Corporation No. DEMO-CR-214 | Documents reviewed through August 21, 2026

Unit 214 | Legal Unit 37 | 214 - 10420 Cedar Ridge Drive NW, Edmonton, Alberta

Prepared for Taylor Morgan

Review date: August 27, 2026

Report ID: DEMO-2026-0827-0214 | Version 3.4

THE CLEARWISE COMPLETE REVIEW

A section-by-section explanation of the important positive findings, concerns and buyer follow-ups.

38	20	7	6
FILES REVIEWED	DETAILED PAGES	CONCERN CATEGORIES	FOLLOW-UP GROUPS

REVIEW GUIDE

How to read this detailed review

Each finding separates the evidence, its practical meaning and the confirmation still needed from the buyer.

Independent categories and evidence types are separated

Each property category is graded only on evidence relevant to that category. Missing records affect Document Confidence, not the core score, unless a category cannot be rated at all.

Independent category scoring

SCORING RULE

WHAT THE RECORDS SAY

Financial, reserve, governance and building categories use separate weighted factors. The overall score is their equal average.

WHY IT MATTERS

A concern is not repeatedly deducted across unrelated categories, producing a more proportionate result.

BUYER ACTION Review the category score drivers and the evidence supporting each one.

Clearwise methodology v3.0

Confirmed fact

EVIDENCE

WHAT THE RECORDS SAY

A statement directly supported by a supplied document, such as an audited balance or approved budget.

WHY IT MATTERS

Confirmed facts are the strongest foundation for the review, but they may still become outdated.

BUYER ACTION Check the document date and whether anything changed afterward.

Clearwise methodology

Projection or planned future activity

FORECAST

WHAT THE RECORDS SAY

A reserve-study cost, timing estimate or cash-flow projection based on assumptions.

WHY IT MATTERS

Purple identifies future planning information. It is not a present debt, approved invoice or confirmed problem.

BUYER ACTION Ask for current quotes, contracts and board decisions when the item is material.

Clearwise methodology

Missing or insufficient evidence

LIMITED CONCLUSION

WHAT THE RECORDS SAY

A missing record is identified under Document Confidence. If a core category lacks enough relevant evidence, it is marked Not Rated rather than assigned an arbitrary low score.

WHY IT MATTERS

Incomplete evidence should reduce confidence in the review, not automatically make the condominium appear unhealthy.

BUYER ACTION Obtain the current confirmation before condition removal.

Clearwise methodology v3.0

SECTION 01

Review scope and document quality

The fictional package is broad and current, allowing Clearwise to separate confirmed property risk from evidence quality.

Strong evidence reveals real risk

38 FILES

Thirty-eight current records provide enough evidence to identify a funding gap, borrowing pressure, major common-property work and Unit 214-specific closing issues.

38	2026	JUL 2026	6
FILES REVIEWED	RESERVE STUDY	CURRENT FINANCIALS	PRIORITY FOLLOW-UPS

Strong coverage

- 2025 audited statements plus July 2026 interim financials and receivable aging
- 2026 reserve study and current parkade/envelope engineering estimates
- Current insurance certificate, bylaws, AGM and five 2026 board-minute sets
- Current Unit 214 account statement and parking schedule
- Current budget, line-of-credit information and management records

Current gaps

- Final board funding resolution for parkade/envelope work
- Executed construction contracts and final tender values
- Written seller clearance of the Unit 214 chargeback
- Final written confirmation of Unit 214 parking assignment
- Any post-August 21 assessment or borrowing notice

Cross-document funding risk is visible

CONFIRMED

WHAT THE RECORDS SAY

The reserve study, interim financials, board minutes and project estimates all point to the same near-term funding pressure.

WHY IT MATTERS

The concern is supported by multiple independent records rather than one isolated comment.

BUYER ACTION Keep purchase conditions in place until the final funding resolution is supplied.

Cross-document review

Unit-specific records materially change closing risk

CONFIRMED

WHAT THE RECORDS SAY

The Unit 214 statement shows a disputed $2,450 water-loss chargeback and the parking schedule conflicts with the listing.

WHY IT MATTERS

These are buyer-specific matters that can affect closing even though they do not define the health of the entire corporation.

BUYER ACTION Require written seller/management resolution before condition removal.

Unit 214 account; parking schedule

SECTION 02

Executive detailed assessment

The evidence points to genuine financial and capital-project risk, with several buyer-specific matters that should be resolved before condition removal.

Further review required

Current records are strong enough to support a firm conclusion: this is not merely a missing-document problem.

62 / 100

REVIEW INDICATOR

63	57	67	60	89 INFO
FINANCIAL HEALTH	RESERVE FUND	GOVERNANCE	BUILDING CONDITION	DOCUMENT CONFIDENCE

Document Confidence is informational and excluded from the overall score.

Important positives

- Current audited and interim financial statements
- Current professional reserve study and engineering scopes
- Active board disclosure and professional management
- No structural defect identified in Unit 214 itself

Important concerns

- Recurring operating deficit despite 12% fee increase
- Elevated arrears and active line-of-credit use
- Reserve cash below benchmark with $1.36M of 2027-2029 work
- Assessment/borrowing decision actively under consideration

Clearwise cross-check: the funding gap is not isolated

MATERIAL

WHAT THE RECORDS SAY

The reserve study alone shows major work; the financials alone show thin liquidity; the minutes alone discuss financing. Together they show a concentrated funding problem.

WHY IT MATTERS

Cross-checking changes the practical meaning of each record and is the main value illustrated by this sample.

BUYER ACTION Obtain the final funding resolution and current tender values before waiver.

Reserve study; financials; board minutes

SECTION 03

Property and Unit 214 profile

The basic property and subject-unit facts used throughout this fictional review.

72-unit apartment corporation

Current records consistently identify Unit 214 as Legal Unit 37 with Unit Factor 145.

UNIT 214

145	$612.00	72	2011
UNIT FACTOR	MONTHLY FEE	RESIDENTIAL UNITS	ORIGINAL CONSTRUCTION

Unit identity and fee

CONFIRMED

WHAT THE RECORDS SAY
Unit 214 is Legal Unit 37, Unit Factor 145, with current monthly contributions of $612.

WHY IT MATTERS
Unit factor affects monthly contributions and any factor-based owner allocation.

BUYER ACTION Confirm the fee and legal description remain current through possession.

Contribution schedule; title summary

Current unit-account issue

BUYER SPECIFIC

WHAT THE RECORDS SAY
The Unit 214 account statement shows a disputed $2,450 water-loss chargeback.

WHY IT MATTERS
A seller-side charge can become a practical closing problem if it is not cleared or adjusted.

BUYER ACTION Require written management confirmation that the seller will clear the amount before closing.

Unit 214 account statement

Parking mismatch

FOLLOW UP

WHAT THE RECORDS SAY
Management's parking schedule lists P2-114 while the listing information identifies P2-118.

WHY IT MATTERS
Parking rights should not be assumed from marketing information.

BUYER ACTION Obtain written confirmation of the stall legally or exclusively assigned to Unit 214.

Parking schedule; listing information

SECTION 04

Audited financial position

The clean audit is reliable, but it reveals thin operating liquidity, elevated receivables and debt usage.

Reliable statements, pressured balance sheet

The audit quality is a positive; the numbers themselves show less financial flexibility than a buyer may expect.

63 / 100
REVIEW INDICATOR

$28.4K	**$389K**	**$96.5K**	**$86.7K**
OPERATING CASH	RESERVE CASH	CURRENT LIABILITIES	RECEIVABLES

Clean audit opinion

POSITIVE

WHAT THE RECORDS SAY
The 2025 audited statements received an unmodified opinion.

WHY IT MATTERS
Reliable reporting improves confidence in the financial evidence; it does not mean the results are financially strong.

BUYER ACTION Use the audited figures as the baseline for current follow-up.

2025 audited statements

Elevated receivables

CONCERN

WHAT THE RECORDS SAY
$86,700 of receivables is recorded, including $52,300 more than 90 days overdue.

WHY IT MATTERS
Delayed owner payments reduce cash available for normal operations and projects.

BUYER ACTION Request current aging, liens and expected recoveries.

2025 audit; July 2026 aging

Active line of credit

CONFIRMED

WHAT THE RECORDS SAY
The corporation has a $225,000 line of credit with approximately $138,000 drawn.

WHY IT MATTERS
Borrowing adds repayment pressure and may reduce flexibility to finance upcoming capital work.

BUYER ACTION Confirm current balance, rate, security and repayment plan.

July 2026 financials; LOC statement

SECTION 05

Operating results and arrears

The corporation has not fully normalized its operating results despite a significant contribution increase.

Recurring deficit and collection pressure

The 2025 deficit continued into July 2026 while arrears remain elevated.

-$21.4K YTD

$584.2K	**$631.0K**	**$52.3K**	**7**
2025 REVENUE	2025 EXPENSES	>90-DAY ARREARS	UNITS IN COLLECTION

2025 operating deficit

CONFIRMED

WHAT THE RECORDS SAY

Operating expenses exceeded operating revenue by approximately $46,800 in 2025.

WHY IT MATTERS

A one-year deficit can be manageable, but recurring deficits may lead to higher fees or reduced flexibility.

BUYER ACTION Compare 2026 interim results with the new budget.

2025 audited statements

2026 remains negative

CURRENT

WHAT THE RECORDS SAY

July 2026 interim statements show an approximately $21,400 year-to-date operating deficit.

WHY IT MATTERS

The 12% fee increase has not yet fully restored positive operating performance.

BUYER ACTION Ask management whether year-end is still expected to balance.

July 2026 interim financials

Concentrated arrears

COLLECTION RISK

WHAT THE RECORDS SAY

More than half of current receivables are over 90 days old and seven units are in active collection.

WHY IT MATTERS

Collections can create legal costs and uneven cash timing for the corporation.

BUYER ACTION Request the latest aging and recovery actions.

Receivable aging report

SECTION 06

2026 budget and condominium fees

A 12% contribution increase addresses some pressure but does not eliminate the current funding issues.

Large fee increase, pressure remains

+12%

The approved budget materially increased owner contributions, yet operating results and the capital program still require close monitoring.

$612	12%	$220K	$290K
UNIT 214 MONTHLY FEE	2026 FEE INCREASE	RESERVE CONTRIBUTION	STUDY RECOMMENDATION

Twelve-percent fee increase

CONFIRMED

WHAT THE RECORDS SAY

Contributions increased 12% for 2026, bringing Unit 214 to $612 per month.

WHY IT MATTERS

A large current increase is relevant to affordability and may indicate prior cost pressure.

BUYER ACTION Confirm whether another increase is contemplated for 2027.

2026 approved budget

Reserve contribution below study path

FUNDING GAP

WHAT THE RECORDS SAY

The budget allocates $220,000 to reserves versus approximately $290,000 recommended in the current study.

WHY IT MATTERS

Lower contributions compound the effect of already-low reserve cash.

BUYER ACTION Ask why the study contribution was not fully adopted.

2026 budget; 2026 reserve study

Budget sensitivity

FOLLOW UP

WHAT THE RECORDS SAY

Management identifies insurance, utilities and repair costs as the main 2026 variance risks.

WHY IT MATTERS

Further overruns could reduce cash available for the major capital program.

BUYER ACTION Request the latest forecast-to-year-end.

2026 budget notes; manager report

SECTION 07

Reserve fund strategy

The current professional plan identifies major work, but the funded path is below the recommended trajectory.

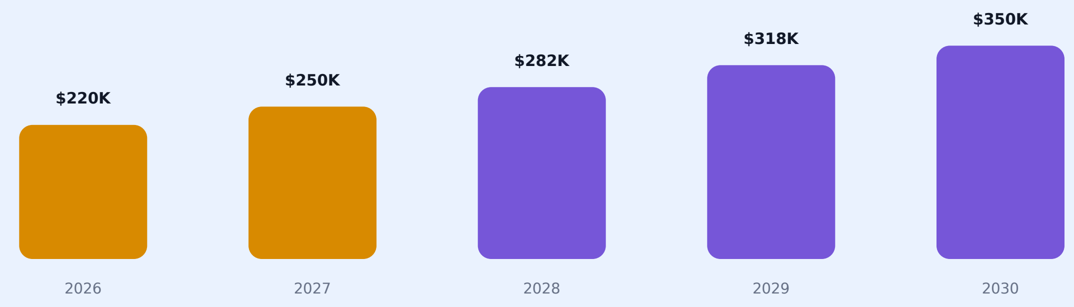
Current reserve position is below plan

Reserve cash is approximately $223K below the study-period benchmark, and contributions remain below the study recommendation.

57 / 100
REVIEW INDICATOR

$389K CURRENT RESERVE CASH	**$612K** 2026 BENCHMARK	**$220K** BUDGET CONTRIBUTION	**$290K** STUDY CONTRIBUTION

Recommended contribution path



Current cash below study path

CONFIRMED

WHAT THE RECORDS SAY
Current reserve cash is about $389,000 versus approximately $612,000 on the study-period path.

WHY IT MATTERS
A benchmark gap is not automatically a funding failure, but it matters when major projects are imminent.

BUYER ACTION Reconcile the difference with management and current project commitments.

2026 reserve study; July 2026 financials

Contributions below recommendation

CONFIRMED

WHAT THE RECORDS SAY
The 2026 budget contributes approximately $220,000 to reserves versus about $290,000 recommended by the study.

WHY IT MATTERS
Lower contributions reduce the ability to rebuild reserve liquidity before major spending.

BUYER ACTION Ask whether the board will increase 2027 contributions.

2026 budget; reserve study

SECTION 08

Near-term reserve spending and project exposure

The capital program is concentrated in the next three years, making cost and funding decisions immediately relevant to a buyer.

$1.36M of planned 2027-2029 work

The largest items are the parkade membrane and west-elevation remediation, with elevator and roof work following.

$1.36M

$620K	$310K	$185K	$245K
PARKADE MEMBRANE	WEST ENVELOPE	ELEVATOR	ROOF ALLOWANCE

Parkade is the largest current project

PRIORITY

WHAT THE RECORDS SAY
Engineering estimates place staged parkade membrane work near $620,000.

WHY IT MATTERS
The project exceeds current reserve liquidity by itself and is already driving financing discussion.

BUYER ACTION Obtain current tender, scope, contingency and schedule.

Parkade engineering report; board minutes

Envelope leakage remediation

ACTIVE

WHAT THE RECORDS SAY
West-elevation sealant and window-wall repairs are budgeted near $310,000.

WHY IT MATTERS
Concurrent envelope and parkade work increases funding concentration.

BUYER ACTION Confirm which units/elevations are affected and whether scope changed after tendering.

Envelope engineering report

Later projects reduce recovery time

FORECAST

WHAT THE RECORDS SAY
A second elevator modernization and roof allowance follow in 2028-2029.

WHY IT MATTERS
The reserve fund has limited time to rebuild after the current parkade/envelope program.

BUYER ACTION Compare future contributions with updated post-project cash-flow projections.

2026 reserve study

SECTION 09

Special assessment and borrowing exposure

No levy is approved in the supplied records, but the funding decision is active and financially material.

Funding decision is still open

PENDING

Board records compare a special assessment, more borrowing and a blended approach for the parkade/envelope program.

$480-$620K	~$8.1K*	$138K	0
ESTIMATED FUNDING GAP	ILLUSTRATIVE UNIT 214 SHARE	LOC DRAWN	APPROVED LEVIES SUPPLIED

No approved assessment identified

LIMITED POSITIVE

WHAT THE RECORDS SAY
No supplied resolution or notice approves a special assessment as of August 21, 2026.

WHY IT MATTERS
This is better than an existing levy, but it does not end the funding question because board discussion is active.

BUYER ACTION Obtain a current written update immediately before condition removal.

2026 board minutes; information statement

Assessment or borrowing actively considered

HIGH PRIORITY

WHAT THE RECORDS SAY
Board minutes direct management to compare owner-levy and borrowing options for a $480,000-$620,000 funding gap.

WHY IT MATTERS
A funding method could materially change buyer carrying costs after the latest supplied record.

BUYER ACTION Require the final resolution and financing terms before waiver.

July/August 2026 board minutes

Illustrative Unit 214 exposure

NOT APPROVED

WHAT THE RECORDS SAY
A factor-based illustration suggests approximately $8,100 for Unit 214 if the full gap were assessed to owners.

WHY IT MATTERS
This is an estimate for due diligence, not a current debt or approved assessment.

BUYER ACTION Use the actual board resolution, not this estimate, if a levy is approved.

Clearwise illustration from factor schedule

SECTION 10

Board and governance review

Current disclosure is useful, but delayed execution and unresolved funding lower the governance score.

Transparent, but slow project execution

The board is meeting and documenting issues; the concern is follow-through on a major project first identified years earlier.

67 / 100
REVIEW INDICATOR

5	**2+ yrs**	**1**	**QUORUM**
2026 MINUTE SETS	PARKADE DEFERRAL	RECENT RESIGNATION	BOARD STATUS

Current disclosure is strong

POSITIVE

WHAT THE RECORDS SAY
2026 minutes discuss arrears, reserve funding, borrowing and project options in detail.

WHY IT MATTERS
Good disclosure gives buyers useful evidence even when the underlying issues are concerning.

BUYER ACTION Read the newest minutes together with financials and engineering records.

2026 board minutes

Parkade work repeatedly deferred

EXECUTION RISK

WHAT THE RECORDS SAY
The parkade membrane issue was identified in 2024 and final work has been deferred while scope and financing changed.

WHY IT MATTERS
Deferrals can increase cost uncertainty and reduce confidence in project execution.

BUYER ACTION Request the final approved scope, contract and schedule.

2024-2026 minutes; engineering reports

Board remains functional

STABLE

WHAT THE RECORDS SAY
One director resigned in 2026, but the remaining board retains quorum and professional management.

WHY IT MATTERS
This reduces the risk of a governance breakdown while major decisions are pending.

BUYER ACTION Confirm no further board changes after the latest minutes.

2026 board records

SECTION 11

AGM and owner history

Owner records show that the capital-funding issue has developed over time rather than appearing suddenly.

Recurring capital concerns across multiple years

2024-2026

The AGM history shows a progression from early parkade discussion to current financing pressure.

AGM timeline

2024	Parkade leakage is elevated; engineering review and repair planning are requested.
2025	Owners approve higher reserve contributions, but no full capital funding solution.
2026	Management presents assessment, borrowing and blended-funding alternatives.

Issue developed over several records

PATTERN

WHAT THE RECORDS SAY

AGM and board records repeatedly reference parkade leakage, capital planning and owner-cost pressure.

WHY IT MATTERS

A recurring pattern can be more meaningful than a single isolated minute entry.

BUYER ACTION Use the history to ask why the project was deferred and how final funding will be secured.

2024-2026 AGM and board records

SECTION 12

Important bylaws and owner responsibilities

The bylaws add practical insurance, rental and chargeback obligations beyond the headline condo fee.

Insurance chargeback language matters

BINDING

The buyer should understand how corporation deductibles and owner-caused losses can be allocated.

$100K	**Board**	**Prohibited**	**Written**
WATER/SEWER DEDUCTIBLE	PET APPROVAL	SHORT-TERM RENTALS	RENOVATION APPROVAL

Deductible chargeback exposure

IMPORTANT

WHAT THE RECORDS SAY

The bylaws permit chargeback of certain corporation insurance deductibles where an owner or occupant is responsible.

WHY IT MATTERS

With a $100,000 water/sewer deductible, personal insurance limits deserve specific attention.

BUYER ACTION Provide the deductible schedule and bylaws to the buyer's insurance broker.

Registered bylaws; insurance certificate

Short-term rentals prohibited

USE RESTRICTION

WHAT THE RECORDS SAY

The bylaws prohibit short-term/transient rentals below the permitted minimum lease term.

WHY IT MATTERS

A buyer expecting Airbnb-style use could discover the property does not fit the intended plan.

BUYER ACTION Confirm the buyer's intended use before condition removal.

Registered bylaws

Renovation approval required

OWNER DUTY

WHAT THE RECORDS SAY

Material alterations to common-property interfaces require written board approval.

WHY IT MATTERS

Unapproved betterments can create cost and insurance disputes.

BUYER ACTION Obtain written approval for existing or planned alterations.

Registered bylaws; SIUD

SECTION 13

Rentals, occupancy and everyday use

Conventional leasing is permitted, but the bylaws restrict short-term use and make the owner responsible for occupants.

Long-term rental permitted; short-term use restricted

USE CHECK

The buyer should match the rules to the intended ownership and rental strategy.

12 mo	No	Owner	Required
TYPICAL LEASE EXPECTATION	SHORT-TERM RENTALS	LIABLE FOR OCCUPANTS	TENANT NOTICE

Conventional leasing permitted

PERMITTED

WHAT THE RECORDS SAY
The bylaws allow normal residential leasing subject to owner and tenant compliance.

WHY IT MATTERS
The unit can still be an investment property if the buyer intends conventional tenancy.

BUYER ACTION Provide tenant information to management as required.

Registered bylaws

Short-term rental restriction

MATERIAL USE ISSUE

WHAT THE RECORDS SAY
Transient and short-term accommodation is prohibited by the supplied bylaws.

WHY IT MATTERS
This can materially affect expected rental income or owner strategy.

BUYER ACTION Confirm intended use before proceeding.

Registered bylaws

Owner remains responsible

OWNER LIABILITY

WHAT THE RECORDS SAY
The owner remains responsible for occupant conduct, damage and compliance.

WHY IT MATTERS
Rental income does not transfer condominium obligations away from the registered owner.

BUYER ACTION Maintain suitable landlord/condo insurance and written lease terms.

Registered bylaws

SECTION 14

Insurance and loss exposure

Current coverage exists, but the deductible structure creates meaningful personal-policy exposure.

Current insurance - high water deductible

$100K

Coverage is current; the key buyer issue is the $100,000 water/sewer deductible and bylaw chargeback language.

Current	**$100K**	**$50K**	**$25K**
CERTIFICATE STATUS	WATER / SEWER	FLOOD DEDUCTIBLE	ALL OTHER PROPERTY

Current certificate supplied

POSITIVE

WHAT THE RECORDS SAY

The package includes a current corporation insurance certificate through the relevant renewal period.

WHY IT MATTERS

This allows the buyer to assess actual deductible exposure instead of relying on an expired schedule.

BUYER ACTION Have the buyer's broker review the certificate and bylaws together.

2026 insurance certificate

Water/sewer deductible is $100,000

MATERIAL

WHAT THE RECORDS SAY

The current water and sewer-loss deductible is $100,000.

WHY IT MATTERS

If the bylaws permit chargeback, inadequate personal loss-assessment/deductible coverage can create major owner exposure.

BUYER ACTION Confirm personal coverage limits before condition removal.

2026 insurance certificate; bylaws

Claims history still useful

FOLLOW UP

WHAT THE RECORDS SAY

The certificate confirms limits and deductibles but does not provide a full multi-year claims history.

WHY IT MATTERS

Prior losses can affect future premiums and renewal terms.

BUYER ACTION Request recent claims/loss history if available.

Insurance certificate; document inventory

SECTION 15

Property management and project administration

The current management agreement is available and includes additional fees for major capital administration.

Professional management with project-fee exposure

CURRENT

The manager provides current reporting and project coordination, but capital-project administration adds to total project cost.

$4,950	3%	4%	Current
MONTHLY MANAGEMENT FEE	ANNUAL ESCALATION	CAPITAL ADMIN FEE	SIGNED AGREEMENT

Current signed agreement supplied

POSITIVE

WHAT THE RECORDS SAY
A current signed property-management agreement is included in the package.

WHY IT MATTERS
This improves evidence quality and clarifies management responsibility during the capital program.

BUYER ACTION Confirm the agreement remains in force through possession.

Current management agreement

Capital-project administration fee

COST DRIVER

WHAT THE RECORDS SAY
The agreement permits a 4% administration fee on qualifying major capital work.

WHY IT MATTERS
A $1M project can create a material additional management cost beyond contractor pricing.

BUYER ACTION Include project administration fees when evaluating final capital budgets.

Current management agreement

Reporting duties

POSITIVE

WHAT THE RECORDS SAY
The manager is responsible for financial reporting, budget support, collections and project administration.

WHY IT MATTERS
Clear responsibility improves accountability while major decisions are underway.

BUYER ACTION Direct current funding and account questions to management in writing.

Current management agreement

SECTION 16

Unit 214-specific findings

These items could affect this buyer at closing even though they are separate from the corporation-level scores.

Two buyer-specific issues require written resolution

UNIT 214

The current unit account and parking schedule reveal matters that a corporation-level review alone could miss.

$2,450	P2-114	P2-118	0
DISPUTED CHARGEBACK	MANAGEMENT SCHEDULE	LISTING STATES	STRUCTURAL DEFECTS FOUND

Disputed water-loss chargeback

CLOSING ISSUE

WHAT THE RECORDS SAY

The Unit 214 account statement shows a $2,450 water-loss chargeback marked disputed by the current owner.

WHY IT MATTERS

Even a disputed amount should be dealt with before title transfer so the buyer does not inherit a practical account problem.

BUYER ACTION Require seller-funded clearance or lawyer-approved adjustment before closing.

Unit 214 account statement

Parking stall inconsistency

VERIFY

WHAT THE RECORDS SAY

Management's schedule identifies P2-114 while the listing identifies P2-118.

WHY IT MATTERS

The buyer should know exactly which stall is included before waiving conditions.

BUYER ACTION Obtain written management/title confirmation of parking rights.

Parking schedule; listing information

No Unit 214 structural defect identified

LIMITED POSITIVE

WHAT THE RECORDS SAY

The supplied engineering reports do not identify a structural or envelope defect in Unit 214 itself.

WHY IT MATTERS

Common-property issues elsewhere should not be mislabeled as a confirmed subject-unit defect.

BUYER ACTION Still complete any desired physical inspection separately.

Engineering reports; document review

SECTION 17

Document confidence and current follow-up

How complete, current, final and internally consistent the fictional evidence is - shown separately from property risk.

Good document confidence - concerns are evidence-based

This sample intentionally has strong documentation so the lower property score comes from confirmed conditions rather than missing records.

89 / 100
REVIEW INDICATOR

94	90	80	88	90
COVERAGE	RECENCY	FINALITY	CONSISTENCY	UNIT-SPECIFIC EVIDENCE

WHAT DOCUMENT CONFIDENCE MEANS

Document Confidence measures evidence coverage, recency, finality, consistency and unit-specific support. It does not grade the health of the condominium. In this fictional example, the evidence is strong enough to support a materially more cautious property conclusion.

PRIORITY	CURRENT FOLLOW-UP RECORD	WHY IT MATTERS
HIGH	**Final parkade/envelope funding resolution**	Confirms whether the board chooses assessment, borrowing or a blended plan
HIGH	**Executed project contracts and current tenders**	Replaces engineering estimates with committed project cost
HIGH	**Unit 214 chargeback clearance**	Removes a buyer-specific closing issue
HIGH	**Written parking confirmation**	Resolves P2-114 versus P2-118 inconsistency
MED	**Newest receivable aging / LOC balance**	Updates liquidity and collection pressure
MED	**Recent insurance claims history**	Adds context to deductible and renewal risk

PRACTICAL NOTE

The key advantage shown here is separation of risk from document completeness: the package is strong, yet the property still scores cautiously because the actual evidence is concerning.

FINAL ASSESSMENT

Final buyer checklist and conclusion

Use this page as the practical hand-off to management, the buyer's lawyer, insurer and real-estate professional.

Further review required

Strong documentation supports a cautious conclusion: the buyer should not remove conditions until the funding plan and Unit 214-specific issues are resolved.

62 / 100
REVIEW INDICATOR

63	FINANCIAL HEALTH
57	RESERVE FUND
67	GOVERNANCE
60	BUILDING CONDITION
89 (INFO)	DOCUMENT CONFIDENCE

Document Confidence is informational and excluded from the overall calculation.

Required before condition removal

- Written confirmation of the final parkade/envelope funding plan, including any assessment or new borrowing.
- Current tender/contract values for the parkade membrane and west-envelope work.
- Seller-funded clearance of the $2,450 Unit 214 chargeback.
- Written confirmation of Unit 214 parking rights (P2-114 versus listing P2-118).
- Latest receivable aging and line-of-credit balance.
- Insurance review confirming adequate personal deductible/loss-assessment coverage.

After-purchase planning

- Track reserve contributions against the updated post-project reserve plan.
- Monitor arrears recovery and operating performance each quarter.
- Retain written parking confirmation and chargeback clearance with closing records.
- Maintain personal loss-assessment/deductible insurance appropriate for the corporation deductibles.
- Watch for project-cost changes and any further owner funding decisions.
- Review each new AGM/board package for changes to capital timing.

Detailed conclusion

Cedar Ridge Residences has current professional records and active management, but the buyer is facing meaningful confirmed risk: recurring operating deficits, elevated arrears, active line-of-credit use, reserve cash below the study benchmark, and a large near-term parkade/envelope program without a finalized funding plan. Unit 214 also has a disputed $2,450 chargeback and a parking-stall inconsistency. The strongest Clearwise value in this fictional example is the cross-document connection: the reserve study, board minutes, financials and unit records each look different on their own, but together they show a material funding and closing-risk picture.

IMPORTANT LIMITATION

FICTIONAL DEMONSTRATION SAMPLE. All names, addresses, figures, findings and documents in this report are invented solely to demonstrate Clearwise report structure and methodology.