



Delta Appraisal Corporation

780.469.2993
www.deltaappraisal.ca



We work with property managers and board members to set realistic budgets and to prioritize maintenance and repair projects.

Experience you can trust

February 2011

Reserve Funds – How much is enough?

Who wants to be a millionaire?

Now I'm not talking about the famous game show. Most people I've met would gladly be at least a millionaire and some are fortunate enough to already be there.

Although many will eventually require a significant level of reserve funding, do all condominium projects need millions of dollars in their reserve fund today? Thankfully, with current labour and material costs, the answer is no. A significantly overfunded reserve might give the property manager some welcome relief if their portfolio consists of mainly underfunded projects. However, excess reserve funding generally provides little benefit to the condominium corporation or unit owners.

Each study provider has a slightly different model in determining if a reserve fund is adequately funded. Reasonable and sufficient, fully funded and benchmark percentage are a few terms that come to mind. While they all likely meet the requirements of the Act, are they the best choice for your condominium corporations?

At Delta Appraisal we tailor our reserve fund study funding models to provide the best fit for each condominium corporation. In doing so, we balance the reserve fund portion of condominium fees for current and future property owners.

We work with property managers and board members to set realistic budgets and to prioritize maintenance and repair projects. Our functional Reserve Fund Studies are unbiased and we are not competitors in property management or maintenance.

For more information about Delta Appraisal and our easy to read, functional Reserve Fund Studies or to request a competitive quote, please contact us.

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Reserve Fund Studies and Insurance Appraisals

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