



Component Depreciation Analysis

Signal Hill Villas - Semi-Detached Villas

May 16, 2023

Interest Rate (1st 5 Years): 0.10%

Interest Rate: 3.00%

Inflation Rate: 3.50%

	-Indicates Long Life (Allowanced) Component			Current Replacement Cost *	Future Replacement Cost *	Current Reserve Requirement *	Annual Assessment *	* See Glossary at the end for details.
Component	Horizon Years *	Effective Age *	Remaining Life *					Observations / Recommendations
Foundations								
Concrete Foundations	N/A	N/A	N/A	\$8,600	\$24,138	\$287	\$371	No changes were reported from previous report. Previous Observation:No issues were reported, recommend repairs as required.
Structure								
Ventilation and Insulation	N/A	N/A	N/A	\$29,700	\$99,008	\$849	\$1,132	No changes were reported from previous report. Previous Observation:No issues were reported, recommend periodic inspections.
Deck Vinyl Membrane - C Units Replaced with Composite & Metal Deck Frames	30	20	10	\$54,400	\$76,737	\$36,267	\$2,960	No changes were reported from previous report. Previous Observation:Some minor deterioration was observed in select edge areas, otherwise no issues reported, recommend periodic inspections. The proposed deck replacements will be similar to the "A" and "B" unit decks.
Metal Frame & Composite Decks - A & B Units	30	7	23	\$108,800	\$240,025	\$25,387	\$4,996	No changes were reported from previous report. Previous Observation:No issues were reported or observed. Installed in circa 2015.
Front Hand Railings	30	5	25	\$90,500	\$213,874	\$15,083	\$4,110	No changes were reported from previous report. Previous Observation:No issues were reported or observed. Installed circa 2015.
Exterior								
Exterior Doors	N/A	N/A	N/A	\$0	\$0	\$0	\$0	No changes were reported from previous report. Previous Observation:No issues were reported. Component is considered the owners responsibility, as per bylaw 3.(c)(iii).
Sliding Doors	N/A	N/A	N/A	\$0	\$0	\$0	\$0	No changes were reported from previous report. Previous Observation:No issues were reported. Component is considered the owners responsibility, as per bylaw 3.(c)(iii).
Windows	N/A	N/A	N/A	\$0	\$0	\$0	\$0	No changes were reported from previous report. Previous Observation:No issues were reported. Component is considered the owners responsibility, as per bylaw 3.(c)(ii).
Parging	N/A	N/A	N/A	\$7,600	\$17,961	\$304	\$382	No changes were reported from previous report. Previous Observation:No Issues were reported or observed, recommend repairs as required.
Sand Stone Veneer	N/A	N/A	N/A	\$12,800	\$35,927	\$427	\$553	No changes were reported from previous report. Previous Observation:Some minor cracks were observed in select areas of the mortar, recommend repairs as required.
Stucco	N/A	N/A	N/A	\$72,900	\$172,281	\$2,916	\$3,662	No changes were reported from previous report. Previous Observation:Some minor cracks were observed in select areas, recommend repairs as required.
Building Exterior Lights	25	9	16	\$8,900	\$15,432	\$3,204	\$493	No changes were reported from previous report. Previous Observation:No issues were reported or observed. Replaced circa 2013
Eaves & Downspouts - West Exposure	35	6	29	\$11,800	\$32,000	\$2,023	\$470	No changes were reported from previous report. Previous Observation:No issues were reported or observed. Replaced circa 2016 due to a hail claim.
Eaves & Downspouts	35	13	22	\$57,500	\$122,562	\$21,357	\$2,383	No changes were reported from previous report. Previous Observation:Some water staining on underlying materials was observed. Recommend monitoring, sealing, diverting as required. Additionally, diverter plates were reported missing in select areas, recommend adding as required. Installed circa 2009.
Garage Door(s) - B Units	25	4	21	\$21,500	\$44,278	\$3,440	\$1,144	No changes were reported from previous report. Previous Observation:No issues were reported. Replaced in 2018.
Garage Door(s) - A & C Units	25	5	20	\$43,000	\$85,561	\$8,600	\$2,302	No changes were reported from previous report. Previous Observation:No issues were reported. Replaced circa 2017.
Metal Fascia/Flashing - West Exposure	35	6	29	\$6,900	\$18,712	\$1,183	\$275	No changes were reported from previous report. Previous Observation:This component replacement cycle has been aligned with the corresponding eave trough replacement.
Soffits	35	25	10	\$46,900	\$66,157	\$33,500	\$2,328	No changes were reported from previous report. Previous Observation:No Issues were reported or observed, recommend repairs as required.
Painting: Stucco	20	15	5	\$66,600	\$79,100	\$49,950	\$5,751	No changes were reported from previous report. Previous Observation:Some exposed underlying material was observed in select areas, recommend touch-ups until the next full re-application.
Painting: Wood Trim - Garage Trim & Door Trim	5	2	3	\$4,800	\$5,322	\$1,920	\$1,129	Assumed to be re-applied circa 2020. Previous Observation:Some exposed underlying material was observed in select areas.
Metal Fascia/Flashing	35	13	22	\$35,500	\$75,669	\$13,186	\$1,471	No changes were reported from previous report. Previous Observation:No issues were reported or observed. This component replacement cycle has been aligned with the corresponding eave trough replacement.

Roofing								
Asphalt Shingles	22	8	14	\$285,100	\$461,490	\$103,673	\$17,733	No changes were reported from previous report. Previous Observation:No issues were reported or observed, recommend periodic inspections by a qualified consultant. Replaced circa 2016.
Mechanical/Safety								
Plumbing Systems - Common Lines	N/A	N/A	N/A	\$26,100	\$73,257	\$870	\$1,127	Drains installed in 2022 in A and C units. Previous Observation:No ongoing leaks or pin pricks were reported. Recommend repairs or replacements as required.
Electrical								
Electrical Systems - Common	N/A	N/A	N/A	\$6,300	\$14,888	\$252	\$316	No changes were reported from previous report. Previous Observation:No Issues were reported, recommend repairs as required.
Professional Fees								
Consulting Services	N/A	N/A	N/A	\$2,500	\$5,908	\$100	\$126	No changes were reported from previous report. Previous Observation:N/A
Reserve Fund Study	5	3	2	\$2,500	\$2,678	\$1,500	\$586	No changes were reported from previous report. Previous Observation:To be completed at least every 5 years as stated in the Condominium Act.
Site								
Concrete Works	N/A	N/A	N/A	\$71,500	\$200,686	\$52,383	\$3,087	Walkways & Driveways: No changes were reported from previous report. Previous Observation: Some minor cracks were observed in select areas, recommend repairs as required. Rear Patios: No changes were reported from previous report. Previous Observation: Some minor cracks were observed in select areas, recommend repairs as required. Additionally, some separation was observed in 2 patios from the building wall, recommend monitoring and repairing as required. Pre-Cast Front Steps: No changes were reported from previous report. Previous Observation: Some minor deterioration and spalling was observed in select areas, recommend repairs as required.
Irrigation System	N/A	N/A	N/A	\$13,800	\$38,734	\$460	\$596	No changes were reported from previous report. Previous Observation:Reported water pooling in select areas, recommend an inspection by a qualified consultant and repairs as required.
Signage	N/A	N/A	N/A	\$1,800	\$4,254	\$72	\$90	No changes were reported from previous report. Previous Observation:No Issues were reported or observed, recommend repairs as required.
Stucco Fencing	N/A	N/A	N/A	\$13,900	\$39,014	\$463	\$600	No changes were reported from previous report. Previous Observation:Some minor cracks were observed in select areas, recommend repairs as required. Additionally, a metal capping would be recommend along the top horizontal sections.
Underground Services - Scoping & Flushing	N/A	N/A	N/A	\$14,400	\$40,418	\$480	\$622	No changes were reported from previous report. Previous Observation:No issues were reported.
Underground Services - Major Repairs	N/A	N/A	N/A	\$68,000	\$190,862	\$2,267	\$2,936	No changes were reported from previous report. Previous Observation:No issues were reported.
Asphalt Paving - Complete Lift	30	2	28	\$24,100	\$63,146	\$1,607	\$1,080	Lift completed circa 2022. Previous Observation:Some minor deterioration was observed in select areas, along with previous section repairs, recommend continued repairs as required until the next complete lift.
Exterior Site Lighting	25	13	12	\$4,900	\$7,404	\$2,548	\$287	No changes were reported from previous report. Previous Observation:The top light fixtures are scheduled to be replaced in 2019. The light poles have no issues reported or observed.
Exterior Structures - Garbage Building	30	25	5	\$5,800	\$6,889	\$4,833	\$404	No changes were reported from previous report. Previous Observation:Some minor deterioration was observed in select areas, recommend repairs as required.
Mailboxes	25	2	23	\$4,900	\$10,810	\$392	\$258	Replaced. Previous Observation:Oxidation and deterioration was reported and observed, recommend a replacement.
Painting: Wood Fence	5	3	2	\$7,100	\$7,606	\$4,260	\$1,665	No changes were reported from previous report. Previous Observation:Exposed underlying material was observed in select areas, recommend a re-application. The Board has reported that the north perimeter is the responsibility of the neighboring complex.
Wood Fencing	25	4	21	\$25,500	\$52,516	\$4,080	\$1,356	No changes were reported from previous report. Previous Observation:No issues were reported or observed, replaced circa 2018.
TOTALS:				\$1,266,900	\$2,645,304	\$400,123	\$68,781	



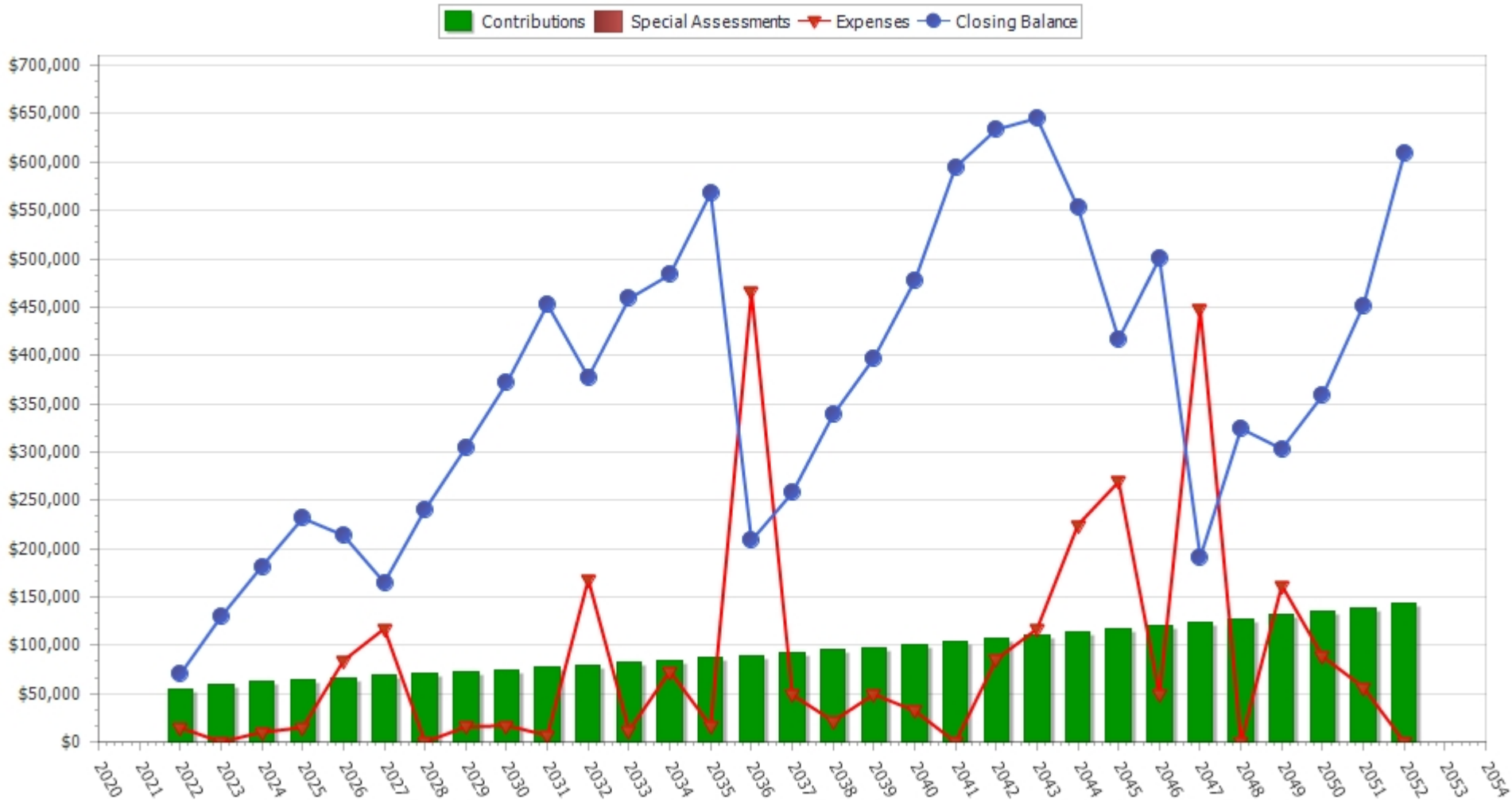
Funding Horizon Chart - Model 30 Years - Update Year 3

Signal Hill Villas - Semi-Detached Villas - 9710795

Stabilized Long Term Inflation Rate - 3.50%

Stabilized Long Term Interest Rate - 3.00%

First Five Year Interest Rate - 0.10%



Minimum Closing Balance in Year 1 :\$129,918

Total Cash Outlay: \$2,890,584

Total Expenditures: \$2,655,186

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Projected Cash Flow - Model 30 Years - Update Year 3
Signal Hill Villas - Semi-Detached Villas - 9710795

Stabilized Long Term Inflation Rate - 3.50%
Stabilized Long Term Interest Rate - 3.00%
First Five Year Interest Rate - 0.10%

Year Beginning	2021-11-01	2022-11-01	2023-11-01	2024-11-01	2025-11-01	2026-11-01	2027-11-01	2028-11-01	2029-11-01	2030-11-01
Year	0	1	2	3	4	5	6	7	8	9
Opening Balance	\$31,097	\$70,264	\$129,918	\$181,764	\$231,574	\$213,906	\$165,131	\$240,585	\$304,689	\$371,559
Planned Contributions	\$54,167	\$59,584	\$62,000	\$64,500	\$66,400	\$68,400	\$70,500	\$72,600	\$74,800	\$77,000
Additional Allocations	\$0									
Interest Income		\$70	\$130	\$182	\$232	\$214	\$4,954	\$7,218	\$9,141	\$11,147
Special Assessments		\$0								
Cash Resources	\$85,264	\$129,918	\$192,048	\$246,446	\$298,206	\$282,520	\$240,585	\$320,403	\$388,630	\$459,706
Reserve Components										
Concrete Foundations						\$2,550				
Ventilation and Insulation				\$5,500						\$6,750
Deck Vinyl Membrane - C Units Replaced with Composite & Metal Deck Frames										
Front Hand Railings										
Metal Frame & Composite Decks - A & B Units										
Exterior Doors										
Parging				\$1,700					\$2,000	
Sand Stone Veneer				\$2,350					\$2,800	
Sliding Doors										
Stucco						\$28,850				
Windows										
Building Exterior Lights										
Eaves & Downspouts										
Eaves & Downspouts - West Exposure										
Garage Door(s) - A & C Units										
Garage Door(s) - B Units										
Metal Fascia/Flashing										
Metal Fascia/Flashing - West Exposure										
Painting: Stucco						\$79,100				
Painting: Wood Trim - Garage Trim & Door Trim				\$5,322					\$6,321	
Soffits										
Asphalt Shingles										
Plumbing Systems - Common Lines	\$15,000				\$7,500					
Electrical Systems - Common					\$1,800					
Consulting Services										
Reserve Fund Study			\$2,678					\$3,181		
Concrete Works					\$50,000					
Irrigation System								\$3,500		
Signage									\$1,200	
Stucco Fencing										
Underground Services - Major Repairs										
Underground Services - Scoping & Flushing									\$4,750	
Asphalt Paving - Complete Lift										
Exterior Site Lighting										
Exterior Structures - Garbage Building						\$6,889				
Mailboxes										

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Painting: Wood Fence			\$7,606					\$9,033		
Wood Fencing										
Total Expenses	\$15,000	\$0	\$10,284	\$14,872	\$84,300	\$117,389	\$0	\$15,714	\$17,071	\$6,750
Closing Balance	\$70,264	\$129,918	\$181,764	\$231,574	\$213,906	\$165,131	\$240,585	\$304,689	\$371,559	\$452,956
Planned Contributions	\$54,167	\$59,584	\$62,000	\$64,500	\$66,400	\$68,400	\$70,500	\$72,600	\$74,800	\$77,000
Prev Year Contributions		\$54,167	\$59,584	\$62,000	\$64,500	\$66,400	\$68,400	\$70,500	\$72,600	\$74,800
Avg Inc. Per Unit Per Month	\$0	\$19	\$8	\$9	\$7	\$7	\$7	\$7	\$8	\$8
Percent Funded -Max Level 55.4%	18%	28%	34%	40%	38%	32%	40%	45%	49%	53%
Contribution Increase	\$54,167	\$5,417	\$2,416	\$2,500	\$1,900	\$2,000	\$2,100	\$2,100	\$2,200	\$2,200
Year End	2022-10-31	2023-10-31	2024-10-31	2025-10-31	2026-10-31	2027-10-31	2028-10-31	2029-10-31	2030-10-31	2031-10-31

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Projected Cash Flow - Model 30 Years - Update Year 3
Signal Hill Villas - Semi-Detached Villas - 9710795

Stabilized Long Term Inflation Rate - 3.50%
Stabilized Long Term Interest Rate - 3.00%
First Five Year Interest Rate - 0.10%

Year Beginning	2031-11-01	2032-11-01	2033-11-01	2034-11-01	2035-11-01	2036-11-01	2037-11-01	2038-11-01	2039-11-01	2040-11-01
Year	10	11	12	13	14	15	16	17	18	19
Opening Balance	\$452,956	\$377,751	\$458,934	\$483,591	\$568,192	\$208,598	\$257,856	\$338,710	\$397,142	\$477,190
Planned Contributions	\$79,300	\$81,700	\$84,200	\$86,700	\$89,300	\$92,000	\$94,800	\$97,600	\$100,500	\$103,500
Additional Allocations										
Interest Income	\$13,589	\$11,333	\$13,768	\$14,508	\$17,046	\$6,258	\$7,736	\$10,161	\$11,914	\$14,316
Special Assessments										
Cash Resources	\$545,845	\$470,784	\$556,902	\$584,799	\$674,538	\$306,856	\$360,392	\$446,471	\$509,556	\$595,006
Reserve Components										
Concrete Foundations				\$3,350						
Ventilation and Insulation						\$8,300				
Deck Vinyl Membrane - C Units Replaced with Composite & Metal Deck Frames	\$76,737									
Front Hand Railings										
Metal Frame & Composite Decks - A & B Units										
Exterior Doors										
Parging				\$2,400					\$2,800	
Sand Stone Veneer				\$3,350					\$3,950	
Sliding Doors										
Stucco						\$40,700				
Windows										
Building Exterior Lights							\$15,432			
Eaves & Downspouts										
Eaves & Downspouts - West Exposure										
Garage Door(s) - A & C Units										
Garage Door(s) - B Units										
Metal Fascia/Flashing										
Metal Fascia/Flashing - West Exposure										
Painting: Stucco										
Painting: Wood Trim - Garage Trim & Door Trim				\$7,507					\$8,916	
Soffits	\$66,157									
Asphalt Shingles					\$461,490					
Plumbing Systems - Common Lines		\$9,550							\$12,100	
Electrical Systems - Common		\$2,300							\$2,950	
Consulting Services										
Reserve Fund Study			\$3,778					\$4,487		
Concrete Works	\$25,200							\$32,100		
Irrigation System					\$4,450					
Signage									\$1,650	
Stucco Fencing										
Underground Services - Major Repairs			\$51,400							
Underground Services - Scoping & Flushing							\$6,250			
Asphalt Paving - Complete Lift										
Exterior Site Lighting			\$7,404							
Exterior Structures - Garbage Building										
Mailboxes										

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Painting: Wood Fence			\$10,729					\$12,742		
Wood Fencing										
Total Expenses	\$168,094	\$11,850	\$73,311	\$16,607	\$465,940	\$49,000	\$21,682	\$49,329	\$32,366	\$0
Closing Balance	\$377,751	\$458,934	\$483,591	\$568,192	\$208,598	\$257,856	\$338,710	\$397,142	\$477,190	\$595,006
Planned Contributions	\$79,300	\$81,700	\$84,200	\$86,700	\$89,300	\$92,000	\$94,800	\$97,600	\$100,500	\$103,500
Prev Year Contributions	\$77,000	\$79,300	\$81,700	\$84,200	\$86,700	\$89,300	\$92,000	\$94,800	\$97,600	\$100,500
Avg Inc. Per Unit Per Month	\$8	\$8	\$9	\$9	\$9	\$9	\$10	\$10	\$10	\$10
Percent Funded -Max Level 55.4%	48%	52%	52%	55%	31%	35%	40%	43%	47%	52%
Contribution Increase	\$2,300	\$2,400	\$2,500	\$2,500	\$2,600	\$2,700	\$2,800	\$2,800	\$2,900	\$3,000
Year End	2032-10-31	2033-10-31	2034-10-31	2035-10-31	2036-10-31	2037-10-31	2038-10-31	2039-10-31	2040-10-31	2041-10-31

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Projected Cash Flow - Model 30 Years - Update Year 3
Signal Hill Villas - Semi-Detached Villas - 9710795

Stabilized Long Term Inflation Rate - 3.50%
Stabilized Long Term Interest Rate - 3.00%
First Five Year Interest Rate - 0.10%

Year Beginning	2041-11-01	2042-11-01	2043-11-01	2044-11-01	2045-11-01	2046-11-01	2047-11-01	2048-11-01	2049-11-01	2050-11-01	2051-11-01
Year	20	21	22	23	24	25	26	27	28	29	30
Opening Balance	\$595,006	\$633,895	\$645,568	\$553,441	\$417,070	\$500,582	\$191,383	\$324,424	\$303,354	\$358,882	\$452,086
Planned Contributions	\$106,600	\$109,800	\$113,100	\$116,500	\$120,000	\$123,600	\$127,300	\$131,100	\$135,000	\$139,000	\$143,200
Additional Allocations											
Interest Income	\$17,850	\$19,017	\$19,367	\$16,603	\$12,512	\$15,017	\$5,741	\$9,733	\$9,101	\$10,766	\$13,563
Special Assessments											
Cash Resources	\$719,456	\$762,712	\$778,035	\$686,544	\$549,582	\$639,199	\$324,424	\$465,257	\$447,455	\$508,648	\$608,849
Reserve Components											
Concrete Foundations		\$4,450								\$5,850	
Ventilation and Insulation		\$10,200						\$12,550			
Deck Vinyl Membrane - C Units Replaced with Composite & Metal Deck Frames											
Front Hand Railings						\$213,874					
Metal Frame & Composite Decks - A & B Units				\$240,025							
Exterior Doors											
Parging				\$3,350							
Sand Stone Veneer				\$4,700				\$5,600			
Sliding Doors											
Stucco						\$57,450					
Windows											
Building Exterior Lights											
Eaves & Downspouts			\$122,562								
Eaves & Downspouts - West Exposure										\$32,000	
Garage Door(s) - A & C Units	\$85,561										
Garage Door(s) - B Units		\$44,278									
Metal Fascia/Flashing			\$75,669								
Metal Fascia/Flashing - West Exposure										\$18,712	
Painting: Stucco						\$157,392					
Painting: Wood Trim - Garage Trim & Door Trim				\$10,589				\$12,577			
Soffits											
Asphalt Shingles											
Plumbing Systems - Common Lines						\$15,400					
Electrical Systems - Common						\$3,700					
Consulting Services			\$5,900								
Reserve Fund Study			\$5,329					\$6,329			
Concrete Works					\$40,800						
Irrigation System		\$5,700							\$7,250		
Signage											
Stucco Fencing								\$39,000			
Underground Services - Major Repairs								\$86,050			
Underground Services - Scoping & Flushing					\$8,200						
Asphalt Paving - Complete Lift									\$63,146		
Exterior Site Lighting											
Exterior Structures - Garbage Building											
Mailboxes				\$10,810							
Painting: Wood Fence			\$15,134					\$17,974			

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Wood Fencing		\$52,516									
Total Expenses	\$85,561	\$117,144	\$224,594	\$269,474	\$49,000	\$447,816	\$0	\$161,903	\$88,573	\$56,562	\$0
Closing Balance	\$633,895	\$645,568	\$553,441	\$417,070	\$500,582	\$191,383	\$324,424	\$303,354	\$358,882	\$452,086	\$608,849
Planned Contributions	\$106,600	\$109,800	\$113,100	\$116,500	\$120,000	\$123,600	\$127,300	\$131,100	\$135,000	\$139,000	\$143,200
Prev Year Contributions	\$103,500	\$106,600	\$109,800	\$113,100	\$116,500	\$120,000	\$123,600	\$127,300	\$131,100	\$135,000	\$139,000
Avg Inc. Per Unit Per Month	\$11	\$11	\$12	\$12	\$12	\$13	\$13	\$13	\$14	\$14	\$15
Percent Funded -Max Level 55.4%	53%	52%	48%	40%	44%	22%	32%	30%	33%	37%	44%
Contribution Increase	\$3,100	\$3,200	\$3,300	\$3,400	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900	\$4,000	\$4,200
Year End	2042-10-31	2043-10-31	2044-10-31	2045-10-31	2046-10-31	2047-10-31	2048-10-31	2049-10-31	2050-10-31	2051-10-31	2052-10-31



Glossary of Terms:

- **Horizon Years:** Estimated life of the component using industry standards and observed experience. Does not apply to allowed or long life components.
- **Effective Age:** Estimate of the age of the component factoring observed condition, maintenance records, and reported historical replacement dates.
- **Remaining Life Span:** Horizon Years - Effective Age
- **Current Replacement Cost:** Our estimated cost to replace the component in today's dollars.
- **Future Replacement Cost:** Current costs x the inflation rate per year) Inflation rate is derived from costing data, and statistics Canada building indexes not consumer price indexes (i.e. basket of groceries)
- **Current Reserve Fund Requirements:** The amount of money that should be in the reserve fund as of the end of this budget year. **Based on a 100% fully funded corporation.**
- **Future Reserve Fund Accumulation:** Based on the current reserve requirement with interest how much funds would be available at the end of the remaining life span.
- **Future Reserve Requirements:** (Future replacement cost - Future Reserve Fund Accumulation)
- **Annual Reserve Fund Assessment:** The annual amount that should be contributed for that specific component in order to achieve a **fully funded plan**. The amounts shown are theoretical goals and may not be achieved initially as it may adversely affect condominium fees and the marketability of the complex. The cash flow utilizes these goals and tries to set out a reasonable time frame to try to achieve the amounts presented. The annual assessment shown is for the first year of the study and increases at the rate of interest going forward.
- **Funding Levels (0-100%):** Percent funding levels are shown to help the corporation gauge their current position in regards to all of their common component expenses. 100% funding if achieved would be the upper limit of funding recommended, this level of funding provides for a fair funding model for current and future owners. If properly updated a 100% funding model should adequately fund the components listed for the life of the corporation. Higher funding levels like 100% funding may not always be practical to achieve and are typically reached near or after the 30 year funding horizon. Lower percent funding levels may be utilized that will sufficiently fund the plan. These models may result in increases to the reserve fund contributions and increase the chances of special assessments as the project ages. Depending on the nature of the complex a lower percent funding model may provide for adequate funding where most common expenses do not occur in a short span of time. The provided cash flows will more accurately reflect each individual complex's requirements.