



TSCC: Sample

123 Condo St

Unit: 101

Presented by: CI - ID:6403-81223

Presented to: John Smith

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Scoring Metrics - PLEASE READ

Score Range	Category Name	Description
90–100%	Exemplary	The corporation is extremely well-managed, financially healthy, transparent, proactive in maintenance, and has excellent resident satisfaction. Few or no deficiencies. A model for others.
80–89%	Outstanding	Very strong management and governance. Minor issues may exist but can be addressed quickly. Financials are fair, communication is clear, and amenities/repairs are handled efficiently.
70–79%	Good	Overall operations are competent. There may be some administrative, financial, or maintenance gaps, but they are manageable. Ownership/Investment satisfaction is mostly positive.
60–69%	Fair	Some notable weaknesses are present (e.g., delayed maintenance, communication problems, board practices, moderate financial strain). Requires strategic improvements to avoid larger problems. <i>(Cause for Concern)</i>
50–59%	At High Risk	Several operational or financial issues exist. There could be resident dissatisfaction, neglected maintenance, or governance concerns. Immediate corrective action recommended. <i>(Cause for Concern)</i>



Jan 1st, 2026

Key Highlights

123 Condo St - Unit: 101



Investment or
Rental Score

66%



Ownership
Score

63%

ESTIMATED FUTURE FEES



Current Year

\$441.00



Year 1

\$487.31



Year 2

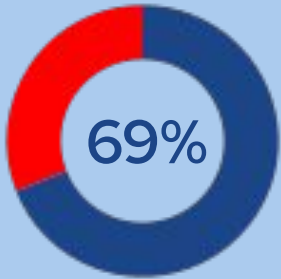
\$533.61

ESTIMATED FUTURE FEES



Condominium Governance Strength Index

- Acceptable
- Deficient



Summary

123 Condo St - Unit: 101

- The Corporation has active and/or Pending Litigation.
- The Corporation has not held an AGM within the required time periods.



Active
Building
Insurance



Annual General
Meeting
Compliance



Quorum of
Directors



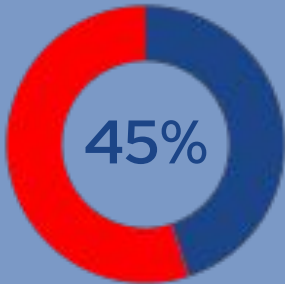
Litigation



Licensed
Management
Company

Financial Stability Score

- Acceptable
- Deficient



Summary

123 Condo St - Unit: 101

- The Corporations Reserve Fund Study is not valid and/or exceeds funding timelines.
- The Common Elements Fees are lower than average and/or are artificially suppressed.
- The Corporation has not provided its Yearly Audit or financial disclosures.



Risk of
Special
Assessment



Reserve Study
Fund
Compliance



Loans



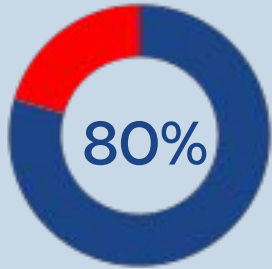
Recent Audit



Budget
Strength

Maintenance & Capital Planning

- Acceptable
- Deficient



Summary

123 Condo St - Unit: 101

- Based on the planned expenses, there may be a large project within the next 3-5 years.
- The Corporation has Amenities which may impact Common Elements Fees.

Operational Cash
Flow

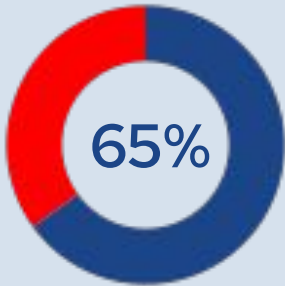
Project Forecast

Major Projects
Planned

Amenities Cost
Impact

Risk Exposure Rating

- Acceptable
- Deficient



Summary

123 Condo St - Unit: 101

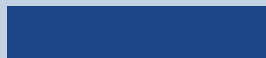
- The Corporation has uncollected Common Elements Fees



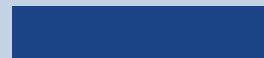
Building
Rental Rate



Uncollected
Fees



Reserve Fund
Progress



Fair Common
Elements Fees



Management
Fee



Jan 1st, 2026

Summary & Considerations

- There is noted Litigation and this may cause Common Elements fee's to increase either through increased Insurance Costs and/or Direct Settlement from Unit Owners (Special Assessment). (Reason for Concern)
- The Corporation has not meet its obligations as set out in the Act. Ask the Corporation why they have not held their Annual General Meeting of Owners.
- A Reserve Fund Study should be completed every 3 years with a Funding Strategy that allows for a maximum 3 year catch up period. Ask the Corporation what the status of the most recent Reserve Fund Study is and when it is expected to be finalized. Without this Document you cannot predict the average fee increases for the next 1-3 years. (Reason for Concern)
- The Corporation's Common Elements Fees are not within the Industry Average.
- If the Audit is not completed within 6 months of Fiscal year end there is financial risk to prospective buyers. Ask the Corporation what the status of the most recent Audit is and when it is expected to be finalized.
- Based on the Notice of Future Funding the Corporation is expected to have a major project which will likely cause disruption to living experiences. Ask the Corporation what the projects are planned and when it is expected to take place.
- Certain amenities have a larger long term cost to maintain. These larger cost often come in the form of a special assessment or larger than average increases to common elements fee. Confirm if the current amenities are operational and how frequently they are maintained.
- If a Condominium Corporation does not collect its outstanding arrears within 90 days, it may lose its right to collect. (Consult your Solicitor)

Terms and Conditions

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The Condo Insights Certificate is designed to provide potential buyers, sellers, and other interested parties with summarized information regarding a condominium corporation and its related documentation. The Certificate is intended to assist with general understanding of a condominium corporation's financial, legal, and operational health. The information provided in the Certificate is for informational purposes only and does not constitute legal, financial, or investment advice.

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