

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
OCTOBER 31, 2012**

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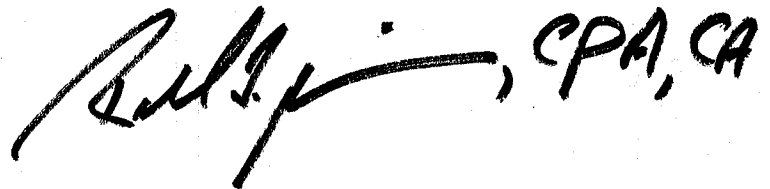
REVIEW ENGAGEMENT REPORT

To the Co-owners of
FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
Dollard-des-Ormeaux, Quebec

I have reviewed the balance sheet of the General Fund and the Contingency Reserve Fund of FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV as at October 31, 2012 and the statement of operations and fund balances for the year then ended. My review was made in accordance with Canadian generally accepted standards for review engagements and accordingly consisted primarily of enquiry, analytical procedures and discussions related to information supplied to me by the Company.

A review does not constitute an audit and consequently I do not express an audit opinion on these financial statements.

Based on my review, nothing has come to my attention that causes me to believe that these financial statements are not, in all material respects, in accordance with Canadian accounting standards for not-for-profit organizations.



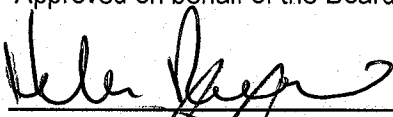
Montreal, Quebec
December 24, 2012

Roland J. Paquin
Chartered Professional Accountant, CA

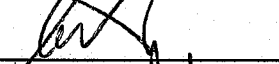
**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
BALANCE SHEET
AS AT OCTOBER 31, 2012
(Unaudited)**

	GENERAL FUND	CONTINGENCY FUND	TOTAL 2012	TOTAL 2011
	\$	\$	\$	\$
ASSETS				
Current				
Cash	4,252	107,650	111,902	41,110
Term Deposits	-	50,000	50,000	100,000
Accounts receivable	1,581	-	1,581	2,066
Prepaid expenses	12,748	-	12,748	-
Due to Contingency Fund	-	5,000	5,000	-
	18,581	162,650	181,231	143,176
LIABILITIES				
Current				
Accounts payable & accruals	7,737	-	7,737	4,767
Due from general fund	5,000	-	5,000	-
	12,737	-	12,737	4,767
FUND BALANCES				
Internally restricted	-	162,650	162,650	132,822
Unrestricted	5,844	-	5,844	5,587
	5,844	162,650	168,494	138,409
	18,581	162,650	181,231	143,176


Approved on behalf of the Board



Administrator



Administrator



Administrator

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
STATEMENT OF OPERATIONS & FUND BALANCES
FOR THE YEAR ENDED OCTOBER 31, 2012
(Unaudited)**

	GENERAL FUND	CONTINGENCY FUND	TOTAL 2012	TOTAL 2011
	\$	\$	\$	\$
REVENUES				
Condominium fees	276,552	-	276,552	276,983
Insurance	37,478	-	37,478	35,650
Parking fees	10,410	-	10,410	10,440
Other income	-	200	200	(3)
Interest earned	-	1,932	1,932	83
	324,440	2,132	326,572	323,153
EXPENDITURES				
Administration (Page 5)	21,619	-	21,619	24,332
Common area charges (Page 5)	274,868	-	274,868	274,226
	296,487	-	296,487	298,558
Excess of Revenues over Expenditures	27,953	2,132	30,085	24,595
Statutory transfer to the Contingency fund	(27,696)		(27,696)	(27,696)
Transfer from the General Fund (note 10)	-	27,696	27,696	27,696
Excess of Revenues over Expenditures (Expenditures over revenues)	257	29,828	30,085	24,595
FUND BALANCES				
BALANCE - BEGINNING OF YEAR	5,587	132,822	138,409	113,814
BALANCE - END OF YEAR	5,844	162,650	168,494	138,409

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
STATEMENT OF EXPENDITURES - GENERAL FUND
FOR THE YEAR ENDED OCTOBER 31, 2012
(Unaudited)**

	ACTUAL 2012	BUDGET 2012	ACTUAL 2011
	\$	\$	\$
ADMINISTRATION			
Administration fees	10,800	10,800	12,600
Bank charges	1,129	1,200	1,305
Office & general	4,325	6,474	5,950
Parking lots	1,380	1,600	1,521
Professional fees	3,438	2,500	2,391
Taxes and licenses	547	750	565
	21,619	23,324	24,332

COMMON AREA EXPENSES

Alarm systems	2,205	2,000	2,174
Heating	13,013	22,500	18,852
Insurance	37,478	37,478	35,650
Light and power	8,199	9,000	8,641
Repair and maintenance (Page 6)	167,392	150,000	164,370
Snow removal contract	33,148	40,000	31,911
Swimming Pool Labour & Materials	13,433	12,950	12,628
	274,868	273,928	274,226

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
SCHEDULE OF REPAIRS AND MAINTENANCE
FOR THE YEAR THEN ENDED OCTOBER 31, 2012
(Unaudited)**

<u>ACCT#</u>		<u>ACTUAL</u> <u>2012</u> \$	<u>BUDGET</u> <u>2012</u> \$	<u>ACTUAL</u> <u>2011</u> \$
5201	Contract Maintenance	37,000	37,000	33,450
5206	Equipment & Supplies	1,311	2,000	1,569
5207	Machinery Maintenance	1,177	1,000	81
5208	Light Expenses	744	1,000	1,569
5209	Gas & Diesel	459	500	561
5301	Landscape Maintenance	3,925	4,000	3,217
5302	Building expenses	247	1,500	729
5303	Fence Maintenance	1,191	1,000	(50)
5306	Major Repairs Maintenance	95,945	80,000	114,402
5307	Minor Repairs Maintenance	1,180	2,500	4,106
5308	Supplies	-	500	-
5309	Roof Repairs	-	-	(1,727)
5607	Pool Repairs & Maintenance	6,885	4,000	3,797
5702	Furnace repairs	1,610	1,500	-
5705	Garage Door Repairs	153	1,500	897
5706	Garage Repairs & Maintenance	15,565	12,000	1,769
		<u>167,392</u>	<u>150,000</u>	<u>164,370</u>

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31, 2012
(Unaudited)**

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NOTE 1

CONSTITUTING ACT & NATURE OF ACTIVITIES

The Syndicate is a legal person under the Civil Code of Quebec. Its purpose is to preserve an immovable property made up of 129 units held on divided co-ownership and to maintain and manage the common portions and to protect the rights related to the immovable property of the co-ownership and to undertake all matters of common interest.

NOTE 2

BUDGET

The figures included under the budget headings in the statement of revenues and expenditures – general fund, are provided for information purposes only. This budget was approved by the co-owners at the annual general meeting.

NOTE 3

SIGNIFICANT ACCOUNTING POLICIES

The Syndicate has elected to apply Canadian accounting standards for not-for-profit organizations in Part III of the *CICA Handbook*.

FUND ACCOUNTING

The syndicate uses the restricted fund method of accounting for externally restricted revenue.

(a) General Fund

The General Fund is used for the Syndicate's day-to-day ongoing activities. Membership fees are established annually by the directors based on expenses incurred to provide services and administer the Syndicate. The fund includes the assets, liabilities, revenues and expenses other than those related to the Contingency Fund.

(b) Contingency fund

The purpose of the contingency fund is to provide for major repairs and the replacement of common portions. Co-owners annual fees to the Contingency Fund must be at least 5% of the common expenses. The syndicate is the owner of this fund. This is a requirement under Article 1072 of the Civil Code of Quebec.

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31, 2012
(Unaudited)**

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NOTE 4

CO-OWNERS' EQUITY

These statements do not reflect the co-owners' interest in the buildings, land, etc. of the condominium, nor their other activities.

NOTE 5

MANAGEMENT ESTIMATES

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 6

FINANCIAL INSTRUMENTS

The Syndicate's financial instruments consist of cash, term deposits, accounts receivable, accounts payable and accrued liabilities. The fair values of these instruments correspond approximately to the carrying amount due to their relatively short-term maturity dates. Unless otherwise noted elsewhere in these financial statements, it is management's opinion that the Syndicate is not exposed to significant interest, currency or credit risks arising from these financial instruments.

NOTE 7

TERM DEPOSITS

Term deposits consist of a \$50,000 GIC maturing November 16th, 2012, bearing an interest rate of 1.75% annually, is not exposed to any significant interest rate risk.

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31, 2012
(Unaudited)**

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NOTE 8

STATUTORY INFORMATION

A statement of changes in net assets has not been included with these financial statements as, in the opinion of the co-owners, it would provide no useful information.

NOTE 9

STATEMENT PRESENTATION

The financial statements for the fiscal year ended October 31, 2012 are not audited.

NOTE 10

INTERFUND TRANSFER

As part of the budget, it was approved at the annual general meeting to transfer \$27,696.00 from the General fund to the Contingency fund.

NOTE 11

CASH FLOWS

A statement of cash flows has not been included in these financial statements, as it would not provide any additional meaningful information.

NOTE 12

RELATED PARTY TRANSACTIONS

During the year, the Syndicate paid \$10,800 in fees to the directors. This amount corresponds to the exchange amount, which is the consideration agreed to by the related parties.