

SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV

**FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV
(SYNDICATE OF CO-OWNERS)**

UNAUDITED FINANCIAL STATEMENTS

YEAR ENDED OCTOBER 31, 2021

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REVIEW ENGAGEMENT REPORT

To the Co-Owners of
**SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV
FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV (SYNDICATE OF CO-OWNERS)**

I have reviewed the accompanying financial statements of SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV/FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV (SYNDICATE OF CO-OWNERS), that comprise the balance sheet as at October 31, 2021 and the statements of operations & fund balances and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

My responsibility is to express a conclusion on the accompanying financial statements based on my review. I conducted my review in accordance with Canadian generally accepted standards for review engagements, which requires me to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, I do not express an audit opinion on these financial statements.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the financial statements do not present fairly, in all material respects, the financial position of SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV/FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV (SYNDICATE OF CO-OWNERS) as at October 31, 2021, and the results of its operations & fund balances and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Respectfully submitted

Aaron Schecter, CPA auditor, C A

CHARTERED PROFESSIONAL ACCOUNTANT

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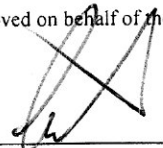
December 10, 2021
Montréal, Québec

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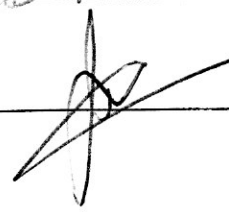
**SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV
 FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV (SYNDICATE OF CO-OWNERS)
 BALANCE SHEET
 AS AT OCTOBER 31, 2021
 (UNAUDITED)**

	GENERAL FUND	CONTINGENCY FUND	SELF INSURANCE FUND	Total 2021	Total 2020
	\$	\$	\$	\$	\$
ASSETS					
Current					
Cash (Note 6)	9,653	7,110	31,019	47,782	46,293
Short term investments (Notes 6 & 7)	-	152,150	-	152,150	135,000
Accounts receivable (Note 6)	1,317	-	-	1,317	536
Due from General Fund	20,000	-	-	20,000	-
	<u>30,970</u>	<u>159,260</u>	<u>31,019</u>	<u>221,249</u>	<u>181,829</u>
LIABILITIES					
Current					
Accounts payable (Note 6)	2,000	-	-	2,000	1,975
Due to Contingency Fund	-	20,000	-	20,000	-
	<u>2,000</u>	<u>20,000</u>	<u>-</u>	<u>22,000</u>	<u>1,975</u>
FUND BALANCES					
Internally restricted (Note 3)	-	177,546	31,019	208,565	179,903
Unrestricted (Note 3)	(9,316)	-	-	(9,316)	(49)
	<u>(9,316)</u>	<u>177,546</u>	<u>31,019</u>	<u>199,249</u>	<u>179,854</u>
	<u>(7,316)</u>	<u>197,546</u>	<u>31,019</u>	<u>221,249</u>	<u>181,829</u>

Approved on behalf of the Syndicate:


 _____, Administrator


 _____, Administrator


 _____, Administrator

The accompanying notes are an integral part of these financial statements.