

**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, 2022**

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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, 2022 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, 2022, 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 Schechter CPA, Auditor*  
CHARTERED PROFESSIONAL ACCOUNTANT  
#A102418

December 16, 2022  
Montréal, Québec

1.

SYNDICAT DES CO-PROPRIÉTAIRES DE FAIRVIEW HEIGHTS PHASE IV  
 FAIRVIEW HEIGHTS CONDOMINIUM PHASE IV (SYNDICATE OF CO-OWNERS)  
 BALANCE SHEET  
 AS AT OCTOBER 31, 2022  
 (UNAUDITED)

	GENERAL FUND	CONTINGENCY FUND	SELF INSURANCE FUND	Total 2022	Total 2021
	\$	\$	\$	\$	\$
<b>ASSETS</b>					
<b>Current</b>					
Cash (Note 6)	6,017	32,776	46,700	85,493	47,782
Short term investments (Notes 6 & 7)	-	153,958	-	153,958	152,150
Accounts receivable (Note 6)	458	-	-	458	1,317
Due from General Fund	20,000	-	-	20,000	20,000
	<u>26,475</u>	<u>186,734</u>	<u>46,700</u>	<u>259,909</u>	<u>221,249</u>
<b>LIABILITIES</b>					
<b>Current</b>					
Accounts payable (Note 6)	2,250	-	-	2,250	2,000
Due to Contingency Fund	-	20,000	-	20,000	20,000
	<u>2,250</u>	<u>20,000</u>	<u>-</u>	<u>22,250</u>	<u>22,000</u>
<b>FUND BALANCES</b>					
Internally restricted (Note 3)	-	190,129	46,499	236,628	208,565
Unrestricted (Note 3)	1,031	-	-	1,031	(9,316)
	<u>1,031</u>	<u>190,129</u>	<u>46,499</u>	<u>237,659</u>	<u>199,249</u>
	<u>3,281</u>	<u>210,129</u>	<u>46,499</u>	<u>259,909</u>	<u>221,249</u>

Approved on behalf of the Syndicate.

  
 \_\_\_\_\_, Administrator

  
 \_\_\_\_\_, Administrator

  
 \_\_\_\_\_, Administrator

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