

YORK CONDOMINIUM CORPORATION NO. 323
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
APRIL 30, 2008

YORK CONDOMINIUM CORPORATION NO. 323

APRIL 30, 2008

CONTENTS

	Page
AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Statement of Financial Position	2
Statement of Reserve Fund Operations and Fund Balance	3
Statement of General Fund Operations and Fund Balance	4
Schedule of Expenses	5
Statement of Cash Flows	6
Notes to the Financial Statements	7 - 8

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Arthur Elliott

Chartered
Accountant

Page 1

AUDITOR'S REPORT

To the Members of
York Condominium Corporation No. 323

I have audited the statement of financial position of York Condominium Corporation No. 323 as at April 30, 2008 and the statements of general fund operations and fund balance, reserve fund operations and fund balance and cash flows for the year then ended. These financial statements are the responsibility of the corporation's board of directors. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the corporation as at April 30, 2008 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



LICENCED PUBLIC ACCOUNTANT

TORONTO, CANADA

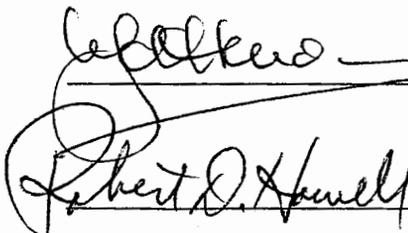
JUNE 26, 2008

YORK CONDOMINIUM CORPORATION NO. 323

STATEMENT OF FINANCIAL POSITION

	<u>2008</u>	April 30 <u>2007</u>
	\$	\$
ASSETS		
Cash - reserve fund	101,557	19,411
Reserve fund - investments	712,284	786,237
Reserve fund receivable	<u>-</u>	<u>50,000</u>
	<u>813,841</u>	<u>855,648</u>
Cash - general fund	153,505	179,575
Accounts receivable	753	724
Prepaid expenses and sundry assets	27,967	18,913
Participating interest in High Park Green Recreation Centre	<u>4,691</u>	<u>1,786</u>
	<u>186,916</u>	<u>200,998</u>
	<u>1,000,757</u>	<u>1,056,646</u>
 LIABILITIES		
Accounts payable and accrued liabilities - general fund	86,506	132,751
- reserve fund	<u>16,866</u>	<u>15,358</u>
	<u>103,372</u>	<u>148,109</u>
 FUND BALANCES		
RESERVE FUND	850,615	840,289
GENERAL FUND	<u>46,770</u>	<u>68,248</u>
	<u>897,385</u>	<u>908,537</u>
	<u>1,000,757</u>	<u>1,056,646</u>

APPROVED ON BEHALF OF THE BOARD:


 _____ DIRECTOR
 Robert D. Howell DIRECTOR

	April 30	
	<u>2008</u>	<u>2007</u>
	\$	\$
REVENUE		
Allocation of common element assessments	550,000	360,804
Transfer from general fund	60,000	-
Interest earned	<u>43,338</u>	<u>20,552</u>
	<u>653,338</u>	<u>381,356</u>
EXPENDITURES		
Garage roof slab repairs	525,212	3,445
Balcony repairs	71,324	1,768
Windows	14,146	28,388
Landscape	6,967	-
Standpipe	8,670	-
Canopy	4,722	-
Mechanical penthouse	7,838	-
Roof report	2,993	-
Superintendent suite	1,140	-
Building concrete repair	-	19,981
Caulking	-	18,020
Compactor	-	2,650
Driveway fire access	-	1,826
Elevator safety	-	3,816
Enter phone	-	5,483
Generator	-	6,351
Garage sprinkler system	-	21,136
Reserve fund study	<u>-</u>	<u>6,593</u>
	643,012	119,457
Less: Shared cost recoveries	<u>-</u>	<u>29,862</u>
	<u>643,012</u>	<u>149,319</u>
EXCESS OF REVENUE OVER EXPENDITURES FOR THE YEAR	10,326	232,037
FUND BALANCE, BEGINNING OF THE YEAR	<u>840,289</u>	<u>608,252</u>
FUND BALANCE, END OF THE YEAR	<u>850,615</u>	<u>840,289</u>

YORK CONDOMINIUM CORPORATION NO. 323

STATEMENT OF GENERAL FUND OPERATIONS AND FUND BALANCE

	2008 Budget (Note 5) \$	2008 Actual \$	April 30 2007 Actual \$
REVENUE			
Total common element assessments.	1,509,000	1,509,001	1,410,856
Miscellaneous income	<u>-</u>	<u>28,161</u>	<u>21,839</u>
	1,509,000	1,537,162	1,432,695
Less: Allocation to Reserve for Major Replacement and Repairs	<u>550,000</u>	<u>550,000</u>	<u>360,804</u>
General operating assessments	<u>959,000</u>	<u>987,162</u>	<u>1,071,891</u>
EXPENDITURES			
Utilities (Schedule)	500,000	448,785	463,626
Building services (Schedule)	85,130	87,533	90,298
Building maintenance and repairs (Schedule)	129,620	157,855	143,092
Staff wages and fees (Schedule)	172,450	163,124	176,861
Administration (Schedule)	58,900	51,339	89,548
High Park Green Recreation Centre	42,900	40,004	50,227
Contingency	<u>30,000</u>	<u>-</u>	<u>17,695</u>
	<u>1,019,000</u>	<u>948,640</u>	<u>1,031,347</u>
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES FOR THE YEAR	(60,000)	38,522	40,544
FUND BALANCE, BEGINNING OF YEAR	<u>-</u>	<u>68,248</u>	<u>196,161</u>
	(60,000)	106,770	236,705
Less: Land exchange costs	-	-	168,457
Transfer to reserve	<u>60,000</u>	<u>(60,000)</u>	<u>-</u>
FUND BALANCE, END OF YEAR	<u><u>-</u></u>	<u><u>46,770</u></u>	<u><u>68,248</u></u>

	2008 Budget (Note 5) \$	2008 Actual \$	April 30 2007 Actual \$
UTILITIES			
Natural gas	200,000	189,068	191,390
Electrical energy	230,000	194,780	207,893
Water	<u>70,000</u>	<u>64,937</u>	<u>64,343</u>
	<u>500,000</u>	<u>448,785</u>	<u>463,626</u>
BUILDING SERVICES			
Sports facility	1,500	511	573
Cable television	58,030	57,861	58,115
Refuse removal	5,000	7,019	4,194
Security	2,300	2,147	3,368
Parking garage	3,000	3,080	4,600
Building cleaning	<u>15,300</u>	<u>16,915</u>	<u>19,448</u>
	<u>85,130</u>	<u>87,533</u>	<u>90,298</u>
BUILDING MAINTENANCE AND REPAIRS			
Electrical	6,000	5,359	5,488
Elevator	11,600	11,909	11,497
Air conditioning	23,700	30,862	22,812
Plumbing	13,500	19,422	18,834
Doors, hardware and windows	6,000	11,899	3,903
Grounds	32,020	38,911	31,701
Concrete	1,500	1,493	1,881
Fire protection	6,000	8,240	5,534
General	<u>29,300</u>	<u>29,760</u>	<u>41,442</u>
	<u>129,620</u>	<u>157,855</u>	<u>143,092</u>
STAFF WAGES AND FEES			
Staff wages and benefits	77,150	73,657	83,655
Property management	<u>95,300</u>	<u>89,467</u>	<u>93,206</u>
	<u>172,450</u>	<u>163,124</u>	<u>176,861</u>
ADMINISTRATION			
Consulting fees	-	-	5,048
Insurance	27,000	26,892	26,162
Legal and audit	13,600	3,319	38,076
Administration expenses	<u>18,300</u>	<u>21,128</u>	<u>20,262</u>
	<u>58,900</u>	<u>51,339</u>	<u>89,548</u>

YORK CONDOMINIUM CORPORATION NO. 323

STATEMENT OF CASH FLOWS

Page 6

	April 30	
	<u>2008</u>	<u>2007</u>
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
General operations		
Excess (deficiency) of revenue over expenditures	(21,478)	40,544
Reserve operations		
Net increase in reserve fund	<u>10,326</u>	<u>232,037</u>
	<u>(11,152)</u>	<u>272,581</u>
Change in non-cash working capital		
Decrease in accounts receivable	49,971	40,328
(Increase) decrease in prepaid expenses and sundry assets	(9,054)	7,249
(Increase) decrease in participating interest in High Park Green Recreation Centre	(2,905)	37,044
Increase (decrease) in accounts payable and accrued liabilities	<u>(44,737)</u>	<u>13,179</u>
	<u>(6,725)</u>	<u>97,800</u>
Land exchange cost	-	<u>(168,457)</u>
NET INCREASE (DECREASE) IN CASH	(17,877)	201,924
CASH AT BEGINNING OF THE YEAR	<u>985,223</u>	<u>783,299</u>
CASH AT END OF THE YEAR	<u>967,346</u>	<u>985,223</u>
CASH CONSIST OF:		
Reserve Fund	813,841	805,648
General Fund	<u>153,505</u>	<u>179,575</u>
	<u>967,346</u>	<u>985,223</u>

Note 1: The corporation created under the Condominium Act of Ontario, is a corporation without share capital whose purpose is to manage and maintain for its members, as owners, their common elements and interest in the 193 dwelling units of a high rise building and 9 townhouse units in the City of Toronto.

Note 2: Summary of Significant Accounting Policies

(a) Fund Accounting

The corporation follows the restricted fund method of accounting for contributions.

The general fund reports the contributions from owners and expenses related to the operations and administration of the common elements.

The reserve fund reports the contributions from owners and expenditures for major repairs and replacements costs of the common elements and assets. Only major repairs and replacements of common elements are charged directly to this reserve fund. Minor repairs and replacements are charged to repairs and maintenance of the general fund. The Corporation segregates amounts accumulated for the purpose of financing future charges to the reserve fund in special accounts, for use only to finance such charges. Interest earned on these amount is credited directly to the reserve fund.

(b) Use of Estimates

The preparation of financial statements in accordance with Canadian generally accepted accounting principles requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

YORK CONDOMINIUM CORPORATION NO. 323

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
APRIL 30, 2008

Page 8

Note 3: Major Commitments

High Park Green Recreation Centre

The recreation centre is a common element to both York Condominium Corporation No. 323 and York Condominium Corporation No. 435. According to the agreements under the respective By-laws of these corporations the centre's costs are to be shared in the following portions:

York Condominium Corporation No. 323	36.5%
York Condominium Corporation No. 435	63.5%

The centre's net expenses for the year ended April 30, 2008 were \$109,599 (2007 - \$165,187).

Note 4: Reserve Fund

The Corporation, as required by the Condominium Act, 1998, has established a reserve fund for financing future major repairs and replacements of the common elements and assets.

The director's have used the comprehensive reserve fund study of Gillespie Building Consultants Inc. dated March 30, 2007 and such other information as was available to them in evaluating the adequacy of annual contributions to the reserve fund for major repairs and maintenance. The study projected a reserve fund balance on April 30, 2008 of \$565,193.

The reserve is evaluated on the basis of expected repairs and replacement costs and life expectancy of the common elements and assets on the Corporation. Such evaluation is based on numerous assumptions as to future events.

Note 5: Budget

The budgeted figures as presented for comparison purposes are those as approved by the Board, reclassified to conform with these financial statements. The budget information is unaudited and should not be considered as part of the financial statements on which an opinion has been rendered by the auditor.