

## INDEPENDENT AUDITORS' REPORT

To the Unit Owners  
Oxford Standard Condominium Corporation No 111

### Opinion

We have audited the financial statements of Oxford Standard Condominium Corporation No 111 ("the Organization"), which comprise the statement of financial position as at March 31, 2022, the statement of operations - operating fund and changes in fund balances, the statement of operations - reserve fund and changes in fund balances and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2022, and the results of operations and its cash flows for the year then ended in accordance with Canadian Accounting Standards for Not-for-Profit Organizations (ASNPO).

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, 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.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted

in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements (whether due to fraud or error), design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going-concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements (including the disclosures), and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*MW&CO*

**MW&CO Professional Corporation**  
**Chartered Professional Accountants**

Authorized to practise public accounting by the Chartered Professional Accountants of Ontario

Woodstock, Ontario  
August 4, 2022

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2022**  
**(Audited)**

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total 2022</u>	<u>Total 2021</u>
<b>ASSETS</b>				
<b>Current</b>				
Cash and bank (note 3)	\$ 27,658	\$ 83,489	\$ 111,147	\$ 204,808
Materials deposit	-	60,003	60,003	-
Prepaid expenses	528	-	528	5,199
	<u>\$ 28,186</u>	<u>\$ 143,492</u>	<u>\$ 171,678</u>	<u>\$ 210,007</u>

**LIABILITIES AND FUND BALANCES**

<b>Current</b>				
Accounts payable and accrued liabilities	\$ 15,212	\$ -	\$ 15,212	\$ 3,548
Due to (from) other funds	1,682	(1,682)	-	-
	<u>16,894</u>	<u>(1,682)</u>	<u>15,212</u>	<u>3,548</u>

**Fund balances**

Unrestricted	11,292	-	11,292	18,886
Restricted	-	145,174	145,174	187,573
	<u>11,292</u>	<u>145,174</u>	<u>156,466</u>	<u>206,459</u>
	<u>\$ 28,186</u>	<u>\$ 143,492</u>	<u>\$ 171,678</u>	<u>\$ 210,007</u>

Approved on Behalf of the Board

  
 Director

  
 Director

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**STATEMENT OF OPERATIONS - OPERATING FUND AND CHANGES IN FUND BALANCES**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

	Budget <u>2022</u> (unaudited)	Total <u>2022</u>	Total <u>2021</u>
<b>Revenues</b>			
Condominium fees	\$ 234,960	\$ 234,960	\$ 219,120
Interest income	-	-	13
Less: allocation to reserve fund (page 5)	<u>(79,735)</u>	<u>(79,735)</u>	<u>(71,845)</u>
	<u>155,225</u>	<u>155,225</u>	<u>147,288</u>
<b>Expenses</b>			
Administration	2,000	945	1,268
Audit fees	3,000	3,151	3,113
Bank charges and interest	780	741	759
Insurance	32,024	33,705	24,542
Lawn and landscaping	49,744	51,054	48,711
Legal fees	1,500	225	-
Management fees	13,407	13,407	13,017
Miscellaneous/contingency	800	792	1,309
Outstanding driveway repairs	-	7,397	(17,026)
Pool expenses	4,500	3,653	4,017
Repairs and maintenance	20,000	18,965	20,772
Snow removal	22,000	21,427	16,404
Telephone	340	340	340
Tennis court expenses	500	2,469	565
Utilities	<u>4,630</u>	<u>4,548</u>	<u>4,044</u>
	<u>155,225</u>	<u>162,819</u>	<u>121,835</u>
<b>Excess (deficiency) of revenue over expenses</b>	<u>\$ -</u>	(7,594)	25,453
<b>Fund balance, beginning of year</b>		<u>18,886</u>	<u>(6,567)</u>
<b>Fund balance, end of year</b>		<u>\$ 11,292</u>	<u>\$ 18,886</u>

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**STATEMENT OF OPERATIONS - RESERVE FUND AND CHANGES IN FUND BALANCES**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

	<u>Total</u> <u>2022</u>	<u>Total</u> <u>2021</u>
<b>Income</b>		
Reserve fund appropriation (page 4)	\$ 79,735	\$ 71,845
Interest earned	-	34
	<u>79,735</u>	<u>71,879</u>
<b>Expenses</b>		
Driveway replacement	-	2,137
Landscaping	4,520	16,696
Pool house repairs	-	1,412
Reserve fund study	-	2,938
Skylight repairs	3,627	4,204
Siding replacement	107,696	-
Site and supply services	6,291	-
	<u>122,134</u>	<u>27,387</u>
<b>Excess (deficiency) of income over expenses</b>	(42,399)	44,492
<b>Fund balance, beginning of year</b>	<u>187,573</u>	<u>143,081</u>
<b>Fund balance, end of year</b>	<u>\$ 145,174</u>	<u>\$ 187,573</u>

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

	<u>2022</u>	<u>2021</u>
<b>Cash flows from operating activities</b>		
Excess (deficiency) of revenues over expenses - operating fund	\$ (7,594)	\$ 25,453
Excess of income over expenses- reserve fund	<u>(42,399)</u>	<u>44,492</u>
	(49,993)	69,945
Changes in working capital components		
Materials deposit	(60,003)	-
Prepaid expenses	4,671	(4,803)
Accounts payable and accrued liabilities	<u>11,664</u>	<u>360</u>
	<u>(93,661)</u>	<u>65,502</u>
<b>Net increase (decrease) in cash</b>	(93,661)	65,502
<b>Cash and bank, beginning of year</b>	<u>204,808</u>	<u>139,306</u>
<b>Cash and bank, end of year</b>	<u>\$ 111,147</u>	<u>\$ 204,808</u>
<b>Cash and bank consists of:</b>		
Cash and bank	\$ 27,658	\$ 25,689
Reserve fund cash and bank	<u>83,489</u>	<u>179,119</u>
	<u>\$ 111,147</u>	<u>\$ 204,808</u>

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

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**1. Organization**

The corporation (known as Oxford Standard Condominium Corporation No. 111) was registered without share capital on November 4, 2014 pursuant to the Condominium Act, of Ontario.

The purpose of the corporation is to manage and maintain the common elements (as defined in the Corporation's Declaration and Bylaws) and to provide common services for the benefit of the owners of the 44 units of the building located at 615 to 701 Lansdowne Ave, Woodstock, Ontario.

**2. Significant accounting policies**

The accounting policies of the corporation are in accordance with Canadian Accounting Standards for Not-for-Profit Organizations. Outlined below are those policies considered particularly significant:

Fund accounting

*Operating fund*

The purpose of the operating fund is to manage the day to day operations of the organization, including the maintenance of common elements and the provision of common services for the benefit of the owners of the condominium.

*Reserve fund*

The corporation, as required by the Condominium Act, of Ontario, has established a reserve fund for financing future major repairs and replacements of the common elements. The assessments to finance major repairs and replacements are determined by using the straight-line method. Only major repairs and replacements of the common elements are charged directly to this reserve. The corporation segregates amounts accumulated for the purpose of financing future charges to the reserve fund in bank and investment accounts that must be used solely to finance such charges. Interest earned on these amounts is included in the reserve fund.

Financial instruments

The organization initially measures its financial assets and financial liabilities at fair value. The organization subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in net income.

Financial assets measured at amortized cost include cash and bank.

Financial liabilities measured at amortized cost include accounts payable.

**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

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**2. Accounting policies - continued**

Common elements

The common elements of the corporation are owned proportionately by the unit owners and consequently are not reflected as assets in these financial statements.

Capital expenditures

The cost of capital expenditures are written off in the year incurred.

Revenue recognition

The organization follows the restricted fund method of accounting for owners' assessments.

Owners' assessments are recognized as revenue in the statement of general fund operations monthly based on the budget distributed to owners each year. Interest and other revenue are recognized as revenue of the related fund when earned.

Use of 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, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of estimates include the recognition and valuation of accounts receivable, accrued interest and investments. By their nature, these estimates are subject to measurement uncertainty and actual results could differ.

Cash and bank

Cash and bank consist of cash on hand and balances with banks.

Income taxes

No provision is made for income taxes as the organization qualifies as a non-profit organization which is exempt from income tax under the *Income Tax Act*.

**3. Cash and bank**

Cash and bank consists of a TD Canada Trust operating account and a TD Canada Trust reserve account both yielding no interest.



**OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED MARCH 31, 2022**  
**(Audited)**

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**4. Reserve fund**

The corporation, as required by the Condominium Act, of Ontario, has established a reserve fund for financing future major repairs and replacements of the common elements. The assessments to finance the major repairs and replacements are determined using a funding approach.

The most recent reserve fund study report prepared by EXP Services Inc. dated December 9 2020 and implemented April 1, 2021, recommended an annual contribution for the year ending March 31, 2022 of \$79,735 (March 31, 2021 - \$71,845. The study recommended an increase of 11% for the year ending March 31, 2022 and 3% per year thereafter. Actual contributions in the current year were \$79,735.

The reserve fund balance of \$145,174 is lower than the balance recommended by the reserve fund study of \$178,335, by \$33,161 as of March 31, 2022.

**5. Budget**

The budgeted figures are presented for comparison purposes only and are unaudited.