

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
FINANCIAL STATEMENTS
JUNE 30, 2021**

INDEPENDENT AUDITOR'S REPORT

**TO: The Members of
The Canadian Condominium Institute - Toronto and Area Chapter**

Opinion

We have audited the financial statements of **The Canadian Condominium Institute - Toronto and Area Chapter** which comprise the statement of financial position as at June 30, 2021, and the statements of operating fund and accumulated surplus, contingency fund and 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 Canadian Condominium Institute - Toronto and Area Chapter** as at June 30, 2021, and the results of its operations and its cash flows for the year then ended, in accordance with Canadian accounting standards for not-for-profit organizations.

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 corporation 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 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.

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

The Board of Directors are responsible for overseeing **The Canadian Condominium Institute - Toronto and Area Chapter's** financial reporting process.

INDEPENDENT AUDITOR'S REPORT - cont'd

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 our 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 corporation'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 Canadian Condominium Institute - Toronto and Area Chapter'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 Canadian Condominium Institute - Toronto and Area Chapter** 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 the Board of Directors 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.




Furlong and Company LLP
Chartered Professional Accountants
Licensed Public Accountants

October 4, 2021
Toronto, Ontario


**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2021**

	2021	2020
Assets	\$	\$
Current		
Cash and investments (Note 3)	302,549	466,559
Accounts receivable (Note 4)	54,763	62,661
Prepaid expenses	<u>-</u>	<u>5,882</u>
	357,312	535,102
Long term		
Investments (Note 3)	<u>200,000</u>	<u>81,238</u>
	<u>557,312</u>	<u>616,340</u>
 Liabilities and Surplus		
Current		
Accounts payable and accruals	13,669	27,497
Deferred revenue	<u>79,694</u>	<u>101,579</u>
	<u>93,363</u>	<u>129,076</u>
 Surplus		
Accumulated surplus	363,949	387,264
Contingency fund (Note 5)	<u>100,000</u>	<u>100,000</u>
	<u>463,949</u>	<u>487,264</u>
	<u>557,312</u>	<u>616,340</u>

On behalf of the Board:



Director



Director

See accompanying notes.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
STATEMENT OF CONTINGENCY FUND
FOR THE YEAR ENDED JUNE 30, 2021**

	2021 \$	2020 \$
Balance - beginning of year	<u>100,000</u>	<u>100,000</u>
Balance - end of year	<u>100,000</u>	<u>100,000</u>

See accompanying notes.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
STATEMENT OF OPERATING FUND
FOR THE YEAR ENDED JUNE 30, 2021**

	BUDGET 2021 \$ (Note 8)	ACTUAL 2021 \$	ACTUAL 2020 \$
REVENUES			
Membership fees	373,350	377,990	392,613
Less: fees allocated to National	<u>(116,385)</u>	<u>(124,337)</u>	<u>(66,715)</u>
	256,965	253,653	325,898
Anniversary event	-	-	21,595
Courses and seminars	84,667	58,068	79,065
Advertising	100,000	73,034	121,800
CCI/ACMO joint conference (Note 7)	-	-	33,393
Interest and other income	<u>10,000</u>	<u>3,155</u>	<u>13,011</u>
	<u>451,632</u>	<u>387,910</u>	<u>594,762</u>
EXPENSES			
Membership	1,000	1,566	6,775
Advertising and promotion	1,000	-	-
Board and committees	89,600	18,343	52,198
Management fees	246,180	249,321	279,950
Administration	26,100	23,645	27,666
CCI-National (Note 6)	-	-	34,463
Printing and publications	121,200	86,240	131,401
Professional fees	3,600	3,725	3,698
Courses and seminars	<u>37,635</u>	<u>28,385</u>	<u>36,428</u>
	<u>526,315</u>	<u>411,225</u>	<u>572,579</u>
OPERATING (DEFICIT) SURPLUS FOR THE YEAR	<u>(74,683)</u>	<u>(23,315)</u>	22,183
ACCUMULATED SURPLUS			
Balance - beginning of year		<u>387,264</u>	<u>365,081</u>
Balance - end of year		<u>363,949</u>	<u>387,264</u>

See accompanying notes.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2021**

	2021 \$	2020 \$
Cash flows from operating activities		
Operating revenues	387,910	594,762
Operating expenses	<u>(411,225)</u>	<u>(572,579)</u>
	(23,315)	22,183
Changes in other non-cash operating accounts	<u>(21,933)</u>	<u>(17,039)</u>
Cash (used in) provided by operating activities	<u>(45,248)</u>	<u>5,144</u>
Cash flows from investing activities		
(Purchase) of investments	<u>(2,269)</u>	<u>(7,277)</u>
(Decrease) in cash during the year	(47,517)	(2,133)
Cash, beginning of year	<u>213,476</u>	<u>215,609</u>
Cash, end of year	<u>165,959</u>	<u>213,476</u>
Comprised of :		
Cash	<u>165,959</u>	<u>213,476</u>

See accompanying notes.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021**

1. OPERATIONS

The Canadian Condominium Institute - Toronto and Area Chapter operates on a charter given by the CCI-National. Its purpose is to promote the Condominium community in the Greater Toronto Area through the provision of courses, seminars, technical assistance and other information and through representation to governments on condominium legislation.

2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant accounting policies of the Chapter are as follows:

(a) Financial

The Chapter conducts its operations throughout the Metropolitan Toronto and outlying areas. These financial statements include the assets, liabilities, revenues and expenses of the Toronto and Area Chapter only and do not include the assets, liabilities, revenues and expenses of any other Chapters or the National Office.

(b) Revenue recognition

Revenue from members is recognized during the membership year which is the same as the fiscal year. Membership fees received in advance are included in deferred revenue. Revenues from courses, seminars, advertising, publications and interest are recognized as earned.

(c) Measurement uncertainty

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect 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.

The COVID-19 pandemic and its impact on the economy are constantly evolving in an unpredictable manner and present many variables and contingencies for modelling. In future periods, the effects of the pandemic may have material impacts on the corporation's anticipated revenues and expenses.

(d) Contributed services

Directors and members volunteer their time to assist in the chapter's activities. These services materially benefit the chapter, however a reasonable estimate of the time spent and its fair market value cannot be made and accordingly, these contributed services are not recognized in the financial statements.

(e) Financial instruments

The chapter's financial instruments consist of cash, investments, accounts receivable, accounts payable and accruals. Unless otherwise noted, it is the Board's opinion that the chapter is not exposed to significant interest or credit risks arising from these financial instruments. The fair value of these financial instruments approximate their carrying values, unless otherwise noted.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021**

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

(f) Income taxes

No provision for income taxes has been made in these financial statements since not-for-profit organizations are exempt from income taxes.

3. INVESTMENTS	Rate %	2021 \$	Rate %	2020 \$
Current				
Cash - bank account	0.30	165,959		213,476
Cash - broker	0.00	1,861		-
EQB high interest savings account	0.40	49,913	0.65	64,618
GIC maturing in 2021	0.90	84,816		-
GICs maturing in 2020		<u>-</u>	2.17 to 3.05	<u>188,465</u>
		<u>302,549</u>		<u>466,559</u>
Long term				
GICs maturing in 2022 - 0.96 to 1.15%		200,000		-
GIC maturing in 2021		<u>-</u>	2.31	<u>81,238</u>
		<u>200,000</u>		<u>81,238</u>

The above noted investments are stated at fair market value.

4. ACCOUNTS RECEIVABLE	2021 \$	2020 \$
ACMO-CCI Conference Advance	15,000	15,000
2019 ACMO-CCI conference income	33,393	33,393
Trade	<u>6,370</u>	<u>14,268</u>
	<u>54,763</u>	<u>62,661</u>

5. CONTINGENCY FUND

The Board of Directors has created a contingency fund. Its current policy is to increase the fund by adding one-half of each year's net operating surplus up to a fund limit of \$100,000.

6. CCI-NATIONAL ASSESSMENT

For the 2020 fiscal year, the Toronto and Area Chapter was assessed \$34,463 by CCI-National to assist with the funding of their national business plans.

**CANADIAN CONDOMINIUM INSTITUTE
TORONTO AND AREA CHAPTER
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021**

7. FINANCIAL INSTRUMENTS - FINANCIAL RISKS

The organization is exposed to various risks through its financial instruments and has a risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the organization's risk exposure and concentration.

(a) Credit risk

The organization may experience financial difficulty and be unable to fulfil their financial commitments.

(b) Public health crisis risks

In light of the uncertainty surrounding the duration and severity of the COVID-19 pandemic, it is not possible to reliably estimate the length and severity of the pandemic related impacts on the financial results and operations of the organization.

(c) Business model risk

The ACMO/CCI joint conferences scheduled for November 2020 and 2021 were cancelled.

8. 2021 BUDGET

The 2021 budget amounts are presented for information purposes only. They were approved by the Board of Directors and are unaudited.