

Caradoc Housing Corporation

Balance Sheet

As of 30 June 2024

	30 Jun 24	
ASSETS		
Current Assets		
Chequing/Savings		
1001 · Bank Account - Bank of Montreal	705,603.84	
1002 · Replacement Reserve Fund - BoM	5,484.05	
1004 · FN Property Tax Escrow	38,237.01	
Total Chequing/Savings	749,324.90	
Accounts Receivable		
1200 · Accounts Receivable	809.66	{1}
Total Accounts Receivable	809.66	
Other Current Assets		
1005 · Due From Capital Reserve Fund	-238,665.30	
1006 · Rep Res Fund - Due from Cap	238,665.30	
12100 · Mortgage Holdbacks Receivable	362,270.00	
1215 · Due from Tempo Developments	39,765.34	{2}
Total Other Current Assets	402,035.34	
Total Current Assets	1,152,169.90	
Fixed Assets		
1800 · 22645 Adelaide Rd - WIP	11,256,917.96	
1810 · Buildings & Land	520,227.00	
1811 · Accum Amortization - Buildings	-520,227.00	
Total Fixed Assets	11,256,917.96	
TOTAL ASSETS	12,409,087.86	
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2100 · Accounts Payable	13,421.49	
Total Accounts Payable	13,421.49	
Other Current Liabilities		
2300 - Due to Strathroy-Caradoc	3,100,000.00	
2102 · Rent Deposits on Hand		
2102.1 · Rent Deposits on Hand - PM	9,488.67	
2102.2 · Rent Deposits on Hand - CP	24,553.00	
Total 2102 · Rent Deposits on Hand	34,041.67	
2103 · Security Key Deposit		
2103.1 · Security Key Deposit - PM	135.66	
2103.2 · Security Key Deposit - CP	1,200.00	
Total 2103 · Security Key Deposit	1,335.66	
2110 · Accrued Liabilities	10,000.00	
2115 · Subsidy Payable	12,041.00	
25500 · GST/HST Payable	-1,382,821.92	
Total Other Current Liabilities	1,774,596.41	
Total Current Liabilities	1,788,017.90	
Long Term Liabilities		
2610 · Mortgage Payable-First National	7,838,036.73	
Total Long Term Liabilities	7,838,036.73	
Total Liabilities	9,626,054.63	

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Equity	
2620 · REPLACEMENT RESERVE FUND - BD0	211,859.59
2625 · Replacement Reserve Interest	32,289.76
2650 · Replacement Reserve Fund	-27,294.00
32000 · Retained Earnings	2,669,185.46
Net Income	-103,007.58
Total Equity	2,783,033.23
TOTAL LIABILITIES & EQUITY	12,409,087.86

{1} Consists of 3 NSF rent payments totaling \$2,484.66 (still receivable), net of a \$1,675 rent payment for July 1st included in June deposit.
{2} Consist of 50% of Last Month's Rent (LMR) deposits from Caradoc Place tenants being held by Property Manager, plus June rent collected by Tempo Properties, not yet received by CHC.