

SKYVIEW RANCH HOMEOWNERS ASSOCIATION
Financial Statements
Year Ended October 31, 2022

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

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Year Ended October 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Owners of Skyview Ranch Homeowners Association

Opinion

We have audited the financial statements of Skyview Ranch Homeowners Association (the Homeowners Association), which comprise the statement of financial position as at October 31, 2022, and the statements of revenues and expenditures and changes in net assets 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 Homeowners Association as at October 31, 2022, and the results of its operations and 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 Homeowners Association in accordance with 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.

Other Matter

We were engaged to conduct an audit, in accordance with Canadian generally accepted auditing standards, on the financial statements prepared by the Association's management in accordance with Canadian accounting standards for not-for-profit organizations. We were not engaged to, nor do we, provide any assurance as to whether the Association is in compliance with all aspects of The Societies Act and we were not engaged to, nor do we, provide any assurance as to the adequacy of the reserve fund to cover future major expenditures and replacements.

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 Homeowners Association'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 Homeowners Association or to cease operations, or has no realistic alternative but to do so.

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

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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 Homeowners Association'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 Homeowners Association'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 Homeowners Association 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.



Calgary, Alberta
February 6, 2023

C&E LLP Chartered Professional Accountants

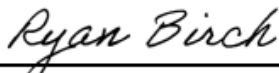

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Statement of Financial Position

October 31, 2022

	Capital Replacement Reserve Fund	Operating Fund	Total	Total
	2022	2022	2022	2021
ASSETS				
CURRENT				
Cash	\$ 25,709	\$ 285,790	\$ 311,499	\$ 913,082
Short term investments (Note 3)	4,736	-	4,736	-
Accounts receivable	-	142,722	142,722	144,202
Prepaid expenses	-	2,899	2,899	3,085
	30,445	431,411	461,856	1,060,369
INVESTMENTS (Note 3)	584,657	-	584,657	-
	\$ 615,102	\$ 431,411	\$ 1,046,513	\$ 1,060,369
LIABILITIES AND NET ASSETS				
CURRENT				
Accounts payable	\$ -	\$ 20,250	\$ 20,250	\$ 28,298
Goods and services tax payable	-	5,297	5,297	500
	-	25,547	25,547	28,798
NET ASSETS (Notes 2, 4)	615,102	405,864	1,020,966	1,031,571
	\$ 615,102	\$ 431,411	\$ 1,046,513	\$ 1,060,369

ON BEHALF OF THE BOARD


 _____ Director

 _____ Director

SKYVIEW RANCH HOMEOWNERS ASSOCIATION
Statement of Revenues and Expenditures and Changes in Net Assets
Year Ended October 31, 2022

	Budget	Capital Replacement Reserve Fund	Operating Fund	Total	Total
	2022	2022	2022	2022	2021
REVENUE					
Association fees	\$ 337,675	\$ -	\$ 333,055	\$ 333,055	\$ 310,932
Miscellaneous/legal collection fees	-	-	22,152	22,152	19,675
Interest and change in market value	-	(60,621)	(37)	(60,658)	1,676
Insurance recovery	-	-	-	-	265,126
Grant money	50,000	-	48,008	48,008	49,660
Reserve contributions	(49,955)	162,110	(162,110)	-	-
	337,720	101,489	241,068	342,557	647,069
EXPENSES <i>(Schedule 1)</i>	337,720	10,410	342,752	353,162	360,083
NET EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	-	91,079	(101,684)	(10,605)	286,986
NET ASSETS - BEGINNING OF YEAR	-	524,023	507,548	1,031,571	744,585
NET ASSETS - END OF YEAR	\$ -	\$ 615,102	\$ 405,864	\$ 1,020,966	\$ 1,031,571

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Statement of Cash Flows

Year Ended October 31, 2022

	2022	2021
FUND ACTIVITIES		
Excess of revenue over expenses	\$ (10,605)	\$ 286,986
Changes in non-cash working capital:		
Accounts receivable	1,480	19,034
Accounts payable	(8,048)	21,619
Prepaid expenses	186	(674)
Goods and services tax payable	4,797	(6,016)
	<u>(1,585)</u>	33,963
Cash flow from fund activities	<u>(12,190)</u>	320,949
INVESTING ACTIVITY		
Reserve fund investments	<u>(584,657)</u>	52,659
Cash flow from (used by) investing activity	<u>(584,657)</u>	52,659
INCREASE (DECREASE) IN CASH FLOW	(596,847)	373,608
Cash - beginning of year	<u>913,082</u>	539,474
CASH - END OF YEAR	<u>316,235</u>	913,082
CASH CONSISTS OF:		
Cash	\$ 311,499	\$ 913,082
Short term investments	4,736	-
	<u>\$ 316,235</u>	<u>\$ 913,082</u>

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2022

1. BASIS OF PRESENTATION

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Homeowners Association is a non-profit organization and the common area assets of the association are owned proportionately by the owners of the units and as such are not reflected as assets in these financial statements. The purpose of the Homeowners Association is to manage the common area assets and to maintain and provide services with respect to the day to day operations of the association.

The financial statements include only assets, liabilities, revenues and expenses relating to the operations of Homeowners Association. The statements do not include the cost of land or buildings and the outstanding principal balances owing on mortgages, which are the responsibility of the owners.

The Homeowners Association is a tax exempt organization for income tax purposes and has therefore made no provisions for income taxes on these financial statements.

Measurement uncertainty

When preparing financial statements according to Canadian accounting standards for not-for-profit organizations, management makes estimates and assumptions relating to:

- reported amounts of revenues and expenses
- reported amounts of assets and liabilities
- disclosure of contingent assets and liabilities.

Estimates are based on a number of factors including historical experience, current events and actions that the Homeowners Association may undertake in the future, and other assumptions that management believes are reasonable under the circumstances. By their nature, these estimates are subject to measurement uncertainty and actual results could differ. In particular, estimates are used in accounting for certain items such as revenues, allowance for doubtful accounts and useful lives of capital assets.

Fund Accounting

The Homeowners Association follows the restricted method of accounting for contributions.

The operating fund accounts for the associations operating and administrative activities.

The capital replacement reserve fund reports the fee assessments from unit owners that are to be set aside and used for future costs or major repairs or replacements.

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SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2022

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Revenue Recognition

The Homeowners Association recognizes association fee assessments related to general operations as revenue of the operating fund as billed to the owners. Billings for the association fees consist of estimates of monthly charges based on approved budgets. All expenses are recognized as they are incurred.

The association fees related to the Capital Replacement Reserve Fund are recognized as revenue of the Capital Replacement Reserve Fund.

Investment income earned on the Reserve Fund Investments are recognized as revenue of the Capital Replacement Reserve Fund.

Contributed Services

Volunteer services contributed on behalf of the Homeowners Association in carrying out its operating activities are not recognized in these financial statements due to the difficulty of determining their fair value.

Financial Instruments

Financial instruments are recorded at fair value when acquired or issued, with the exception of any related party transactions that are measured at the carrying amount or exchange amount, as appropriate. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income of the appropriate fund. All other financial instruments are reported as amortized cost, and tested for impairment at each reporting date. Transaction costs are recognized as an expense in the period incurred for all financial instruments subsequently measured at fair value. Financial instruments that are subsequently measured at amortized cost are adjusted by the transaction costs and financing fees that are directly attributed to their organization, issuance or assumption.

Financial assets measured at amortized cost include cash, and accounts receivable. Financial assets measured at fair value include reserve fund investments. Financial liabilities measured at amortized cost include accounts payable, and long-term debt.

Capital Replacement Reserve Fund

The Capital Replacement Reserve Fund is a fund established and maintained for the repair or replacement of any real and personal property owned by the Homeowners Association and the common property where such repair or replacement does not occur annually. When expenditures of a capital nature or for a major repair are incurred, they are charged against the reserve. The amount to be allocated to the Reserve Fund from operations is determined by the Board of Directors of the Homeowners Association.

Budget

The budget figures that appear on the statement of operating income are those approved by the Board of Directors and are presented for comparison purposes only. They have not been audited or reviewed but they have been reclassified to conform to the presentation in these financial statements.

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2022

3. INVESTMENTS HELD FOR THE CAPITAL REPLACEMENT RESERVE FUND ASSETS, AT FAIR VALUE

	<u>2022</u>
<u>Short term investments</u>	
Cash	<u>\$ 4,736</u>
<u>Long term investments</u>	
Common shares	\$ 218,833
Mutual funds	<u>365,824</u>
	<u>\$ 584,657</u>

4. ADEQUACY OF THE CAPITAL REPLACEMENT RESERVE FUND

The Homeowners Association has not as at the year end completed and approved it's reserve fund study to determine the adequacy of the capital replacement reserve fund.

5. FINANCIAL INSTRUMENTS

The Homeowners Association is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Homeowners Association's risk exposure and concentration as of October 31, 2022.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Homeowners Association is exposed to this risk mainly in respect of its accounts payable.

Market risk

Market Risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency rate risk, interest rate risk and other price risk. The Homeowners Association is mainly exposed to interest rate risk.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Homeowners Association manages exposure through its normal operating and financing activities. The Homeowners Association is exposed to interest rate risk primarily through its reserve fund investments.

6. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation.

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Expenses

(Schedule 1)

Year Ended October 31, 2022

	Budget	Capital Replacement Reserve Fund	Operating Fund	Total	Total
	2022	2022	2022	2022	2021
OPERATING EXPENSES					
Landscaping and snow removal	\$ 248,330	\$ -	\$ 259,563	\$ 259,563	\$ 239,333
Management fees	43,690	-	43,690	43,690	42,468
Office	34,500	-	24,493	24,493	31,064
General repairs and maintenance	2,500	-	6,218	6,218	3,000
Insurance	6,000	-	5,984	5,984	6,126
Audit and legal fees	2,000	-	1,711	1,711	2,649
Utilities	700	-	1,093	1,093	843
Insurance deductible	-	-	-	-	1,000
	<u>337,720</u>	<u>-</u>	<u>342,752</u>	<u>342,752</u>	<u>326,483</u>
CAPITAL REPLACEMENT RESERVE EXPENSES					
Landscaping	-	10,410	-	10,410	23,050
Dog poop stands	-	-	-	-	7,400
Garbage receptacles	-	-	-	-	3,150
	<u>-</u>	<u>10,410</u>	<u>-</u>	<u>10,410</u>	<u>33,600</u>
	<u>\$ 337,720</u>	<u>\$ 10,410</u>	<u>\$ 342,752</u>	<u>\$ 353,162</u>	<u>\$ 360,083</u>