

SKYVIEW RANCH HOMEOWNERS ASSOCIATION
Financial Statements
Year Ended October 31, 2024

SKYVIEW RANCH HOMEOWNERS ASSOCIATION
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Year Ended October 31, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Owners of Skyview Ranch Homeowners Association

Qualified 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, 2024, 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, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Homeowners Association as at October 31, 2024, 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 Qualified Opinion

In the course of our audit, we encountered certain limitations in the scope of our audit procedures related to the revenue recognition for membership fees, miscellaneous and late fees. The Association does not have adequate controls in place to fully verify the accuracy of the revenue collected from membership fees. As a result, we were unable to perform sufficient audit procedures to confirm the completeness and accuracy of the reported revenue. The revenue figures reported in the financial statements may, therefore, be materially misstated due to these limitations. We were unable to determine the potential effect of this limitation on the financial statements as of the reporting date. Our audit opinion on the financial statements for the year ended October 31, 2023 was modified because of the effects of this departure from Canadian accounting standards for not-for-profit organizations.

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 qualified audit 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.

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Independent Auditor's Report to the Owners of Skyview Ranch Homeowners Association (continued)

Those charged with governance are responsible for overseeing the Homeowners Association'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 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
April 8, 2025

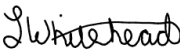


C&E LLP Chartered Professional Accountants

SKYVIEW RANCH HOMEOWNERS ASSOCIATION
Statement of Financial Position
October 31, 2024

	Operating Fund	Capital Replacement Reserve Fund	Total	Total
	2024	2024	2024	2023
ASSETS				
CURRENT				
Cash	\$ 386,168	\$ 186,894	\$ 573,062	\$ 379,865
Short term investments (Note 3)	-	966	966	877
Accounts receivable	125,303	-	125,303	142,982
Prepaid expenses	2,699	-	2,699	2,665
	514,170	187,860	702,030	526,389
INVESTMENTS (Note 3)	-	713,702	713,702	596,969
TOTAL ASSETS	\$ 514,170	\$ 901,562	\$ 1,415,732	\$ 1,123,358
LIABILITIES				
CURRENT				
Accounts payable	\$ 41,185	\$ -	\$ 41,185	\$ 7,576
Goods and services tax payable	5,953	-	5,953	5,161
TOTAL LIABILITIES	47,138	-	47,138	12,737
NET ASSETS (Notes 2, 4)	467,032	901,562	1,368,594	1,110,621
TOTAL LIABILITIES AND NET ASSETS	\$ 514,170	\$ 901,562	\$ 1,415,732	\$ 1,123,358

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, 2024

	Operating Budget	Operating Fund	Capital Replacement Reserve Fund	Total	Total
	2024	2024	2024	2024	2023
REVENUE					
Association fees	\$ 398,475	\$ 395,000	\$ -	\$ 395,000	\$ 364,330
Miscellaneous/legal collection fees	10,000	40,348	-	40,348	23,314
Grant money	60,000	57,355	-	57,355	57,270
Interest and change in market value	-	9,437	118,008	127,445	8,158
Reserve contributions	(60,000)	(60,000)	60,000	-	-
	408,475	442,140	178,008	620,148	453,072
EXPENSES (Schedule 1)	404,782	362,175	-	362,175	363,416
NET EXCESS OF REVENUE OVER EXPENSES	3,693	79,965	178,008	257,973	89,656
NET ASSETS - BEGINNING OF YEAR	-	387,067	723,554	1,110,621	1,020,965
NET ASSETS - END OF YEAR	\$ 3,693	\$ 467,032	\$ 901,562	\$ 1,368,594	\$ 1,110,621

SKYVIEW RANCH HOMEOWNERS ASSOCIATION**Statement of Cash Flows
Year Ended October 31, 2024**

	2024	2023
FUND ACTIVITIES		
Excess of revenue over expenses	\$ 257,973	\$ 89,656
Changes in non-cash working capital:		
Accounts receivable	17,680	(260)
Accounts payable	33,609	(12,675)
Prepaid expenses	(34)	234
Goods and services tax payable	792	(136)
	52,047	(12,837)
Cash flow from fund activities	310,020	76,819
INVESTING ACTIVITIES		
Long term investment activity	(116,734)	(12,312)
Short term investment activity	(89)	3,859
Cash flow used by investing activities	(116,823)	(8,453)
INCREASE IN CASH FLOW	193,197	68,366
Cash - beginning of year	379,865	311,499
CASH - END OF YEAR	\$ 573,062	\$ 379,865

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2024

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.

Cash and Cash Equivalents on the Statement of Cash Flows

Cash and cash equivalents include bank balances and cash held. Short term money market funds are not included as these are considered to be investments.

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, 2024

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 and Materials

Volunteer services and materials 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.

All financial assets and financial liabilities are measured at amortized cost, unless noted.

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.

Capital assets

Capital assets are recorded as expenses in the year they are acquired

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2024

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

	<u>2024</u>
<u>Short term investments</u>	
Cash	<u>\$ 966</u>
<u>Long term investments</u>	
Common shares	\$ 327,805
Mutual funds	376,117
Foreign securities	<u>9,781</u>
	<u>\$ 713,703</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, 2024.

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.

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SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Notes to Financial Statements

Year Ended October 31, 2024

5. FINANCIAL INSTRUMENTS *(continued)*

Risk management

The Homeowners Association manages its credit, liquidity and cash flow risk by restricting investments to a diverse range of government and corporate fixed income securities, and corporate shares. As it is the Homeowners Association's expectation to hold its investments to maturity, its cash flows are exposed to minimal interest rate and liquidity risk. The Homeowners Association has the power to place caveats on titles which significantly mitigates credit risk. The Homeowners Association manages liquidity risk by preparing an annual budget in consideration of the results of its reserve fund study, and may increase association fees and assess special levies to ensure it has sufficient funds.

6. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation. The changes do not affect prior year excess (deficiency) of revenues over expenditures.

SKYVIEW RANCH HOMEOWNERS ASSOCIATION

Expenses(Schedule 1)

Year Ended October 31, 2024

	Operating Budget	Operating Fund	Capital Replacement Reserve Fund	Total	Total
	2024	2024	2024	2024	2023
OPERATING EXPENSES					
Landscaping and snow removal	\$ 279,148	\$ 269,529	\$ -	\$ 269,529	\$ 240,315
Management fees	53,130	59,964	-	59,964	56,918
Office and bank charges	58,904	23,097	-	23,097	22,044
Insurance	9,100	5,964	-	5,964	5,445
Audit and legal fees	2,000	3,113	-	3,113	3,214
General repairs and maintenance	2,500	508	-	508	-
Non insurable expenses	-	-	-	-	35,480
	\$ 404,782	\$ 362,175	\$ -	\$ 362,175	\$ 363,416