

**Rosenthal Homeowners Association**  
**Financial Statements**  
For the year ended December 31, 2020

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## Independent Auditor's Report

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**To the Board of Directors of  
Rosenthal Homeowners Association**

### *Opinion*

We have audited the financial statements of Rosenthal Homeowners Association (the "Association"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations and 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 Association as at December 31, 2020, and its 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 Association 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 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 Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the 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:



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## Independent Auditor's Report

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- ♦ 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 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 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 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.

*BDO Canada LLP*

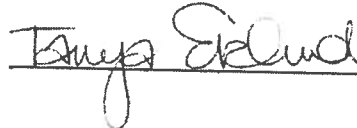

Chartered Professional Accountants

Calgary, Alberta  
March 25, 2021

**Rosenthal Homeowners Association  
Statement of Financial Position**

December 31	2020	2019
<b>Assets</b>		
<b>Current</b>		
Cash		
Short term investments (Note 3)	\$ 2,004	\$ 100,414
Accounts receivable (Note 2)	113,000	-
	18,480	14,298
	<b>\$ 133,484</b>	<b>\$ 114,712</b>
<b>Liabilities and Net Assets</b>		
<b>Current</b>		
Accounts payable and accrued liabilities (Note 5)	\$ 24,985	\$ 16,399
Deferred revenue	-	41,200
	24,985	57,599
Internally restricted net assets (Note 4)	108,499	57,113
	<b>\$ 133,484</b>	<b>\$ 114,712</b>

Approved on behalf of the board:


Director

Director

The accompanying notes are an integral part of these financial statements.

## Rosenthal Homeowners Association Statement of Operations and Net Assets

For the year ended December 31	2020	2019
Membership fee revenue	\$ 148,205	\$ 134,248
<b>Expenditures</b>		
Administration fees (Note 5)	24,000	24,000
Advertising	361	675
Legal and audit fees	7,082	13,659
Merchant and bank charges	4,244	2,393
Office expenses	10,634	12,347
Repairs and maintenance	37,144	36,737
Seasonal lighting	3,987	5,720
Utilities	13,958	14,188
	101,410	109,719
Excess of revenue over expenditures before the following item	46,795	24,529
Other income	4,591	3,637
Excess of revenues over expenditures for the year	51,386	28,166
Net assets, beginning of year	57,113	28,947
<b>Net assets, end of year</b>	\$ 108,499	\$ 57,113

The accompanying notes are an integral part of these financial statements.

**Rosenthal Homeowners Association  
Statement of Cash Flows**

<b>For the year ended December 31</b>	<b>2020</b>	<b>2019</b>
<b>Cash flows from operating activities</b>		
Excess of revenues over expenditures for the year	\$ 51,386	\$ 28,166
Change in non-cash working capital items		
Accounts receivable	(4,182)	(3,743)
Accounts payable and accrued liabilities	8,586	(7,682)
Deferred revenue	(41,200)	11,492
	<u>14,590</u>	<u>28,233</u>
<b>Cash flows from investing activity</b>		
Short term investments	<u>(113,000)</u>	-
<b>Increase (decrease) in cash during the year</b>	<b>(98,410)</b>	<b>28,233</b>
<b>Cash, beginning of year</b>	<u>100,414</u>	<u>72,181</u>
<b>Cash, end of year</b>	<b>\$ 2,004</b>	<b>\$ 100,414</b>

The accompanying notes are an integral part of these financial statements.

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# Rosenthal Homeowners Association

## Notes to the Financial Statements

December 31, 2020

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1. Summary of significant accounting policies

**Nature of operations**

The Rosenthal Homeowners Association (the "Association") is a not-for-profit organization that owns and operates amenities for the use of its members, the residents of Rosenthal. The Association was incorporated as a not-for-profit organization on October 10, 2012 under the Canada Societies Act. As such, the Association is exempt from income tax under Section 149 of the Income Tax Act and, therefore, has made no provisions for income taxes in these financial statements. The community was developed by Rosenthal Communities Inc., Lewis Estates Communities Inc. and Winterburn Developments Inc. (referred to collectively as the "Developers"). The Association is managed by Melcor Developments Ltd. ("Melcor"), and is governed by a Board of Directors, constituted, appointed and elected pursuant to the By-Laws of the Association. The Association commenced operations in 2018.

**Basis of accounting**

These financial statements of the Association have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

**Cash**

Cash consists of balances held with financial institutions.

**Short term investments**

Short term investments include guarantees investment certificates that mature within 12 months from the year-end date. The Association recognizes interest revenue as it is earned.

**Use of estimates**

The preparation of financial statements in accordance with ASNPO 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 those estimates and may have an impact on future periods. Accounts specifically affected by estimates in these financial statements are accounts receivable and accounts payable and accrued liabilities.

**Revenue recognition**

The Association uses the deferral method of accounting for contributions. Contributions of capital assets, or funds for the purchase of capital assets, which are subject to amortization are deferred and amortized on the same basis as those capital assets. Contributions of capital assets, or funds for the purchase of capital assets, which are not subject to amortization are recorded as a direct increase to net assets.

Membership fees are recognized as revenue in the year to which they relate. Restricted contributions are recognized as revenue in the year in which related expenses are incurred. Unrestricted contributions are recognized as revenue when received if the amount can be reasonably estimated and collection is reasonably assured. Deferred revenue includes membership fees that arise from receipt of payments in advance of the period in which they will be earned.

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## Rosenthal Homeowners Association Notes to the Financial Statements

December 31, 2020

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1. **Summary of significant accounting policies (continued)**

**Financial instruments**

All financial instruments are initially measured at fair value and subsequently measured at amortized cost, except for equities quoted on the active market which are required to be measured at fair value, and the financial instruments which are designated at fair value.

Financial assets are tested for impairment when changes in circumstances indicate that the asset could be impaired. Transaction costs on the acquisition and sale of financial instruments are expensed for those items re-measured at fair value at each balance sheet date and charged to the financial instrument for those measured at amortized cost.

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2. **Accounts receivable**

Included in accounts receivable is \$7,023 (2019 - \$2,191) receivable from the government for Goods and Services Taxes.

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3. **Short term investments**

The Association holds a letter of credit with the City of Edmonton in the amount of \$113,000 (2019 - \$nil) for the purpose of providing security for the amenities and structures that the Association will be responsible for constructing. As at December 31, 2020, the credit has not been drawn upon. The letter of credit is supported by guaranteed investment certificates bearing interest at 2.07%, maturing February 2021.

The total interest income recognized during the year was \$2,012 (2019 - \$nil).

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4. **Internally restricted net assets**

The Association has the discretion to transfer amounts to internally restricted net assets to be used for repairs or replacements in the future. During the year, the Association internally restricted \$51,386 (2019 - \$28,166) for future use in this regard.

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# Rosenthal Homeowners Association Notes to the Financial Statements

December 31, 2020

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## 5. Related party transactions

The Management Agreement grants Melcor and the Developers control of the management of the Association and management of the community amenities until the Effective Date.

The Effective Date is defined as the later of (i) the date upon which the Developers have sold their last lands within the Rosenthal development, or (ii) the date upon which all amounts owing to the Developers have been repaid. The Developers may, at an earlier date and at their discretion, transfer portions of the amenities or certain aspects of management to the Association. After the Effective Date, the Association becomes independent from Melcor and the Developers and will no longer receive their financial support.

During the year, the following related party transactions occurred:

Administration fees of \$24,000 were paid to Melcor (2019 - \$24,000), of which \$6,000 (2019 - \$6,000) remains in accounts payable and accrued liabilities at year end, as well as \$1,710 (2019 - \$832) of expense reimbursements due to Melcor.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

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## 6. Financial instruments

The Association, through its financial assets and liabilities, has exposure to the following risks from its use of financial instruments: credit risk and liquidity risk. The risks and related management strategies are discussed below:

### (a) Credit risk

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Association's credit risk is primarily related to its accounts receivable and cash. The accounts receivable represents annual charges not collected from members. The risk is mitigated due to the fact that the Association takes legal action on overdue accounts and places a lien on the property of the member and will collect the annual charge upon sale of the home if the member chooses not to pay the annual charge. The Association also has a growing membership which reduces the concentration of credit risk. The credit risk on cash is limited because the counterparty is a major Canadian financial institution.

### (b) Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with its financial obligations, including the risk the Association will not have sufficient funds to settle a transaction on the due date. The Association is exposed to this risk in respect of its accounts payable and accrued liabilities. This risk is mitigated by the Association having support from Melcor.

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## 7. Covid-19 Pandemic

The outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", resulted in worldwide emergency measures which have caused disruptions to business globally resulting in an economic slowdown. The duration and impact of the COVID-19 outbreak is unknown at this time. It is not possible to reliably estimate the length or effects of these developments, including the impact on the financial results of the Association in future periods.

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