

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Financial Statements**  
**For the Year Ended December 31, 2022**

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
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**Year Ended December 31, 2022**

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Jensen Lakes Homeowners Association

### *Opinion*

We have audited the financial statements of Jensen Lakes Homeowners Association (the organization), which comprise the statement of financial position as at December 31, 2022, and the statements of revenues and expenditures, 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 organization as at December 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 organization 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*

The financial statements for the year ended December 31, 2021 were prepared by another practitioner and are unaudited.

### *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 organization'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 organization or to cease operations, or has no realistic alternative but to do so.

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

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Independent Auditor's Report to the To the Members of Jensen Lakes Homeowners Association  
(continued)

*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 organization'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 organization'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 organization 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.

Edmonton, Alberta  
August 3, 2023

COLBY STECKY

CHARTERED PROFESSIONAL ACCOUNTANTS

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Statement of Financial Position**  
**As at December 31, 2022**

	<b>2022</b>	<b>2021</b>
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 122,017	\$ 173,862
Term deposits (Note 2)	2,000	-
Accounts receivable	9,826	12,848
Prepaid expenses	<u>6,687</u>	-
	<b>\$ 140,530</b>	<b>\$ 186,710</b>
<b>LIABILITIES</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 12,938	\$ 8,201
Goods and services tax payable	1,579	429
Deferred income	<u>84,052</u>	-
	<b>98,569</b>	<b>8,630</b>
<b>NET ASSETS</b>		
General	<b>41,961</b>	<b>178,080</b>
	<b>\$ 140,530</b>	<b>\$ 186,710</b>

**ON BEHALF OF THE BOARD**

John Casper Director  
Tanya Ekstrand Director

See notes to financial statements

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Statement of Revenues and Expenditures**  
**For the Year Ended December 31, 2022**

	<b>2022</b>	<b>2021</b>
<b>REVENUE</b>		
Membership Fees	\$ 139,784	\$ 82,332
Multifamily	-	5,152
Convenience fees	-	900
	<b>139,784</b>	<b>88,384</b>
<b>EXPENSES</b>		
Administration/management fees	30,050	13,000
Bank charges and merchant fees	4,516	2,271
Insurance	3,713	-
Office supplies	19,061	3,927
Professional fees	4,010	7,274
Repairs and maintenance	35,304	1,356
Salaries and wages	112,937	-
Community events	3,433	-
Telephone	3,407	-
Supplies & Sundry Expense	7,259	-
Utilities	8,427	1,583
	<b>232,117</b>	<b>29,411</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FROM OPERATIONS</b>	<b>(92,333)</b>	<b>58,973</b>
<b>OTHER INCOME</b>		
Interest on Membership Fees	2,133	1,689
General Start Up Costs	(45,919)	-
	<b>(43,786)</b>	<b>1,689</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>\$ (136,119)</b>	<b>\$ 60,662</b>

**Statement of Changes in Net Assets**  
**For the Year Ended December 31, 2022**

	<b>2022</b>	<b>2021</b>
<b>NET ASSETS - BEGINNING OF YEAR</b>	\$ 178,080	\$ 117,418
<b>DEFICIENCY OF REVENUE OVER EXPENSES</b>	<b>(136,119)</b>	<b>60,662</b>
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 41,961</b>	<b>\$ 178,080</b>

See notes to financial statements

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Statement of Cash Flows**  
**Year Ended December 31, 2022**

	<b>2022</b>	<b>2021</b>
<b>OPERATING ACTIVITIES</b>		
Cash receipts from customers	\$ 226,858	\$ 82,768
Cash paid to suppliers and employees	(275,470)	(20,075)
Interest received	2,133	1,689
Interest paid	(4,516)	(2,272)
Goods and services tax	<u>1,150</u>	<u>(271)</u>
<b>INCREASE (DECREASE) IN CASH FLOW</b>	<b>(49,845)</b>	61,839
<b>Cash - beginning of year</b>	<b>173,862</b>	112,024
<b>CASH - END OF YEAR</b>	<b>\$ 124,017</b>	<b>\$ 173,863</b>
<b>CASH CONSISTS OF:</b>		
Cash	\$ 122,017	\$ 173,862
Term deposits	<u>2,000</u>	-
	<b>\$ 124,017</b>	<b>\$ 173,862</b>

See notes to financial statements

**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Notes to Financial Statements**  
**Year Ended December 31, 2022**

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**1. PURPOSE OF THE ORGANIZATION**

Jensen Lakes Homeowners Association (the "Association") is a not-for-profit organization incorporated provincially under the Companies Act of Alberta. Management has determined that they are exempt from the payment of income tax under Section 149 (1) of the Income Tax Act.

The organization exists to maintain the community's features and amenities. The Association is managed by Core Management, and is governed by a Board of Directors, constituted, appointed and elected pursuant to the By-Laws of the Association.

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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Basis of presentation

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

Cash and cash equivalents

Cash consists of balances held in the financial institution.

Short Term Investments

Consists of term deposits with an original maturity dates over 3 months. They are accounted for at cost plus accrued interest which equals fair market value. .

Revenue recognition

Jensen Lakes Homeowners Association follows the deferral method of accounting for membership fees.

Membership fees are recognized as revenue in the year they relate to. The amounts are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Convenience fees are recognized when they are earned which is at the time of payment of membership fees.

Interest income is accrued as it is earned

Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

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**JENSEN LAKES HOMEOWNERS ASSOCIATION**  
**Notes to Financial Statements**  
**Year Ended December 31, 2022**

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

Financial instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

Financial assets are tested for impairment when changes in circumstances indicate that the asset could be impaired.

When financial instruments that include both a debt and an equity component are issued, the proceeds are allocated firstly to the component for which the fair value is more readily determinable, and the residual is allocated to the other component.

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**3. FINANCIAL INSTRUMENTS**

The organization 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 organization's risk exposure and concentration as of December 31, 2022.

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The organization is exposed to credit risk from customers. In order to reduce its credit risk, the Association has implemented a firm collections policy and contracts an arm's length third-party to collect on overdue accounts. Additionally, the Association places a lien on the property that is overdue to ensure collection upon sale of the home. The Association also has a growing membership which reduces the concentration of credit risk.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The organization is exposed to this risk mainly in respect of its receipt of funds from its customers and other related sources, callable debt in the form of notes payable, accounts payable, and accrued liabilities

Unless otherwise noted, it is management's opinion that the organization is not exposed to significant other price risks arising from these financial instruments.

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**4. COMPARATIVE FIGURES**

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

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