
ROYAL OAK ESTATES
HOMEOWNERS' ASSOCIATION

FINANCIAL STATEMENTS
NOVEMBER 30, 2021

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

November 30, 2021

TABLE OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| INDEPENDENT AUDITOR'S REPORT | 1 |
| FINANCIAL STATEMENTS: | |
| Balance Sheet - Assets | 2 |
| Balance Sheet - Liabilities | 3 |
| Statement of Revenue and Expenses and Homeowners' Equity | 4 |
| Statement of Cash Flow | 5 |
| Notes to Financial Statements | 6 |

PDM ENTERPRISES LTD

7 Pantego Avenue NW

Calgary, AB T3K 0C4

Tel (403) 293-1158

iFax (403) 776-7736

Email: patmedin@telus.net

Email: patriciamedina.pdm@gmail.com

INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Royal Oak Estates Homeowners Association
Calgary, Alberta**

I have prepared an audited balance sheet of ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION as at November 30, 2021 and the statement of revenue and expenses and homeowner's equity for the year then ended, from information provided by the board. It is my responsibility to express an opinion on these financial statements based on my audited preparation.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining evidence supporting the amounts and disclosures in the information provided by the board. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred present fairly, the financial position of Royal Oak Estates Homeowners Association as of November 30, 2021 and the results of its operations for the year ended in conformity with accounting principles generally accepted in Canada.

The Association has not estimated the remaining lives and replacements cost of property, therefore, has not presented supplementary information on future repairs and replacements.

Calgary, Alberta

March 20, 2022

PATRICIA MEDINA,
Public Accountant

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

BALANCE SHEET
November 30, 2021
(Audited)

ASSETS

| | 2021 | 2020 |
|----------------------------------|---------------------|---------------------|
| CURRENT | | |
| Bank balance | \$ 63,540.18 | \$ 59,914.27 |
| Accounts receivable - billed | 10,325.67 | 13,836.31 |
| Accounts receivable - accrued | 11,244.74 | 9,771.55 |
| Prepaid utilities | 0.00 | 0.00 |
| | <u>85,110.59</u> | <u>83,522.13</u> |
| FIXED | | |
| Equipment | \$ 0 | \$ 0 |
| Improvements | 12,790.53 | 12,790.53 |
| Accumulated depreciation | (0) | (0) |
| | <u>12,790.53</u> | <u>12,790.53</u> |
| APPROVED BY THE BOARD | | |
| _____ President | | |
| _____ Secretary | | |
| _____ Treasurer | | |
| | <u>\$ 97,901.12</u> | <u>\$ 96,312.66</u> |

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

BALANCE SHEET
November 30, 2021
(Audited)

LIABILITIES

| | 2021 | 2020 |
|----------------------------|------------------|------------------|
| CURRENT | | |
| Accounts payable - billed | \$ 10,800.54 | \$ 9,212.08 |
| Accounts payable - accrued | 1,044.75 | 1,019.55 |
| | <u>11,845.29</u> | <u>10,231.63</u> |

HOMEOWNERS' EQUITY

| | | |
|----------------------------------|---------------------|---------------------|
| Balance November 30, 2020 | \$ 86,081.03 | \$ 86,081.03 |
| Excess of Expenses over Revenues | (25.20) | 0.00 |
| Balance November 30, 2021 | <u>\$ 86,055.83</u> | <u>\$ 86,081.03</u> |

| | | |
|--|---------------------|---------------------|
| | <u>\$ 97,901.12</u> | <u>\$ 96,312.66</u> |
|--|---------------------|---------------------|

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

**STATEMENT OF REVENUE AND EXPENSES AND
HOMEOWNERS' EQUITY FOR THE YEAR ENDED**

November 30, 2021

(Audited)

| | 2021 | 2020 |
|--|---------------------|---------------------|
| REVENUE | | |
| City of Calgary | \$ 104,009.00 | \$ 126,206.52 |
| Interest Income | 0.00 | 0.00 |
| | 104,009.00 | 126,206.52 |
| EXPENSES | | |
| Annual general meeting expenses | 596.34 | 524.96 |
| Lanscaping and snow removal | 62,312.25 | 58,616.25 |
| Insurance | 5,256.00 | 4,809.83 |
| Utilities - electricity | 2,876.78 | 2,412.70 |
| Utilities - water | 0.00 | 0.00 |
| Communication and Website | 811.94 | 924.98 |
| Repairs and maintenance | 30,868.69 | 57,567.25 |
| Repairs and maintenance - New Trees | 0.00 | 0.00 |
| Office supplies | 181.65 | 208.20 |
| Notices to residents | 0.00 | 0.00 |
| Bank charges | 85.80 | 122.80 |
| Accounting | 1,044.75 | 1,019.55 |
| Legal | 0.00 | 0.00 |
| Depreciation | 0.00 | 0.00 |
| | 104,034.20 | 126,206.52 |
| EXCESS OF EXPENSES OVER REVENUE | (\$ 25.20) | \$ 0.00 |
| Homeowners' Equity | | |
| Beginning of the year | \$ 86,081.03 | \$ 86,081.03 |
| End of the year | \$ 86,055.83 | \$ 86,081.03 |

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED
November 30, 2021
(Audited)**

| | 2021 | 2020 |
|--|---------------------|---------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Excess of Revenues Over Expenses | (\$ 25.20) | \$ 0.00 |
| Depreciation Expense | 0.00 | 0.00 |
| <u>(Increase) Decrease in Assets -</u> | 0.00 | 0.00 |
| Assessments Receivable | 2,037.45 | 3,687.55 |
| Prepaid utilities | 0.00 | 0.00 |
| <u>Increase (Decrease) in Liabilities -</u> | | |
| Accounts Payable | 1,613.66 | 1,665.52 |
| Income Taxes Payable | 0.00 | 0.00 |
| CHANGES IN CASH FROM OPERATING ACTIVITIES | 3,625.91 | 5,353.07 |
| CASH FLOWS FROM INVESTING ACTIVITIES: | | |
| Acquisition of equipment | 0.00 | 0.00 |
| CASH, beginning of year | 59,914.27 | 54,561.20 |
| CASH, end of the year | \$ 63,540.18 | \$ 59,914.27 |

ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

November 30, 2021

(Audited)

NOTE 1. NATURE OF ORGANIZATION:

Purpose

Royal Oak Estates Homeowners Association is a homeowners association organized as a non-profit corporation in the Province of Alberta. The Association is responsible for the operation and maintenance of the common areas of a residential real estate development for the benefit of its members.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Member Assessments

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, repairs, replacements and maintenance of common areas. Accounts receivable at November 30, 2021 consist of monies due from the City of Calgary as provisions for monthly expenses for the months of October and November 2021. Any excess assessments at year end will be retained by the Association for use in future years.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners and not by the Association. Equipment is recorded and depreciated using the straight-line method. Current capitalized equipment consists of common area equipment. No provision has been made for depreciation of equipment and improvements at November 30, 2021.