

**THE GRANGE HOMEOWNERS ASSOCIATION**

**Financial Statements**

**Year Ended December 31, 2008**



**THE GRANGE HOMEOWNERS ASSOCIATION**  
**Index to Financial Statements**  
**Year Ended December 31, 2008**

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	Page
AUDITORS' REPORT	1
FINANCIAL STATEMENTS	
Statement of Financial Position	2
Statement of Revenues and Expenditures	3
Statement of Changes in Net Assets	4
Statement of Cash Flows	5
Notes to Financial Statements	6 - 7



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## AUDITORS' REPORT

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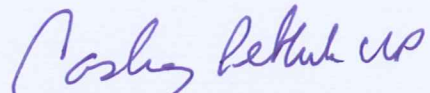
To the Directors of The Grange Homeowners Association

We have audited the statement of financial position of The Grange Homeowners Association as at December 31, 2008 and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the association as at December 31, 2008 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Edmonton, Alberta  
October 27, 2009

  
CHARTERED ACCOUNTANTS



THE GRANGE HOMEOWNERS ASSOCIATION

Statement of Financial Position

December 31, 2008

	2008	2007
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 9,425	\$ 11,069
Guaranteed investment certificates	13,777	13,873
Accounts receivable	67,766	46,366
	<u>\$ 90,968</u>	<u>\$ 71,308</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 13,749	\$ 10,527
Deferred revenue (Note 3)	36	36
	<u>13,785</u>	<u>10,563</u>
<b>NET ASSETS</b>		
Net assets restricted for emergency purposes (Note 4)	10,000	10,000
Unrestricted net assets	67,183	50,745
	<u>77,183</u>	<u>60,745</u>
	<u>\$ 90,968</u>	<u>\$ 71,308</u>

ON BEHALF OF THE BOARD

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director



**THE GRANGE HOMEOWNERS ASSOCIATION**  
**Statement of Revenues and Expenditures**  
**Year Ended December 31, 2008**

	2008	2007
<b>REVENUE</b>		
Membership fees	\$ 25,000	\$ 25,000
Interest	353	458
	<u>25,353</u>	<u>25,458</u>
<b>EXPENSES</b>		
Insurance	1,051	1,225
Interest and bank charges	84	104
Management fees	3,812	3,447
Office	356	152
Professional fees	3,344	3,744
Rental	-	303
Website maintenance	268	268
	<u>8,915</u>	<u>9,243</u>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<u>\$ 16,438</u>	<u>\$ 16,215</u>



**THE GRANGE HOMEOWNERS ASSOCIATION**  
**Statement of Changes in Net Assets**  
**Year Ended December 31, 2008**

	Unrestricted Net Assets	Restricted Net Assets	2008	2007
<b>NET ASSETS - BEGINNING OF YEAR</b>	\$ 50,745	\$ 10,000	<b>\$ 60,745</b>	\$ 44,530
Excess of revenue over expenses	16,438	-	<b>16,438</b>	16,215
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 67,183</b>	<b>\$ 10,000</b>	<b>\$ 77,183</b>	<b>\$ 60,745</b>



THE GRANGE HOMEOWNERS ASSOCIATION

Statement of Cash Flows

Year Ended December 31, 2008

	2008	2007
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenses	\$ 16,438	\$ 16,215
Changes in non-cash working capital:		
Accounts receivable	(21,400)	(22,441)
Accounts payable and accrued liabilities	3,222	2,020
Deferred revenue	-	(401)
	<u>(18,178)</u>	<u>(20,822)</u>
<b>DECREASE IN CASH FLOW</b>	<b>(1,740)</b>	<b>(4,607)</b>
Cash - beginning of year	<u>24,942</u>	<u>29,549</u>
<b>CASH - END OF YEAR</b>	<b>\$ 23,202</b>	<b>\$ 24,942</b>
<b>CASH FLOWS SUPPLEMENTARY INFORMATION</b>		
Interest paid	\$ 83	\$ 104
<b>CASH CONSISTS OF:</b>		
Cash	\$ 9,425	\$ 11,069
Guaranteed investment certificates	<u>13,777</u>	<u>13,873</u>
	<u>\$ 23,202</u>	<u>\$ 24,942</u>



# THE GRANGE HOMEOWNERS ASSOCIATION

## Notes to Financial Statements

Year Ended December 31, 2008

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### 1. PURPOSE OF THE ASSOCIATION

The Grange Homeowners Association (the "Association") was incorporated on March 5, 2004 under the Societies Act of Alberta and is not subject to income tax under Paragraph 149(1)(l) of the Canadian Income Tax Act. The Association was formed to provide the opportunity to enhance and augment the level of maintenance within the Grange community. An encumbrance has been registered against each lot ensuring that all property owners are obligated to the Association and allows for the collection of fees from the lots registered under the encumbrance. An elected Board of Directors from the Association will determine the maintenance program and associated fees, if any, to be implemented.

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Cash and cash equivalents

Cash includes cash and cash equivalents. Cash equivalents are highly liquid investments having maturities of one year or less at the date of purchase.

#### Investments

Investments in guaranteed investment certificates are recorded at cost plus accrued interest.

#### Revenue Recognition

The Association follows the deferred method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable and the amount to be received can be reasonably estimated and collection is reasonably assured.

Revenue from memberships is recognized as revenue in the period to which the fee relates. Membership fees received in advance are recorded as deferred revenue.

Investment income is recognized as revenue when earned.

#### Contributed services

Volunteers contribute significant amounts of time to assist the Association in carrying out its activities. Due to the difficulty of determining a fair value for their services, there has been no amount recognized in these financial statements.

#### Measurement uncertainty

The preparation of financial statements in conformity with Canadian generally accepted accounting principles 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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### 3. DEFERRED REVENUE

Deferred revenue represents membership fees received in the current period that are related to the subsequent period.

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**THE GRANGE HOMEOWNERS ASSOCIATION**

**Notes to Financial Statements**

**Year Ended December 31, 2008**

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4. INTERNALLY RESTRICTED NET ASSETS

The Board of Directors has internally restricted \$10,000 of net assets for use as an emergency fund and for future special projects yet to be determined.

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5. FINANCIAL INSTRUMENTS

The association's financial instruments consist of cash and cash equivalents, accounts receivable, accounts payable and accrued liabilities. Unless otherwise noted, it is management's opinion that the association is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair value of these financial instruments approximate their carrying values, unless otherwise noted.

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