

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**

**FINANCIAL STATEMENTS**

**December 31, 2023**



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## Independent Auditor's Report

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To the Board of Directors of Chappelle Gardens Residents Association

### Opinion

We have audited the financial statements of Chappelle Gardens Residents Association (the "Association"), which comprise the statement of financial position as at December 31, 2023, and the statements of operations, 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 Association as at December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### 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 these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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:

- 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  
April 5, 2024

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Statement of Financial Position**  
**As at December 31**

	2023	2022
<b>CURRENT ASSETS</b>		
Cash	\$ 190,971	\$ 206,323
Accounts receivable (Note 3)	19,594	26,538
Prepaid expenses	23,403	16,960
	<u>233,968</u>	<u>249,821</u>
<b>CAPITAL ASSETS (Note 2)</b>	<u>7,566,618</u>	<u>7,761,817</u>
	<b>\$ 7,800,586</b>	<b>\$ 8,011,638</b>
<b>CURRENT LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 3)	89,650	63,724
Goods and services tax payable	15,214	11,737
Demand loan payable (Note 4)	2,813,590	2,921,969
Deferred revenue	380,172	295,070
	<u>3,298,626</u>	<u>3,292,500</u>
<b>DEFERRED CAPITAL CONTRIBUTIONS (Note 5)</b>	<u>2,176,838</u>	<u>2,290,944</u>
<b>LOAN PAYABLE (Note 6)</b>	<u>-</u>	<u>60,000</u>
	<u>5,475,464</u>	<u>5,643,444</u>
<b>NET ASSETS (DEFICIENCY) (Note 8)</b>		
Net assets invested in capital assets	5,389,780	5,470,873
Unrestricted net deficiency	(3,064,658)	(3,102,679)
	<u>2,325,122</u>	<u>2,368,194</u>
	<b>\$ 7,800,586</b>	<b>\$ 8,011,638</b>
<b>Commitments (Note 9)</b>		

Approved on behalf of the Association:

DocuSigned by: <i>Tolulope Oluhenga</i>	2024-04-05   13:21:49 PDT
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**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Statement of Operations**  
**For the year ended December 31**

	<u>2023</u>	<u>2022</u>
<b>REVENUE</b>		
Membership fees	\$ 927,447	\$ 857,564
Rental and programming	219,810	198,940
Amortization of deferred capital contribution (Note 5)	114,106	115,992
Interest and other (Note 3 and Note 6)	75,967	117,370
Grant	20,000	21,214
Sponsor	18,048	18,214
	<u>\$ 1,375,378</u>	<u>\$ 1,329,294</u>
<b>EXPENSES</b>		
Salaries and benefits	570,113	563,098
Amortization of capital assets	233,389	236,074
Interest	213,692	137,745
Utilities	93,879	93,398
Administration	88,884	88,303
Programs and events	65,869	110,924
Professional fees (Note 3)	63,455	51,662
Repairs and maintenance	61,002	87,472
Insurance	19,260	16,705
Advertising and promotion	8,491	8,169
Property tax	416	415
	<u>1,418,450</u>	<u>1,393,965</u>
<b>DEFICIENCY OF REVENUE OVER EXPENSES</b>	<u><u>\$ (43,072)</u></u>	<u><u>\$ (64,671)</u></u>

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Statement of Changes in Net Assets**  
**At December 31**

	<b>Invested in Capital</b>			
	<b>Assets</b>	<b>Unrestricted</b>	<b>2023</b>	<b>2022</b>
<b>BALANCE, BEGINNING OF YEAR</b>	<b>\$ 5,470,873</b>	<b>\$ (3,102,679)</b>	<b>\$ 2,368,194</b>	<b>\$ 2,432,865</b>
Acquisition of capital assets	38,190	(38,190)	-	-
Deficiency of revenue over expenses	-	(43,072)	(43,072)	(64,671)
Amortization of capital assets	(233,389)	233,389	-	-
Amortization of deferred contributions	114,106	(114,106)	-	-
<b>BALANCE, END OF YEAR</b>	<b>\$ 5,389,780</b>	<b>\$ (3,064,658)</b>	<b>\$ 2,325,122</b>	<b>\$ 2,368,194</b>

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Statement of Cash Flows**  
**For the year ended December 31**

	<u>2023</u>	<u>2022</u>
<b>NET (OUTFLOW) INFLOW OF CASH RELATED TO:</b>		
<b>OPERATING ACTIVITIES</b>		
Deficiency of revenue over expenses	\$ (43,072)	\$ (64,671)
Items not affecting cash		
Amortization of capital assets	233,389	236,074
Amortization of deferred capital contribution	<u>(114,106)</u>	<u>(115,992)</u>
	76,211	55,411
Changes in non-cash working capital items		
Accounts receivable	6,944	8,686
Prepaid expenses	(6,443)	11,825
Accounts payable and accrued liabilities	25,926	(26,443)
Goods and services tax	3,477	608
Deferred revenue	<u>85,102</u>	<u>(15,888)</u>
	191,217	34,199
<b>INVESTING ACTIVITIES</b>		
Acquisition of capital assets	<u>(38,190)</u>	<u>(49,654)</u>
	<b>(38,190)</b>	<b>(49,654)</b>
<b>FINANCING ACTIVITIES</b>		
Repayments of demand loan payable	(108,379)	(117,267)
Repayment of loan payable	<u>(60,000)</u>	<u>-</u>
	<b>(168,379)</b>	<b>(117,267)</b>
<b>NET CASH OUTFLOW</b>	<u><b>(15,352)</b></u>	<u><b>(132,722)</b></u>
<b>CASH, BEGINNING OF YEAR</b>	206,323	339,045
<b>CASH, END OF YEAR</b>	<u><b>\$ 190,971</b></u>	<u><b>\$ 206,323</b></u>

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

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**1. SIGNIFICANT ACCOUNTING POLICIES**

a) Purpose

The Chappelle Gardens Residents Association (the "Association") was incorporated as a not-for-profit corporation on August 25, 2010 under Section 9 of the Companies Act of the Province of Alberta, R.S.A. 1980. As such, the Association is exempt from income tax under Section 149 of the Income Tax Act. The Association owns and operates amenities for the use of its members, the residents of Chappelle Gardens. The operations of the Association are governed by the Chappelle Gardens Management Agreement (the "Agreement") dated March 31, 2011, as amended by an Amending Agreement dated April 15, 2011 between the Association and Brookfield Residential (Alberta) LP ("Brookfield Residential").

b) Basis of Accounting

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

c) 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, such as grants and donations not designated for a specific purpose, are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Rental and programing revenues, sponsor revenues, and interest are recorded on an accrual basis and are recognized when amounts are known and collection is reasonably assured.

Government assistance is recognized as revenue when received or receivable, if the amount can be reasonably estimated and collection is reasonable assured.

d) Use of Estimates

In accordance with ASNPO, estimates and assumptions are made by management in the preparation of these financial statements. These estimates may impact the amounts included in the financial statements. The most significant of these estimates are related to amortization and the estimated useful life of the capital assets, and accrued liabilities. Actual results could differ from these estimates.



**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**1. SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

e) Capital Assets

Capital assets purchased by the Association are recorded at cost. Capital assets contributed to the Association are recorded at fair value on the date of contribution.

Amortization is based on estimated useful life calculated on a straight line basis as follows:

Equipment	5 years
Vehicles	10 years
Park Amenities	25 years
Building	40 years

f) Financial Instruments

A financial asset or liability is recognized when the Association becomes party to the contractual provisions of the financial instrument. All financial instruments, except derivative financial instruments, are initially measured at fair value and subsequently at cost or amortized cost. Derivative financial instruments are subsequently measured at fair value with changes being reported in excess of revenue over expenses.

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.

g) Impairment of Long-Lived Assets

Tangible capital assets are tested annually for impairment where impairment indicators are present. This would occur if an item no longer contributes to the Association's ability to provide services. Any excess of the item's carrying value, with no long-term service potential, over its residual value is recognized as an expense of the period.

**2. CAPITAL ASSETS**

	<b>2023</b>			<b>2022</b>
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Equipment	\$ 183,947	\$ 158,381	\$ 25,566	\$ 22,651
Vehicles	137,991	103,412	34,579	48,379
Park Amenities	3,822,358	1,032,807	2,789,551	2,923,725
Building	2,269,400	397,478	1,871,922	1,922,062
	6,413,696	1,692,078	4,721,618	4,916,817
Land	2,845,000	-	2,845,000	2,845,000
	<b>\$ 9,258,696</b>	<b>\$ 1,692,078</b>	<b>\$ 7,566,618</b>	<b>\$ 7,761,817</b>

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**3. RELATED PARTY TRANSACTIONS**

The Agreement grants Brookfield Residential control of the management of the Association and management of the Chappelle Gardens' amenities until the Effective Date (defined below). Until such time, the powers of the Officers and Directors to manage the business affairs of the Association are temporarily restrained.

The Effective Date is defined as the later of: (i) six (6) months after the date upon which Brookfield Residential has sold its last lands within the Chappelle Gardens Lands; or, (ii) the date upon which all amounts owing to Brookfield Residential have been repaid. Brookfield Residential may, at an earlier date and at its discretion, transfer portions of the amenities or certain aspects of management to the Association.

During the year, the following transactions occurred with Brookfield Residential:

a) The Association received \$46,237 (2022 - \$52,073) for services provided to Brookfield Residential which requires the Association to maintain certain public areas within the Brookfield communities and an amount of \$2,026 (2022 - \$28,888) for services related to the Show Home Village within the Brookfield Communities. An amount due from Brookfield Residential of \$5,190 (2022 - \$15,741) is included in accounts receivable at year end.

b) The following expenses were incurred for services provided to the Association by Brookfield Properties Development; a company related to Brookfield Residential:

	2023	2022
Administration	<u>\$ 36,000</u>	<u>\$ 36,000</u>

The amount above is included in professional fee expense at year end. Of this amount, \$9,450 (2022 - \$9,450) is included in accounts payable and accrued liabilities.

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

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**4. DEMAND LOAN**

Alberta Treasury Branch ("ATB") provided the Association with a demand loan facility with a maximum amount of \$2,841,538 (2022 - \$3,138,465). This loan bears interest at the ATB prime rate plus 0.50% (2022 - ATB Prime rate plus 0.50%) per annum, is due on demand and is payable in monthly blended payments of \$27,638 (2022 - \$25,721). The loan is secured by a general security agreement covering the Association's present and acquired property and proceeds, a first mortgage agreement registered against the property in the amount of \$3,415,886 (2022 - \$3,415,886), postponement and assignment of claims from Brookfield Residential, and a comfort letter from Brookfield Residential, covering all debt servicing shortfalls up to the Effective Date (defined in Note 3).

The loan is expected to be renewed each year. The principal payments estimated to be required in each of the next five years and thereafter are as follows:

2024	118,584
2025	128,675
2026	138,940
2027	150,024
2028	161,483
Thereafter	2,115,884
	<u><u>\$ 2,813,590</u></u>

**5. DEFERRED CAPITAL CONTRIBUTIONS**

Deferred capital contributions relate to capital assets contributed to the Association by Brookfield Residential. The balance consists of \$3,009,371 (2022 - \$3,009,371), less accumulated amortization of \$832,533 (2022 - \$718,427). The land contributed by Brookfield Residential in 2016 is not subject to amortization and was therefore recorded as a direct increase to net assets.

**6. CANADA EMERGENCY BUSINESS ACCOUNT LOAN**

The Association received an interest-free Canada Emergency Business Account (CEBA) loan to alleviate operational challenges stemming from the COVID-19 pandemic. By December 31, 2023, the Association had repaid \$40,000 of the \$60,000 loan, and the remaining \$20,000 was forgiven by the government. This forgiven portion was recorded as revenue under 'Interest and other' during the fiscal year on the income statement.

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**7. FINANCIAL INSTRUMENTS**

The Association, through its financial assets and liabilities, has exposure to the following risks from its use of financial instruments; interest rate risk, credit risk and liquidity risk. There have been no significant changes in risk since prior year. The risks and related management strategies are discussed below:

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Association is exposed to interest rate cash flow risk as a result of the demand loan from ATB, whereby the cash flows required to service the debt will fluctuate with changes in market rates.

b) Credit risk

The Association is exposed to credit risk through its cash and accounts receivable.

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Association's credit risk is primarily attributable to its accounts receivable. 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 number of members which minimizes the concentration of credit risk.

c) Liquidity risk

Liquidity risk is the risk that the Association would encounter difficulty in meeting obligations with financial liabilities.

Liquidity risk includes the risk that the Association will not have sufficient funds to settle a transaction on the due date. Liquidity risk arises from the accounts payable and accrued liabilities, goods and service tax payable, and demand loan payables.

**8. NET ASSETS (DEFICIENCY)**

The Association may budget and set aside any of the accumulated excess of revenues over expenditures to create a reserve fund for the purpose of replacing future assets, maintaining the property and meeting contingencies. Currently, the Association has an unrestricted net deficiency of \$3,064,658 (2022 - \$3,102,679) and has internally restricted the net assets invested in capital assets of \$5,389,780 (2022 - \$5,470,873).

**CHAPPELLE GARDENS RESIDENTS ASSOCIATION**  
**Notes to the Financial Statements**  
**December 31, 2023**

**9. COMMITMENTS**

The Association has commitments related to operating leases for office equipment and software. Payments expected over the remaining term of the lease are as follows:

2024	2,309
2025	2,309
2026	2,309
2027	577
	<u>\$ 7,504</u>

**10. COMPARATIVE INFORMATION**

The financial statements have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect deficiency of revenue over expenses.