

**CONDOMINIUM CORPORATION NO. 961 2304  
(Operating as Riverside RV Village)**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2013**

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## REVIEW REPORT

To The Owners: Condominium Corporation No. 961 2304  
(Operating as Riverside RV Village)

I have reviewed the statement of financial position of Condominium Corporation No. 961 2304 operating as Riverside RV Village as at December 31, 2013 and the statements of operations, net assets and cash flows for the year then ended. My review was made in accordance with Canadian generally accepted standards for review engagements and accordingly consisted primarily of enquiry, analytical procedures and discussion related to information supplied to me by the company.

A review does not constitute an audit and consequently I do not express an audit opinion on these financial statements.

Based on my review, nothing has come to my attention that causes me to believe that these financial statements are not, in all material respects, in accordance with Canadian accounting standards for private enterprises.

Calgary, Alberta  
April 14, 2014

*H. Leong Professional Corporation*

H. LEONG PROFESSIONAL CORPORATION  
Chartered Accountant

**CONDOMINIUM CORPORATION NO. 961 2304  
(Operating as Riverside RV Village)  
STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2013**

	2013			2012
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>	<u>Total</u>
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash held for				
Operating fund	\$ 12,921	\$ ---	\$ 12,921	\$ 6,214
Reserve fund	---	111,484	111,484	132,219
Accounts receivable	863	---	863	---
Accrued Interest receivable	---	---	---	---
Prepaid expenses and deposit	<u>3,146</u>	<u>---</u>	<u>3,146</u>	<u>2,491</u>
	<u>16,930</u>	<u>111,484</u>	<u>128,414</u>	<u>140,924</u>
	<u>\$ 16,930</u>	<u>\$ 111,484</u>	<u>\$ 128,414</u>	<u>\$ 140,924</u>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 2,803	\$ ---	\$ 2,803	\$ 2,377
Prepaid condo fees	<u>650</u>	<u>---</u>	<u>650</u>	<u>560</u>
	<u>3,453</u>	<u>---</u>	<u>3,453</u>	<u>2,937</u>
<b>NET ASSETS</b>				
OPERATING FUND	13,477	---	13,477	5,768
RESERVE FUND	<u>---</u>	<u>111,484</u>	<u>111,484</u>	<u>132,219</u>
	<u>13,477</u>	<u>111,484</u>	<u>124,961</u>	<u>137,987</u>
	<u>\$ 16,930</u>	<u>\$ 111,484</u>	<u>\$ 128,414</u>	<u>\$ 140,924</u>

APPROVED BY THE BOARD:

*Wilkins McCall* Director  
*James Jensen* Director

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

**CONDOMINIUM CORPORATION NO. 961 2304**  
**(Operating as Riverside RV Village)**  
**STATEMENT OF OPERATIONS**  
**YEAR ENDED DECEMBER 31, 2013**

	----- 2013 -----			2012
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>	<u>Total</u>
<b>REVENUES</b>				
Condominium fees	\$ 131,950	\$ ---	\$ 131,950	\$ 109,620
Interest	198	2,345	2,543	3,099
Miscellaneous	<u>2,649</u>	<u>---</u>	<u>2,649</u>	<u>2,737</u>
	<u>134,797</u>	<u>2,345</u>	<u>137,142</u>	<u>115,456</u>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Professional fees	1,509	---	1,509	4,950
Office	3,395	---	3,395	2,271
Bank charges	<u>440</u>	<u>---</u>	<u>440</u>	<u>260</u>
	<u>5,344</u>	<u>---</u>	<u>5,344</u>	<u>7,481</u>
<b>OPERATING EXPENSES</b>				
Capital assets expensed	47,841	---	47,841	39,177
Utilities	36,738	---	36,738	37,820
Park maintenance & security	28,667	---	28,667	27,917
Maintenance	23,762	---	23,762	12,159
Insurance	4,502	---	4,502	3,858
Supplies and equipment	<u>3,314</u>	<u>--</u>	<u>3,314</u>	<u>3,809</u>
	<u>144,824</u>	<u>---</u>	<u>144,824</u>	<u>124,740</u>
<b>TOTAL EXPENSES</b>	<u>150,168</u>	<u>---</u>	<u>150,168</u>	<u>132,221</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	<u>\$ (15,371)</u>	<u>\$ 2,345</u>	<u>\$ (13,026)</u>	<u>\$ (16,765)</u>

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

**CONDOMINIUM CORPORATION NO. 961 2304**  
**(Operating as Riverside RV Village)**  
**STATEMENT OF NET ASSETS**  
**YEAR ENDED DECEMBER 31, 2013**

	-----2013-----			2012
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>	<u>Total</u>
Net assets, beginning of year:				
Operating fund	\$ 5,768	\$ ---	\$ 5,768	\$ 25,432
Reserve fund	<u>---</u>	<u>132,219</u>	<u>132,219</u>	<u>129,320</u>
	<u>5,768</u>	<u>132,219</u>	<u>137,987</u>	<u>154,752</u>
Excess (deficiency) of revenues over expenses:				
Operating fund	(15,371)	---	(15,371)	(19,864)
Reserve fund	<u>---</u>	<u>2,345</u>	<u>2,345</u>	<u>3,099</u>
	<u>(15,371)</u>	<u>2,345</u>	<u>(13,026)</u>	<u>(16,765)</u>
Transfers from (to):				
Operating fund	23,080	---	23,080	200
Reserve fund	<u>---</u>	<u>(23,080)</u>	<u>(23,080)</u>	<u>(200)</u>
	<u>23,080</u>	<u>(23,080)</u>	<u>---</u>	<u>---</u>
Net assets, end of year:				
Operating fund	13,477	---	13,477	5,768
Reserve fund	<u>---</u>	<u>111,484</u>	<u>111,484</u>	<u>132,219</u>
	<u>\$ 13,477</u>	<u>\$ 111,484</u>	<u>\$ 124,961</u>	<u>\$ 137,987</u>

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**CONDOMINIUM CORPORATION NO. 961 2304**  
**(Operating as Riverside RV Village)**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED DECEMBER 31, 2013**

	----- 2013 -----			2012
	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>Total</u>	<u>Total</u>
CASH WAS PROVIDED (USED) BY				
OPERATING ACTIVITIES				
Received from owners	\$ 133,295	\$ ---	\$ 133,295	\$ 113,052
Paid to suppliers and on site personnel	(149,653)	---	(149,653)	(125,613)
Interest received	<u>198</u>	<u>2,345</u>	<u>2,543</u>	<u>3,099</u>
	<u>( 16,160)</u>	<u>2,345</u>	<u>(13,815)</u>	<u>(9,462)</u>
FINANCING ACTIVITIES				
Transferred from operating fund to reserve fund	<u>22,867</u>	<u>(22,867)</u>	---	---
INCREASE (DECREASE) IN CASH IN THE YEAR	6,707	(20,522)	(13,815)	(9,462)
Cash, beginning of year	<u>6,214</u>	<u>132,219</u>	<u>138,433</u>	<u>147,895</u>
CASH, END OF YEAR	\$ <u>12,921</u>	\$ <u>111,697</u>	\$ <u>124,618</u>	\$ <u>138,433</u>

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**CONDOMINIUM CORPORATION NO. 961 2304**  
**(Operating as Riverside RV Village)**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2013**

**1. PURPOSE AND OPERATIONS OF THE CORPORATION**

The purpose of the corporation is to manage the common property and to maintain and provide common services for the benefit of all owners in the condominium project comprised of 204 units, known as Riverside RV Village, located in Sundre, Alberta.

Management of the corporation is the responsibility of the Board of Directors.

The corporation is a tax exempt organization for income tax purposes and has therefore made no provision for income taxes in these financial statements.

**2. SIGNIFICANT ACCOUNTING POLICIES**

**(a) Common Area Assets**

The common area assets of the corporation are owned proportionately by the owners of the units and as such are not reflected as assets in the financial statements.

**(b) Improvements To Common Property**

It is the policy of the corporation that improvements to common property are expensed to the operating fund as incurred.

**(c) Financial Instruments**

The corporation's financial instruments consist of cash, accounts receivable and accounts payable. It is the opinion of the company that it is not exposed to significant interest, currency or credit risks arising from these financial instruments. The corporation is of the opinion that the fair values of cash, accounts receivable and accounts payable approximate their respective carrying values due to the relatively short term maturity of these instruments. The corporation is additionally of the opinion that their fair value of the long term debt payable approximates its carry value.

**(d) 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. Actual results could differ from these estimates

**(e) Fund Accounting**

The corporation follows the restricted fund method of accounting for its activities. The operating fund is responsible for the corporation's operating and administrative activities. The reserve fund is responsible for replacements of the common area assets.

It is the policy of the corporation that interest earned on funds held for the reserve fund be allocated to the reserve fund in the year earned.



**CONDOMINIUM CORPORATION NO. 961 2304**  
**(Operating as Riverside RV Village)**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2013**

**(f) Donated Services**

The operation and governance of the corporation is dependent upon unpaid services provided by owners. There is no recognition in these financial statements of the value of those donated services.

**3. CAPITAL ASSETS**

Capital assets are expensed on acquisition. Capital assets include the following:

Building	\$ 429,126
Water and sewer system	184,335
Gate,fence and tool shed	40,594
Club car	16,964
Appliances	15,296
Roadworks	11,276
Playground equipment	10,100
Maintenance equipment	8,337
Signage	7,019
Trailer	5,512
Office equipment	3,669
Computer equipment	<u>1,250</u>
	<u>\$ 733,478</u>