

LARCH HOMEOWNERS ASSOCIATION
(A Society incorporated under the Societies Act of Alberta)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2017

LARCH HOMEOWNERS ASSOCIATION
(A Society incorporated under the Societies Act of Alberta)

Statement of Financial Position
(Unaudited)

For the year ended December 31, 2017 with comparative information for 2016

	2017	2016
ASSETS		
Current Assets:		
Accounts Receivable (Schedule 1):		
Due from Larix Communities Inc.	99,478.50	99,478.50
Due from Melcor Developments Ltd.	32,000.00	32,000.00
	131,478.50	131,478.50
LIABILITIES AND NET ASSETS		
Current Liabilities	Nil	Nil
Unrestricted Net Assets	131,478.50	131,478.50
	131,478.50	131,478.50


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Statement of Changes in Net Assets
(Unaudited)

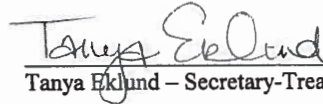
For the year ended December 31, 2017 with comparative information for 2016

	2017	2016
Net Assets – Beginning of Year	131,478.50	124,878.50
Excess of income over expenditures for the year	NIL	6,600.00
Net Assets – End of Year	131,478.50	131,478.50

Financial Statements have been reviewed and approved at Edmonton, Alberta this 11th day of January, 2018 by:



Michaela Davis – President



Tanya Eklund – Secretary-Treasurer

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NOTES TO FINANCIAL STATEMENTS

1. Nature of the organization and basis of presentation:

The Larch Homeowners Association (the Association) is a society incorporated under the Societies Act of Alberta on November 8, 2010. The Association is expected to commence operating in 2018.

The purpose of the Association is (or will be or will hereby become) the holder of leases, easements and other rights in, to and over portions of the Subdivided Lots within the Larch Park Subdivision, including:

- a. easements for Perimeter Fences on Subdivided Lots on the outside perimeter of the Larch Park Subdivision;
- b. easements or leases for the following subdivision common elements:
 - i) entrance gateways,
 - ii) park parcels, and
 - iii) gardens
- c. easements and other rights for maintenance of Subdivision Features, and
- d. such other leases and easements as the Association deems appropriate for the overall benefit of the Larch Park Subdivision and its owners.

2. Membership:

There are 3 classes of voting membership, namely, Class A, Class B and Class C. Class A members are subscribers to the Association's incorporation and charter documents and all owners other than the Developer of Subdivided Lots, excluding the Multi-Family Land as long as it is not subdivided or condominiumized. Class B members are owners of the Multi-Family Land. Class C members are the Developer: Larix Communities Inc. and Melcor Developments Ltd.

The turnover date will be determined by the Class C member whose intention is to turnover control once the development of the community has reached that point of completion whereby the integrity of the community is established as intended and ongoing maintenance is effectively the only requirement of the Association.

3. Startup and Rent:

The costs incurred to date regarding the operation of the Association have been borne by the Developer. The Developer will collect and pay to the Association \$400.00 for each of the 283 single-family lots registered as well as the amounts negotiated for 5 multi-family lots registered (before further subdivision), these amounts and the total collected by the Developer as at December 31, 2017 is shown on (Schedule 1)

4. Turnover of Control:

The Developer will be responsible for the landscape specific items of the Association until final acceptance certificates are issued by the City of Edmonton which is expected during 2019.

By resolution in writing and signed by all of the Directors of Larch Homeowners Association the Audit for December 31, 2017 was waived.

Schedule 1
Accounts Receivable

		Total Payments to be Collected by Developer	Total Payments Collected by Developer as at December 31, 2017
Due from Melcor Developments Ltd.:			
80 SF lots at	\$400 each	\$ 32,000.00	\$ 32,000.00
Due from Larix Communities Inc.:			
203 SF lots at	\$400 each	\$ 81,200.00	\$ 80,000.00
MF Site #1 (Cascades Condo)		\$ 1,000.00	
MF Site #2 (0.80 Acres)		\$ 2,400.00	\$ 2,400.00
MF Site #3 (2.32 Acres)		\$ 696.00	
MF site #4 (10.11 Acres)		\$ 7,582.50	
MF site #5 (8.8 Acres)		\$ 6,600.00	
		\$ 99,478.50	
Total Accounts Receivable		\$ 131,478.50	\$ 114,400.00