



September 27, 2024

Members of the Lake Bonavista Homeowners Association Ltd.
Lake Bonavista, Calgary, Alberta

Dear Members:

RE: Notice of the 2024 Annual General Meeting

**Thursday, October 17th, 2024 @ 6:00 P.M.
In-Person @ Canyon Meadows Cinemas**

Please find attached the Notice of the Annual General Meeting 2024 for the Lake Bonavista Homeowners Association, the Audited Financial Statements for the 2023-2024 fiscal year, a Special Resolution, and a blank Proxy Form.

Please review the attached information and plan to attend the AGM and/or submit your proxy form as indicated. The AGM is being held at **6:00 P.M. on Thursday, October 17th, 2024**, at [Canyon Meadows Cinemas \(Theatre #6\)](#), located at Bay #110, 13226 Macleod Trail S.E.

As per the Articles of Association, quorum for the AGM is defined as 10% of the Members, or approximately 314 Members. Note that there is only one Member per household (e.g. all residents at a household count as a single Member). If no quorum is achieved, we will still proceed with the meeting for information purposes, but we will then reconvene seven (7) days later at the same time. Quorum at that time will be 100 members. Please note that a second meeting will only take place if quorum is not attained at the first meeting. Confirmation or cancellation of the second meeting will be posted on our website, www.lkbonavista.ca and on social media.

In the past, we have not been able to hold annual meetings because it has been impossible to achieve quorum. As a result, at this time, we are making a significant effort to achieve quorum for this meeting (or the second meeting) in order that we may consider a Special Resolution to amend the Articles of Association, so that we can be assured of having quorum at the second meeting in the future. This change will allow us to improve governance of the Association by permitting us to have regular annual meetings.

Please assist by attending the AGM or by submitting your proxy form.

Please consider submitting questions in advance of the meeting via email to LBHA@lkbonavista.ca.

On behalf of your Board of Directors, we look forward to your participation.

Yours truly,

LAKE BONAVISTA HOMEOWNERS ASSOCIATION

**STUART
PARNELL**
President

**NATASHA
JAGUSCH**
Treasurer

**MARK
WYATT**
Secretary

**TARA
MEDHURST**
Resident Director

**KRISTI
REINHARDT**
Resident Director

**PATRICIO
VENEGAS**
Resident Director

**JEFF
MIKOLAJOW**
Resident Director

**STUART
SHOLTER**
Resident Director



Notice of 2024 Annual General Meeting

LAKE BONAVISTA HOMEOWNERS ASSOCIATION NOTICE OF ANNUAL MEETING OF VOTING MEMBERS

TAKE NOTICE, that the Annual Meeting of the Members of the LAKE BONAVISTA HOMEOWNERS ASSOCIATION (the "Company") will be held at Canyon Meadows Cinemas (Theatre #6), Bay #110, 13226 Macleod Trail S.E., Calgary, Alberta, on **Thursday, October 17, 2024, at 6:00 P.M.** (MST) for the following purposes:

- 1) To receive the minutes of the information session held on September 12, 2023; and
- 2) To receive the 2023-24 Presidents (Board of Directors) Report; and
- 3) To receive the 2023-24 Audited Financial Statements for the fiscal year ended March 31st, 2024; and
- 4) To receive the 2023-24 Operations Report; and
- 5) To elect Directors; and
- 6) To appoint MNP LLP as Auditor for the fiscal year ending March 31st, 2025; and
- 7) To consider a Special Resolution to revise the Lake Bonavista Homeowners Association Ltd.'s Articles of Association; and
- 8) To transact such other business as may properly come before the Meeting or any other adjournment thereof.

Dated at **Calgary, Alberta**, this 27th day of September 2024:

Stuart Parnell
President, LBHA

TO ALL VOTING MEMBERS:

IF YOU ARE UNABLE TO ATTEND THE ABOVE MEETING(S), PLEASE DATE, SIGN, AND RETURN THE ACCOMPANYING PROXY OR FACSIMILE IN-PERSON TO THE LAKE BONAVISTA HOA OFFICE:

757 LAKE BONAVISTA DRIVE S.E.
CALGARY, ALBERTA, T2J 0N2
"ATTENTION: GENERAL MANAGER"

PROXIES MUST BE RECEIVED AT THE ASSOCIATION NO LATER THAN 6:00 P.M. ON WEDNESDAY, OCTOBER 16, 2024
ALL PROXIES MUST BE SUBMITTED IN WRITING AND SIGNED BY THE VOTING MEMBER

Lake Bonavista Homeowners Association Ltd.
Financial Statements
March 31, 2024

Management's Responsibility

To the Members of Lake Bonavista Homeowners Association Ltd.:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian accounting standards for not-for-profit organizations. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Board of Directors is composed primarily of Directors who are neither management nor employees of the Association. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial statements. The Board fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Board is also responsible for recommending the appointment of the Association's external auditors.

MNP LLP is appointed by the members to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Board and management to discuss their audit findings.

September 10, 2024

e-Signed by Stuart Parnell

2024-09-10 15:06:15:15 MDT

Stuart Parnell, President

To the Members of Lake Bonavista Homeowners Association Ltd.:

Opinion

We have audited the financial statements of Lake Bonavista Homeowners Association Ltd. (the "Association"), which comprise the statement of financial position as at March 31, 2024, 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 March 31, 2024, 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 the 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.

Calgary, Alberta

September 10, 2024

MNP LLP

Chartered Professional Accountants

Lake Bonavista Homeowners Association Ltd.

Statement of Financial Position

As at March 31, 2024

	2024	2023
Assets		
Current		
Cash	761,026	631,890
Accounts receivable	13,818	14,366
Short-term investments (Note 3)	598,210	689,708
Prepaid expenses	21,196	24,675
Goods and Services Tax receivable	5,080	3,547
	1,399,330	1,364,186
Capital assets (Note 4)	3,287,486	3,245,847
Non-current accounts receivable (Note 5)	12,373	12,373
	4,699,189	4,622,406
Liabilities		
Current		
Accounts payable and accruals (Note 6)	18,274	30,702
Deferred revenue	277,442	264,230
	295,716	294,932
Deferred contributions related to capital assets	107,500	110,000
	403,216	404,932
Net Assets		
Invested in property and equipment	3,179,986	3,135,847
Unrestricted	1,115,987	1,081,627
	4,295,973	4,217,474
	4,699,189	4,622,406

Approved on behalf of the Board

e-Signed by Stuart Parnell

2024-09-10 15:07:12:12 MDT

Director

Lake Bonavista Homeowners Association Ltd.

Statement of Operations

For the year ended March 31, 2024

	2024	2023
Revenue		
Membership fees	1,099,608	1,048,450
Rental income	42,946	30,297
Interest and other income	25,856	16,868
Amortization of deferred contributions related to property and equipment	2,500	2,500
	1,170,910	1,098,115
Expenses		
Salaries, wages and benefits	427,108	400,346
Amortization	201,597	178,734
Security	145,701	145,344
Park maintenance	70,912	75,369
Utilities	67,091	64,757
Office	55,487	37,363
Insurance	28,383	26,095
Repairs and maintenance	27,812	32,826
Park events	22,989	17,082
Professional fees	17,057	37,982
Water purchased	16,369	28,001
Fish stock	11,905	17,943
	1,092,411	1,061,842
Excess of revenue over expenses	78,499	36,273

The accompanying notes are an integral part of these financial statements

Lake Bonavista Homeowners Association Ltd.
Statement of Changes in Net Assets
For the year ended March 31, 2024

	<i>Invested in property and equipment</i>	<i>Unrestricted</i>	2024	2023
Balance, beginning of the year	3,135,847	1,081,627	4,217,474	4,181,201
Excess (deficiency) of revenue over expenses	(199,097)	277,596	78,499	36,273
Purchase of property and equipment	243,236	(243,236)	-	-
Net assets, end of year	3,179,986	1,115,987	4,295,973	4,217,474

The accompanying notes are an integral part of these financial statements

Lake Bonavista Homeowners Association Ltd.

Statement of Cash Flows

For the year ended March 31, 2024

	2024	2023
Cash provided by (used for) the following activities		
Operating		
Cash receipts from members	1,162,679	1,100,663
Cash receipts from unrestricted investment income	19,490	12,279
Cash paid to suppliers and employees	(901,295)	(891,251)
Excess of revenues over expenses	280,874	221,691
Investing		
Purchase of short-term investments	(8,502)	(4,260)
Proceeds on disposal of short-term investments	100,000	100,000
Purchase of property and equipment	(243,236)	(67,760)
	(151,738)	27,980
Increase in cash resources	129,136	249,671
Cash resources, beginning of year	631,890	382,219
Cash resources, end of year	761,026	631,890

The accompanying notes are an integral part of these financial statements

Lake Bonavista Homeowners Association Ltd.

Notes to the Financial Statements

For the year ended March 31, 2024

1. Incorporation and operations

Lake Bonavista Homeowners Association Ltd. (the "Association") exists to provide recreation facilities to the community of Lake Bonavista. The Association is a not-for-profit organization and is exempt from income taxes under Section 149(1)(l) of the Income Tax Act.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations as issued by Accounting Standards Board in Canada and include the following significant accounting policies:

Cash

Cash includes balances with banks.

Short-term investments

Short-term investments consist of guaranteed investment certificates and a mutual fund. These items are recorded at fair value, with changes in fair value recorded immediately in the statement of operations as gains or losses arising from changes in the fair value of short-term investments.

Property and equipment

Property and equipment are initially recorded at cost. Amortization is provided using the straight-line method at rates intended to amortize the cost of assets over their estimated useful lives.

	Rate
Buildings	5-50 years
Automotive	10 years
Equipment	2-30 years
Office equipment	5-10 years
Lake and park improvements	2-50 years
Grounds equipment	15-20 years
Water systems	25 years

Non-current accounts receivable

Non-current accounts receivable include fees due from members that have been outstanding in excess of one year plus any applicable interest. Non-current accounts receivable are secured by an encumbrance on each property. Interest is accrued at a rate of 18% annually.

Revenue recognition

Membership revenue is for the period July 1 to June 30 of each year and is recognized as revenue evenly throughout the year. Deferred revenue represents fees applicable to the period from April 1 to June 30.

Interest and other revenue are recognized as revenue when received, or receivable, if the amount to be received can be reasonably estimated and collection is reasonably assured.

Contributed services

Volunteer services provided by members and other individuals have not been recorded in these financial statements because of the difficulty of determining their fair value.

Lake Bonavista Homeowners Association Ltd.

Notes to the Financial Statements

For the year ended March 31, 2024

2. Significant accounting policies *(Continued from previous page)*

Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Amortization is based on the estimated useful lives of capital assets.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in excess of revenues and expenses in the periods in which they become known.

Financial instruments

The Association recognizes financial instruments when the Association becomes party to the contractual provisions of the financial instrument.

Arm's length financial instruments

Financial instruments originated/acquired or issued/assumed in an arm's length transaction are initially recorded at their fair value. At initial recognition, the Association may irrevocably elect to subsequently measure any arm's length financial instrument at fair value. The Association has not made such an election during the year. The Association subsequently measures investments in equity instruments quoted in an active market and all derivative instruments, except those designated in a qualifying hedging relationship or that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, at fair value. Fair value is determined by published price quotations. All other financial assets and liabilities are subsequently measured at amortized cost.

Transaction costs and financing fees directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in excess of revenues over expenses. Conversely, transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

Financial asset impairment

The Association assesses impairment of all its financial assets measured at cost or amortized cost. The Association groups assets for impairment testing when no asset is individually significant. Management considers whether the issuer is having significant financial difficulty or whether there has been a breach in contract in determining whether objective evidence of impairment exists. When there is an indication of impairment, the Association determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year. The Association reduces the carrying amount of any impaired financial assets to the highest of: the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets at the statement of financial position date; and the amount expected to be realized by exercising any rights to collateral held against those assets. Any impairment, which is not considered temporary, is included in current year excess of revenue over expenses. The Association reverses impairment losses on financial assets when there is a decrease in impairment and the decrease can be objectively related to an event occurring after the impairment loss was recognized. The amount of the reversal is recognized in excess of revenue over expenses in the year the reversal occurs.

Lake Bonavista Homeowners Association Ltd.

Notes to the Financial Statements

For the year ended March 31, 2024

3. Short-term investments

	2024	2023
Guaranteed investment certificates bearing interest with rates between 1.09% and 1.35% (2023 - 0.95% - 1.35%) and maturity dates from October 2024 to October 2025	400,000	500,000
Mutual funds - investment savings account	198,210	189,708
	598,210	689,708

As the investments are highly liquid they have been classified as current assets. The investments are carried at their fair value and no unrealized gain or loss was recorded in the current year (2023 - \$nil). Accounts receivable includes accrued investment interest receivable of \$2,079 (2023 - \$2,503).

4. Property and equipment

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Land	1	-	1	1
Buildings	2,734,505	630,436	2,104,069	2,164,599
Automotive	17,000	17,000	-	-
Equipment	745,666	497,711	247,955	205,369
Office equipment	103,795	96,064	7,731	10,945
Lake and park improvements	1,833,750	1,066,175	767,575	742,635
Grounds equipment	327,409	220,696	106,713	121,469
Water systems	183,805	130,363	53,442	829
	5,945,931	2,658,445	3,287,486	3,245,847

5. Non-current accounts receivable

	2024	2023
Membership fees receivable	5,973	5,973
Accrued interest on membership fees receivable	6,400	6,400
	12,373	12,373

6. Accounts payable and accruals

	2024	2023
Trade payables and accruals	12,711	25,140
Wages payable	2,386	2,386
Vacation payable	2,295	2,294
Source deductions payable	882	882
	18,274	30,702

Lake Bonavista Homeowners Association Ltd.
Notes to the Financial Statements
For the year ended March 31, 2024

7. Deferred contributions related to property and equipment

Deferred capital contributions related to property and equipment consist of the unamortized amount of contributions received for a building constructed during fiscal 2018. Recognition of these amounts as revenue is deferred to future periods when the related building costs are amortized. Changes in deferred capital contributions are as follows:

	2024	2023
Opening balance	110,000	112,500
Less: Amounts recognized as revenue during the year	(2,500)	(2,500)
	107,500	110,000

8. Financial instruments

The Association, as part of its operations, carries a number of financial instruments. It is management's opinion that the Association is not exposed to significant interest rate, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in interest rates. In seeking to minimize the risks from interest rate fluctuations, the Association manages exposure through its normal operating and financing activities. The Association is exposed to interest rate risk primarily through its short-term investments with variable interest rates.

9. Comparative figures

Certain comparative figures have been reclassified to conform with current year presentation.



LAKE BONA VISTA HOMEOWNERS ASSOCIATION LTD. (LBHA)

A Limited Company Incorporated under the Companies Act of the Province of Alberta

SPECIAL RESOLUTION

I hereby certify that the following special resolution was passed at a meeting of the members of the Lake Bonavista Homeowners Association Ltd. (the "Company") on October ____, 2024.

1. Section 15 of the Articles of Association of the Company are hereby repealed and replaced with the following:

"If within half an hour from the time appointed for the meeting a quorum is not present, the meeting shall stand adjourned to the same day in the next week, at the same time and place; and at such adjourned meeting the members present shall be a quorum."

2. Any officer or director of the Company is hereby authorized and directed to execute all documents and do all things as are deemed necessary and appropriate for the implementation of this resolution.

DATED at Calgary, this 17th day of October 2024.

BY ORDER OF THE BOARD OF DIRECTORS

X

Stuart Parnell
President, LBHA

- **Should you wish to appoint someone other than Stuart Parnell, please insert their name. Note that such individual must be a member and in physical attendance at the meeting.**