OTTER HOUSING ASSOCIATION INC.

COMPILATION ENGAGEMENT REPORT

FINANCIAL INFORMATION

DECEMBER 31, 2022 & 2021

Jakob G. N. Walsh
Professional Corporation

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COMPILATION ENGAGEMENT REPORT

To Board of Directors of **Otter Housing Association Inc.**

On the basis of information provided by the Board of Directors, I have compiled the statements of financial position of **Otter Housing Association Inc.** as at **December 31, 2022 & 2021**, the statements of net assets invested in property, plant and equipment and surplus and operations for the year and period then ended, and Note 2, which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

The Board of Directors is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

I have performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, Compilation Engagements, which requires me to comply with relevant ethical requirements. My responsibility is to assist the Board of Directors in the preparation of the financial information.

I did not perform an audit engagement or a review engagement, nor were I required to perform procedures to verify the accuracy or completeness of the information provided by the Board of Directors. Accordingly, I do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Jakob G.N. Walsh Professional Corporation
Chartered Professional Accountant

April 4, 2023

Clarenville, Newfoundland and Labrador

47 THOMPSON STREET SUITE 103 CLARENVILLE NL A5A 1Y9
TELEPHONE: (709) 466-2658 FAX: (709) 466-3928 E-MAIL: jwalsh@davidsnowcpa.ca

OTTER HOUSING ASSOCIATION INC.

Statements of Financial Position

December 31, 2022 & 2021

		2022	2021
Assets			
Current assets			
Cash		$ 20,654	$ -
Receivable		5,000	-
Total current assets		25,654	-
Investment in Newfoundland and Labrador Credit Union, at cost		100	-
Property, plant and equipment (Note 3)		11,031	-
		$ 36,785	$ -
Liabilities and Surplus			
Current			
Payables and accruals		$ 2,885	$ 933
Deferred revenue		5,000	-
Total liabilities		7,885	933
Net assets			
Invested in property, plant and equipment, per accompanying statement		11,031	-
Unrestricted net assets, per accompanying statement		17,869	(933)
Total net assets		28,900	(933)
		$ 36,785	$ -

Approved:

______________________ **Director**

______________________ **Director**

See accompanying notes

OTTER HOUSING ASSOCIATION INC.

Statement of Changes in Net Assets

Year ended December 31, 2022 & period ended December 31, 2021

	2022			2021
	Investment in Property, plant and equipment	Unrestricted	Total	Total
Balance, beginning	$ -	(933)	(933)	-
Capital expenditures out of revenue	11,031	-	11,031	-
Excess (deficiency) of revenues over expenditures	-	18,802	18,802	(933)
Net assets, ending	$ 11,031	17,869	28,900	(933)

OTTER HOUSING ASSOCIATION INC.

Statements of Revenue and Expenditures

Year ended December 31, 2022 & period ended December 31, 2021	2022	2021
Receipts		
Canada mortgage and housing corporation grant	$ 50,000	$ -
Consultant services	90	-
	50,090	-
Expenditures		
Wages and employee benefits	16,451	-
Capital expenditure out of revenue	11,031	-
Professional fees	2,021	863
Contract services	800	-
Licenses, subscriptions and fees	402	70
Office and administration	319	-
Travel	140	-
Bank charges	124	-
	31,288	933
Excess of receipts over expenditures	$ 18,802	$ (933)

See accompanying notes

OTTER HOUSING ASSOCIATION INC.

Notes to the Financial Information

December 31, 2022 & 2021

1. **Purpose of organization**

The Incorporation is a non-profit entity, that is creating affordable housing in Port Rexton, Newfoundland. It is incorporated under the Corporations Act of Newfoundland and Labrador as an Incorporation without share capital. The corporation is exempt from corporate income taxes under section 149 of the Income Tax Act.

2. **Basis of accounting**

The basis of accounting applied in the preparation of the financial information is on the historical cost basis, reflecting cash transactions with the addition of:

Accounts receivable

Investment in share capital

Property, plant and equipment

No provision for amortization of property, plant and equipment is recorded in the financial information of the organization. Property, plant and equipment purchased out of general revenue are fully charged against revenue in the year of acquisition. The equity of the organization in property, plant and equipment is represented by a credit account, “Net Assets Invested in Property, plant and equipment.” Property, plant and equipment disposed of are deleted from the accounts at their original cost.

Accounts payable and accrued liabilities

Contributed Services

The activities of the organization are dependant upon the many hours contributed by its board of directors. Because of the difficulty in determining their fair value, contributed services are not recognized in these financial information.

3. **Property, plant and equipment**

	2022				2021
	Original Cost Beginning Of Year	**Additions**	**Disposals**	**Original Cost End Of Year**	Original Cost End Of Year
Building feasibility study	$ -	8,475	-	8,475	-
Computer equipment	-	2,247	-	2,247	-
Furniture and fixtures	-	309	-	309	-
	$ -	11,031	-	11,031	-