

MCKENZIE TOWNE COUNCIL

FINANCIAL STATEMENTS

May 31, 2023



Tel: 403-266-5608
Fax: 403-233-7833
Toll-free: 1-888-444-4840
www.bdo.ca

BDO Canada LLP
903 - 8th Avenue SW, Suite 620
Calgary, Alberta
T2P 0P7

Independent Auditor's Report

To the Board of Directors of McKenzie Towne Council

Opinion

We have audited the financial statements of McKenzie Towne Council (the "Council"), which comprise the statement of financial position as at May 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 Council as at May 31, 2023, and its results of 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 Council 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 Council'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 Council or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Council'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 Council'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 Council'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 Council 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

October 13, 2023

MCKENZIE TOWNE COUNCIL
Statement of Financial Position
As at May 31, 2023

	<u>2023</u>	<u>2022</u>
CURRENT ASSETS		
Cash	\$ 1,975,729	\$ 1,296,421
Accounts receivable	17,827	22,096
Goods and services tax receivable	4,484	3,735
Prepaid expenses and deposits	33,383	29,527
Short-term investments (Note 3)	308,244	301,480
	<u>2,339,667</u>	<u>1,653,259</u>
CAPITAL ASSETS (Note 2)	<u>4,948,162</u>	<u>5,085,229</u>
	<u>\$ 7,287,829</u>	<u>\$ 6,738,488</u>
CURRENT LIABILITIES		
Accounts payable and accrued liabilities (Note 6)	\$ 139,690	\$ 135,629
Deferred revenue	25,508	71,026
	<u>165,198</u>	<u>206,655</u>
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 4)	<u>855,573</u>	<u>836,603</u>
	1,020,771	1,043,258
NET ASSETS INVESTED IN CAPITAL ASSETS	4,162,587	4,248,624
INTERNALLY RESTRICTED RESERVE FUND	924,749	799,692
UNRESTRICTED NET ASSETS	<u>1,179,722</u>	<u>646,914</u>
	<u>\$ 7,287,829</u>	<u>\$ 6,738,488</u>

Commitments (Note 5)

Approved on behalf of the Council:

Director

Director

MCKENZIE TOWNE COUNCIL
Statement of Operations
For the year ended May 31

	<u>2023</u>	<u>2022</u>
REVENUES		
Membership fees	\$ 1,523,232	\$ 1,476,601
Programming	469,958	348,051
Maintenance contracts	152,882	153,345
Interest and other	89,685	10,095
Facility rental	76,374	51,579
Grants	71,765	80,670
Amortization of deferred contributions (Note 4)	51,031	58,645
Finance charges	5,296	6,010
Government assistance	-	17,225
	<u>2,440,223</u>	<u>2,202,221</u>
EXPENSES		
Landscaping and amenity maintenance	529,263	489,245
Program and events	485,426	431,713
Amortization of capital assets		
Purchased	160,377	168,455
Contributed (Note 4)	51,031	58,645
Administration	410,917	582,988
Towne Hall operations	263,458	246,047
Pathway contribution	-	50,000
	<u>1,900,472</u>	<u>2,027,093</u>
EXCESS OF REVENUES OVER EXPENSES BEFORE THE FOLLOWING ITEM	539,751	175,128
GAIN ON DISPOSAL OF CAPITAL ASSETS	<u>32,077</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENSES	<u>\$ 571,828</u>	<u>\$ 175,128</u>

MCKENZIE TOWNE COUNCIL
Statement of Changes in Net Assets
For the year ended May 31

	Investment in Capital Assets	Internally Restricted	Unrestricted	2023	2022
Net assets, beginning of year	\$ 4,248,624	\$ 799,692	\$ 646,914	\$ 5,695,230	\$ 5,520,102
Excess of revenues over expenses	(229,776)	(2,143)	803,747	571,828	175,128
Investment in property and equipment	143,739	-	(143,739)	-	-
Transfer from unrestricted assets	-	127,200	(127,200)	-	-
Net assets, end of year	\$ 4,162,587	\$ 924,749	\$ 1,179,722	\$ 6,267,058	\$ 5,695,230

MCKENZIE TOWNE COUNCIL
Statement of Cash Flows
For the year ended May 31

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		
Excess of revenues over expenses	\$ 571,828	\$ 175,128
Items not affecting cash:		
Amortization of capital assets		
Purchased	160,377	168,455
Contributed	51,031	58,645
Amortization of deferred contributions	(51,031)	(58,645)
Accrued interest receivable	(5,564)	93
Bad debts expense	2,939	-
Gain on disposal of capital asset	(32,077)	-
Change in non-cash working capital		
Accounts receivable	1,330	77,388
Goods and services tax	(749)	(6,176)
Prepaid expenses and deposits	(3,856)	(14,627)
Accounts payable and accrued liabilities	4,061	(10,303)
Deferred revenue	(45,518)	(174,451)
	<u>652,771</u>	<u>215,507</u>
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		
Purchase of investments	(301,694)	(300,493)
Sale of investments	300,494	420,128
Acquisition of capital assets	(143,739)	(14,024)
Proceeds on disposal of capital asset	101,476	-
	<u>(43,463)</u>	<u>105,611</u>
CASH FLOW FROM FINANCING ACTIVITY		
Deferred capital contribution from government grant	70,000	-
INCREASE IN CASH DURING YEAR	679,308	321,118
CASH, BEGINNING OF YEAR	<u>1,296,421</u>	<u>975,303</u>
CASH, END OF YEAR	<u>\$ 1,975,729</u>	<u>\$ 1,296,421</u>

1. SIGNIFICANT ACCOUNTING POLICIES

a) Purpose

The McKenzie Towne Council (the "Council") was incorporated as a not-for-profit organization on October 11, 1995 under Section 9 of the Companies Act of the Province of Alberta, R.S.A. 1980. As such, the Council is exempt from income tax under the Income Tax Act. The Council owns and operates amenities for the use of its members, the residents of McKenzie Towne Council.

b) Basis of accounting

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

c) Revenue recognition

The Council 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 assets which are not subject to amortization are recorded as a direct increase to net assets.

Membership, program, maintenance, and rental are recognized as revenue in the year to which they relate. Interest and investment income is also recognized in the year to which it relates. 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 if the amount can be reasonably estimated and collection is reasonably assured. Deferred revenue consists of membership and other fees collected that relate to the next fiscal year.

Government assistance is recognized on a monthly basis when it is earned, when the amount is estimable and collection is reasonably 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.

e) Capital assets

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

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

McKenzie Towne Hall	40 years
Furniture and equipment	5 years
Private park amenities	25 years
Automotive	10 years
Interim playfield	20 years
Electric sign	15 years
Traffic circle amenities	25 years
Clock	25 years
Garage	40 years
Splash park	25 years

Land is not subject to amortization.

MCKENZIE TOWNE COUNCIL
Notes to the Financial Statements
May 31, 2023

1. SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

f) Internally restricted net assets

The Council has internally restricted amounts to establish a reserve fund to offset the future costs of significant capital asset additions, replacements or repairs. During the year \$127,200 (2022 - \$120,000) was approved and restricted by the Council for the reserve fund. The Council has also internally restricted amounts currently invested in capital assets.

g) Cash

Cash includes cash held at financial institutions and cash on hand.

h) Investments

Short-term investments consist of guaranteed investment certificates ("GICs") with terms of maturity greater than 90 days, but no more than one year, from the balance sheet date. The Council recognized interest revenue as earned.

i) Impairment of long-lived assets

Capital assets are tested for impairment where impairment indicators are present. This would occur if an item no longer contributes to the Council'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.

j) Financial instruments

The Council's financial instruments consist of cash, accounts receivable, short-term investments, accounts payable and accrued liabilities. All financial instruments are initially measured at fair value and subsequently measured at amortized cost, except for equities quoted on an active market which are required to be measured at fair value, and financial instruments which are designated at fair value.

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.

2. CAPITAL ASSETS

			2023		2022	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value		
McKenzie Towne Hall	\$ 3,562,965	\$ 1,462,536	\$ 2,100,429	\$ 2,190,657		
Furniture and equipment	136,779	112,242	24,537	86,711		
Private park amenities	153,313	115,445	37,868	44,001		
Automotive	242,243	92,409	149,834	38,786		
Interim playfield	74,304	65,206	9,098	12,813		
Electric sign	239,404	220,657	18,747	23,445		
Traffic circle amenities	153,563	146,337	7,226	13,369		
Clock	84,877	63,572	21,305	22,263		
Garage	81,224	22,843	58,381	60,410		
Splash park	1,800,921	360,184	1,440,737	1,512,774		
	<u>6,529,593</u>	<u>2,661,431</u>	<u>3,868,162</u>	<u>4,005,229</u>		
Land	1,080,000	-	1,080,000	1,080,000		
	<u>\$ 7,609,593</u>	<u>\$ 2,661,431</u>	<u>\$ 4,948,162</u>	<u>\$ 5,085,229</u>		

The Splash Park, Private Park Amenities and Traffic Circle Amenities are located on land that is owned by the City of Calgary (the City). The use of land for this purpose is governed by an Optional Amenities Agreement (OAA). The OAA was last executed in 2018, expired February 18, 2023 and provides that the assets transfer to the City's ownership if the OAA is not renewed.

The Council is engaged in ongoing negotiations with the City and believes that appropriate long-term agreements will be entered into that cause the assets to remain under Council's ownership. These financial statements do not include adjustments that would be required if the Council is unable to enter into appropriate long-term use agreements with the City.

MCKENZIE TOWNE COUNCIL
Notes to the Financial Statements
May 31, 2023

3. INVESTMENTS

The Council holds one (2022 - one) GIC with ATB Financial. The GIC is non-redeemable and bears interest at 2.50% maturing July 19, 2023 (2022 - 0.54% maturing July 19, 2022). These investments have been classified as short-term based on their maturity dates. Included in the investment amounts is \$6,550 (2022 - \$987) of accrued interest.

	2023	2022
Short-term investments	\$ 308,244	\$ 301,480

4. DEFERRED CONTRIBUTIONS

Deferred contributions relate to capital assets contributed to the Council by Brookfield Residential ("Brookfield") and restricted government grants.

Contributions from Brookfield amount to \$1,403,009 (2022 - \$1,403,009) less accumulated amortization of \$889,438 (2022 - \$852,008). The land contributed by Brookfield in 2005 is not subject to amortization and therefore was recorded as a direct increase to net assets. Contributions related to government grants amount to \$410,002 (2022 - \$340,002) less accumulated amortization of \$68,000 (2022 - \$54,400). The grants are recognized as revenue on the same basis as the amortization recognized on the related capital assets purchased with the grant funding.

5. COMMITMENTS

The Council has a commitment for a photocopier and a postage meter lease requiring minimum annual payments over the next five years as follows:

2024	\$ 5,189
2025	4,348
2026	4,272
2027	4,272
2028	2,136
	<u>\$ 20,217</u>

6. DEMAND LOAN

The Council has access to a demand revolving loan to a maximum of \$1,000,000 (2022 - \$1,000,000). The demand revolving loan bears interest at prime rate plus 0.45% per annum (2022 - prime rate plus 0.45% per annum) and is payable on demand. As at year-end the Council had drawn \$nil (2022 - \$nil) on the demand revolving loan.

The Council has access to a business MasterCard to a maximum of \$20,000 (2022 - \$20,000). The MasterCard bears interest at a fixed rate of 19.90% per annum (2022 - 19.90% per annum). At year-end the Council had drawn \$5,620 (2022 - \$5,487) on the MasterCard, which is included in accounts payable and accrued liabilities.

The demand revolving loan and MasterCard are secured by an on demand collateral land mortgage and assignment of rents over all lands and premises, assignment of all risk insurance and assignment of the annual dues from homeowners.

7. FINANCIAL INSTRUMENTS

The Council, 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. The Council manages its exposure to these risks by operating in a manner that minimizes its exposure to the extent practical. Other than noted below, there have been no change in the risk exposure since last year. The risks and related management strategies are discussed below:

7. FINANCIAL INSTRUMENTS, CONTINUED

a) Interest rate risk

The Council is exposed to interest rate risk to the extent that changes in market interest rates impact its investment income from its investments. The Council is also exposed to interest rate risk on its floating rate demand loan, whereby the cash flows required to service the demand loan will fluctuate with changes in market rates. The risk is reduced to a minimum since the Council mitigates this risk by investing in GIC's which guarantee the return on the investment due to fixed interest rates and maturity dates.

b) Credit risk

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

The Council'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 Council 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 credit risk on cash is limited because the counterparty is a major Canadian financial institution.

c) Liquidity risk

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

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

8. COMPARATIVE FIGURES

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

