

SUMMER VILLAGE OF WHISPERING HILLS

DECEMBER 31, 2018

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INDEPENDENT AUDITOR'S REPORT

TO THE COUNCIL OF SUMMER VILLAGE OF WHISPERING HILLS

Report on the Audit of the Financial Statements

Opinion

I have audited the financial statements of Summer Village of Whispering Hills (the Entity), which comprise the statement of financial position as at December 31, 2018, and the results of its operations, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Summer Village of Whispering Hills as at December 31, 2018, and its financial performance and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Entity in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my 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 public sector accounting standards, 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

My 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 omission, misrepresentation, or 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
 Entity'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 Entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Entity 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.

I will 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 I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

• Debt Limit Regulation

In accordance with Alberta Regulation 255/2000. Leonfirm that the municipality is in compliance with the Debt Limit Regulation. A detailed account the Entity's deby limit can be found in Note of

EDMONTON, ALBERTA APRIL 5, 2019

AL SCHERBARTH PROFESSIONAL CORPORATION



SUMMER VILLAGE OF WHISPERING HILLS STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2018

			2018	2017
FINANCIAL ASSETS				
Cash (Note 2)		\$	268,002	\$ 194,601
Receivables				
Taxes receivable (Note 3)	•		40,680	49,923
Trade and other receivables (Note 4)			235,716	201,907
Good and services tax receivable			15,587	25,458
·	•	÷		
			559,985	471,889
	•			
	•			
LA DIL INIEC			* .	
LIABILITIES			11.005	10.701
Accounts payable and accrued liabilities			11,097	12,781
Prepaid taxes			2,703	3,144
Deferred revenue (Note 5)			149,900	109,875
Long term debt (Note 6)			78,945	100,379
			242 645	
	•		242,645	226,179
NET FINANCIAL ASSETS			317,340	245,710
TET FINANCIAL ASSETS			317,340	243,710
NON-FINANCIAL ASSETS				
Tangible Capital Assets			860,030	899,855
Prepaid expense			1,607	1,591
			1,007	1,001
			861,637	901,446
· · · · · · · · · · · · · · · · · · ·				
	•			
ACCUMULATED SURPLUS (Schedule 1)	·	\$	1,178,977	\$ 1,147,156
·		-		
			•	
APPROVED BY COUNCIL	÷			
	MANUE			
	MAYOR			•
·				
	COLDICITION			
· .	COUNCILLOR			



SUMMER VILLAGE OF WHISPERING HILLS STATEMENT OF OPERATIONS YEAR ENDED DECEMBER 31, 2018

•	BUDGET	2018	2017
REVENUE			
Net municipal taxes (Schedule 3)	\$ 162,144	\$ 168,563	\$ 156,735
Penalties and costs of taxes	5,200	41,942	32,574
Other Revenues	14,712	10,549	15,341
Government transfers for operating (Schedule 4)	10,494	10,494	34,868
Investment income	300	531	373
ALARIE insurance allocation	-		6,854
TOTAL REVENUE	192,850	232,079	246,745
•	•		
EXPENSES		•	
Administration	86,910	66,464	75,791
Amortization	<u>-</u>	52,825	47,380
Parks and recreation	31,200	37,494	32,372
Waste management	26,000	25,692	25,478
Legislative	8,000	13,792	11,260
Roads, streets, walks and lighting	12,000	12,624	15,273
Culture	8,650	8,038	7,503
Fire and bylaws enforcement	5,090	3,812	4,517
Land use zoning, planning and development	<u>-</u>	3,431	1,400
Family and community support	-	1,917	<u>-</u> '
BAILS	-	1,100	-
TOTAL EXPENSES	177,850	227,189	220,974
EXCESS (SHORTFALL) OF REVENUE OVER EX	PENSES -		
BEFORE OTHER	15,000	4,890	25,771
OTHER			
Government transfers for capital (Schedule 4)	-	26,931	181,116
EXCESS OF REVENUE OVER EXPENSES	15,000	31,821	206,887
ACCUMULATED SURPLUS, BEGINNING OF YE	AR 1,147,156	1,147,156	940,269
ACCUMULATED SURPLUS, END OF YEAR	\$ 1,162,156	\$ 1,178,977	\$ 1,147,156



SUMMER VILLAGE OF WHISPERING HILLS STATEMENT OF CHANGE IN NET FINANCIAL ASSETS YEAR ENDED DECEMBER 31, 2018

	В	UDGET		2018		2017
EXCESS OF REVENUE OVER EXPENSES	\$	15,000	\$	31,821	\$	206,887
ACQUISITION OF TANGIBLE CAPITAL ASSETS AMORTIZATION OF TANGIBLE CAPITAL ASSETS	_	- - - -	<u></u>	(13,000) 52,825 39,825	_	(204,787) <u>47,380</u> (157,407)
USE OF PREPAID ASSETS		<u>-</u>		(16)	_	61
INCREASE IN NET FINANCIAL ASSETS NET FINANCIAL ASSETS, BEGINNING OF YEAR		15,000 245,710		71,630 245,710	_	49,541 196,169
NET FINANCIAL ASSETS, END OF YEAR	\$	260,710	\$_	317,340	\$_	245,710

SUMMER VILLAGE OF WHISPERING HILLS STATEMENT OF CASH FLOWS YEAR ENDED DECEMBER 31, 2018

	•		•	
		2018	2017	
OPERATING				
Excess of revenues over expenditures	\$	31,821	\$ 206,887	
Amortization		52,825	47,380	
Non-cash changes to operations (net change):				
Decrease (increase) in taxes receivable		9,243	(24,376)	
Decrease (increase) in trade and other receivables		(33,809)	(28,105)	
Decrease (increase) in Goods and services tax receivable		9,871	(4,810)	
Increase (decrease) in accounts payable and accrued liabilities		(1,684)	2,735	
Increase (decrease) in prepaid taxes		(441)	1,510	
Increase (decrease) in deferred revenue		40,025	(54,855)	
Decrease (increase) in prepaid expenses		(16)	61	
Cash provided by operating transactions		107,835	146,427	
CAPITAL			•	
Purchases of tangible capital assets		(13,000)	(204,787)	
INVESTING				
Long term debt repaid		(21,434)	(20,956)	
CHANGE IN CASH DURING YEAR		72 401	(70.216)	
CHANGE IN CASH DURING TEAR		73,401	(79,316)	
CASH, BEGINNING OF YEAR		194,601	273,917	
				•
CASH, END OF YEAR (Note 2)	\$	268,002	\$ 194,601	



SUMMER VILLAGE OF WHISPERING HILLS SCHEDULE OF CHANGES IN ACCUMULATED SURPLUS YEAR ENDED DECEMBER 31, 2018

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	UNRESTRICTED SURPLUS	RESTRICTED SURPLUS	EQUITY IN TANGIBLE CAPITAL ASSETS	2018		2017
BALANCE, BEGINNING OF YEAR	\$ 343,968	3,712	\$ 799,476	\$ 1,147,156	∽ ,	940,269
Excess (deficiency) of revenues over expenses	31,821	ı		31,821		206,887
Restricted funds used for tangible capital assets	(13,000)	•	13,000			, 1
Annual amortization expense	52,825	•	(52,825)	r		1
Long term debt repaid	(21,434)	•	21,434	-		•
Change in accumulated surplus	50,212		(18,391)	31,821		206,887
BALANCE, END OF YEAR	394,180	3,712	781,085	1,178,977		1,147,156



SUMMER VILLAGE OF WHISPERING HILLS SCHEDULE OF TANGIBLE CAPITAL ASSETS YEAR ENDED DECEMBER 31, 2018

SCHEDULE 2

					-		JNJ		M	MACCINIEDV &					
ESOS		LAND	. 71	BUILDING	IMPRC	IMPROVEMENTS	STR	STRUCTURES	됩	EQUIPMENT	VEHICLES	7	2018		2017
Balance, beginning of year Acquisition of tangible capital assets	59	162,000	↔	608'66	. sa	60,083	•	792,591 \$ 13,000	∞	108,012 \$	19,838 \$ 1,242,333 - 13,000	\$ 1,24	42,333 3 13,000		1,037,546
Balance, end of year		162,000		608'66		60,083		805,591		108,012	19,838	1,25	1,255,333	-	1,242,333
ACCUMULATED AMORTIZATION: Balance, beginning of year Annual amortization				10,500		31,749 4,006		238,188 39,955	;	52,378 5,400	9,663 1,468	34	342,478 52,825	``	295,098 47,380
Balance, end of year				12,496		35,755		278,143		57,778	11,131	39	395,303		342,478
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	60	\$ 162,000 \$	€4	87,313		24,328 \$		527,448 \$	↔	50,234	8,707	98 \$	860,030 \$		899,855

SUMMER VILLAGE OF WHISPERING HILLS SCHEDULE OF PROPERTY AND OTHER TAXES YEAR ENDED DECEMBER 31, 2018

					SCHED	ULE 3
TAVATION	. 1	BUDGET		2018	2017	
TAXATION Real property taxes Linear property taxes	\$	278,248 1,821	\$	284,412 2,076	\$ 269,274 1,821	
		280,069		286,488	 271,095	
REQUISITION Alberta School Foundation Fund Greater North Foundation		112, 87 0 5,055	· ,	112,870 5,055	110,408 3,952	<u>. </u>
· · · · · · · · · · · · · · · · · · ·		117,925		117,925	114,360	
NET MUNICIPAL TAXES	\$	162,144	\$	168,563	\$ 156,735	



SUMMER VILLAGE OF WHISPERING HILLS SCHEDULE OF GOVERNMENT TRANSFERS YEAR ENDED DECEMBER 31, 2018

						SCHEDULE 4
TRANSFERS FOR OPERATING	B	UDGET		2018		2017
Provincial government	\$	10,494	\$	10,494	\$_	34,868
TRANSFERS FOR CAPITAL Provincial government		_	. <u> </u>	26,931	٠	181,116
TOTAL GOVERNMENT TRANSFERS	\$	10,494	\$	37,425	\$	215,984

SCHEDULE OF EXPENDITURES BY OBJECT YEAR ENDED DECEMBER 31, 2018

					SCHEDULE 5
EXPENSES		BUDGET	2018		2017
Contracted and general services Amortization of tangible capital assets Salaries wages and benefits	\$	105,390 - 42,110	\$ 114,129 52,825 47,120	\$	116,265 47,380 44,294
Materials goods and utilities Interest on term debt		11,350 19,000	 10,981 2,134	_	10,420 2,615
TOTAL EXPENDITURE	\$	177,850	\$ 227,189	\$	220,974



1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Summer Village of Whispering Hills are the representatives of management prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of the Chartered Professional Accountants Canada. Significant aspects of the accounting policies adopted by the Summer Village are as follows:

(a) Reporting Entity

The financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and change in financial position of the reporting entity. This entity is comprised of the municipal operations of all of the organizations that are owned or controlled by the Summer Village Council for the administration of their financial affairs and resources.

The schedule of taxes levied also includes requisitions for education, health, social and other external organizations that are not part of the municipality reporting entity.

(b) Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon the receipt of goods and services and/or the legal obligation to pay.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired.

(c) Use of estimates

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 and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

(d) Investments

Investments are recorded at amortized cost.

(e) Government Transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.



1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(f) Tax Revenue

Tax revenues are recognized when the tax has been authorized by bylaw and the taxable event has occurred.

Requisitions operate as flow through and are excluded from municipal revenue.

(g) Requisition Over-levy and Under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

(h) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated Change in Net Financial Assets (Debt) for the year.

(i) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

Buildings	50 years
Engineered structures - roads	20 years
Machinery and equipment	20 years
Vehicles	10 years
Land Improvements	15 years

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal.

2. CASH

		2018	2017
Cash - unrestricted Cash - restricted	\$ 	118,102 149,900	\$ 84,726 109,875
	\$_	268,002	\$ <u>194,601</u>

Cash includes cash in the bank and temporary investments with original maturities of three months or less. Restricted cash includes funds held for internally restricted funds and funds held for future projects under the Municipal Sustainability Initiative and the Federal Gas Tax Fund in the amount of \$149,900 (2017 - \$109,875) as described in Note 5.

Al Scherbarth
Professional Corporation
Chartered Professional Accountant

3.	TAXES RECEIVABLE	,		
		•	2018	2017
	Current taxes Arrears		\$ 23,468 17,212	\$ 33,772 16,151
			\$ 40,680	\$ 49,923

4. TRADE AND OTHER RECEIVABLES

The Summer Village of Whispering Hills had an ongoing legal issue with a Developer. In August 2015, the Summer Village issued a stop order under section 645 of the *Municipal Government Act* to the Developer. In 2016, the Developer failed to comply with the stop order. According to Section 646 of the *Act*, the Summer Village registered a caveat under the *Land Titles Act* against the title of the land and added the costs and expenses of enforcing the stop order to the tax roll (Section 553(h.1)), creating a significant accounts receivable balance. During 2017, the property was foreclosed and ownership of property reverted to the bank. The Summer Village expects to recover the receivable when the land is sold, however, a bad debt may arise if the land is sold for less than the value of accounts receivable. Any bad debt would be accounted for as a current transaction in the year the losses are determined.

5. **DEFERRED REVENUE**

		2018	2017
Municipal Sustainability Grant - Capital	\$	119,704	\$ 77,521
Federal Gas Tax Fund	_	30,196	 32,354
•	\$	149,900	\$ 109,875

This funding was received in from the Municipal Sustainability Initiative. This funding is restricted to eligible capital projects, as approved under the funding agreement, which are scheduled for completion in 2019.



6. LONG TERM DEBT

Tax supported debentures

2018 2017 \$____78,945 \$ 100,379

The current portion of the long term debt amounts to \$23,591 (2017 - \$21,434.

Principal and interest payments are as follows:

	Principal	Interest	Total
2019	\$ 21,923	1,668	23,591
2020	22,424	1,167	23,591
2021	22,935	656	23,591
2022	11,663	<u>132</u>	11,795
	\$ 78,945	\$ <u>3,623</u>	\$ <u>82,568</u>

Debenture debt is repayable to Alberta Capital Finance and bears interest at 2.269% per annum and matures in 2022. Debenture debt is issued on credit and security of the Summer Village at large. Interest on long term debt amounted to \$2,134 (2017 - \$2,615).

7. **DEBT LIMITS**

Section 276 (2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/00 for the Summer Village of Whispering Hills be disclosed as follows:

	2018	2017
Total debt limit Total debt	\$ 348,119 78,945	\$ 370,118 100,379
Amount total debt limit unused	\$269,174	269,739
Debt servicing limit Debt servicing	\$ 58,020 21,434	61,686 20,956
Amount of debt servicing limit unused	\$36,586	40,730

The debt limit is calculated at 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the municipality. Rather, the financial statements must be interpreted as a whole.



8.	EQUITY IN TANGIBLE CAPITAL ASSETS					
		Net 2018	Net 2017			
	Tangible capital assets (Schedule 2) Accumulated amortization (Schedule 2) Long term debt (Note 6)	\$ 1,255,333 (395,303) (78,945)	\$ 1,242,333 (342,478) (100,379)			
		\$ <u>781,085</u>	\$ <u>799,476</u>			
9.	ACCUMULATED SURPLUS		·			
		2018	2017			
	Unrestricted surplus Restricted surplus	\$ 394,180	\$ 343,968			
	Greater North Foundation Equity in tangible capital assets	3,712 	3,712 			
		\$ <u>1,178,977</u>	\$ <u>1,147,156</u>			

10. SALARY & BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by provincial regulation is as follows:

		2018					<u>2017</u>		
	: 	Salary		Benefits Allowances	3	Total	-	Total	
Councillors:									
Dennis Irving	\$.5,790	\$	735	\$	6,525	\$	6,786	
Curtis Schoepp		1,700		1,191		2,891	-	3,794	
Doug Topinka		<u>.</u>		<u>-</u>		<u>-</u> ´		680	
Ed Scantland		2,200		1,714		3,914		-	
Village Administrator	\$	36,900	. \$	560	\$	37,460	\$	37,447	

⁽¹⁾ Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.



⁽²⁾ Benefits and allowances figures also include the Employer's share of the costs of additional taxable benefits including travel allowance

11. COMPARATIVE FIGURES

Certain comparative amounts have been restated to reflect the current year financial statement presentation.

12. FINANCIAL INSTRUMENTS

The Summer Village's financial instruments consist of cash, taxes and grants in place of taxes, accounts receivable, accounts payable and accrued liabilities, prepaid taxes and deferred revenue. It is management's opinion that the Summer Village is not exposed to significant interest or current risks arising from these financial instruments.

The Summer Village is subject to credit risk with respect to taxes receivables and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the Summer Village provides services may experience financial difficulty and be unable to fulfill their obligations. The number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

13. APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements. The budgeted figures have been presented for information purposes and are unaudited.

