

SUMMER VILLAGE OF WHISPERING HILLS

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

INDEPENDENT AUDITORS' REPORT

To the Mayor and Members of Council of the Summer Village of Whispering Hills

Opinion

We have audited the accompanying financial statements of the Summer Village of Whispering Hills (the Summer Village), which comprise the statement of financial position as at December 31, 2020, and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Summer Village as at December 31, 2020, and the results of its operations and, changes in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Summer Village 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 those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other Matter

The financial statements for the year ended December 31, 2019 were audited by another independent auditor who expressed an unmodified opinion on those financial statements on May 8, 2020.

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 Summer Village'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 Summer Village or to cease operations, or has no realistic alternative but to do so.

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

(continues)



Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but it 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 Summer Village's internal control.
- Evaluate the appropriateness of accounting policies 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 Summer Village's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Summer Village 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.

METRIX GROUP LLP

Chartered Professional Accountants

Edmonton, Alberta
April 22, 2021

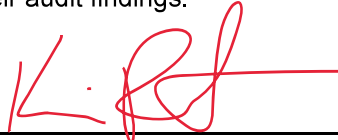
**MANAGEMENT'S RESPONSIBILITY FOR
FINANCIAL STATEMENTS**

Administration is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgemental is required.

In discharging its responsibility for the integrity and fairness of the financial statements, Administration 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 the financial statements.

The elected Mayor and Council of the Summer Village of Whispering Hills are composed entirely of individuals who are neither administration nor employees of the Summer Village. The Mayor and Council have the responsibility of meeting with Administration and the external auditors to discuss the internal controls over the financial reporting process, auditing matters, and financial reporting issues. The Mayor and Council are also responsible for the appointment of the Summer Village's external auditors.

METRIX Group LLP, an independent firm of Chartered Professional Accountants, is appointed by Council to audit the financial statements and to report directly to them. The external auditors have full and free access to and meet periodically and separately with both the Mayor and Council and Administration to discuss their audit findings.



Kim Bancroft, Chief Administrative Officer

Sherwood Park, Alberta
April 22, 2021

**SUMMER VILLAGE OF WHISPERING HILLS
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2020**

	<u>2020</u>	<u>2019</u>
FINANCIAL ASSETS		
Cash (Note 2)	\$ 363,873	\$ 301,297
Receivables		
Taxes receivable (Note 3)	29,558	24,187
Government transfers receivable (Note 4)	36,025	161,611
Goods and services tax receivable	18,146	5,375
Trade and other receivables	5,888	276,864
Land held for resale	<u>390,245</u>	<u>-</u>
	<u>843,735</u>	<u>769,334</u>
LIABILITIES		
Accounts payable and accrued liabilities	9,705	15,893
Prepaid taxes and deposits	21,673	3,092
Deferred revenue (Note 5)	117,079	171,418
Long-term debt (Note 7)	<u>13,857</u>	<u>22,838</u>
	<u>162,314</u>	<u>213,241</u>
NET FINANCIAL ASSETS	<u>681,421</u>	<u>556,093</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (Schedule 6)	889,449	831,616
Prepaid expenses	<u>2,461</u>	<u>1,766</u>
	<u>891,910</u>	<u>833,382</u>
ACCUMULATED SURPLUS (Note 10)	<u>\$ 1,573,331</u>	<u>\$ 1,389,475</u>

**SUMMER VILLAGE OF WHISPERING HILLS
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>2020</u> (Budget) (Note 13)	<u>2020</u> (Actual)	<u>2019</u> (Actual)
REVENUES			
Net municipal property taxes (Schedule 3)	\$ 172,472	\$ 171,961	\$ 180,720
Government transfers for operating (Schedule 4)	9,785	30,760	11,292
Franchise and concession	5,150	6,091	5,772
Penalties and costs on taxes	5,356	9,517	45,264
Interest and investment income	361	2,364	3,664
License, permits and fines	<u>4,378</u>	<u>12,071</u>	<u>5,974</u>
	<u>197,502</u>	<u>232,764</u>	<u>252,686</u>
EXPENSES			
Council and other legislative	10,815	16,891	12,697
Administration	70,152	68,573	71,880
Bylaws enforcement	-	4,814	5,496
Roads, streets, walks, and lighting	15,450	66,745	72,611
Waste management and recycle	28,780	26,101	25,708
Land use planning, zoning and development	-	9,482	105
Parks and recreation	31,780	23,217	50,735
Culture and Tourism	<u>-</u>	<u>1,352</u>	<u>7,927</u>
	<u>156,977</u>	<u>217,175</u>	<u>247,159</u>
EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER INCOME	<u>40,525</u>	<u>15,589</u>	<u>5,527</u>
OTHER INCOME			
Government transfers for capital (Schedule 4)	-	168,267	13,330
Gain (loss) on disposal of tangible capital assets	<u>-</u>	<u>-</u>	<u>40,792</u>
	<u>-</u>	<u>168,267</u>	<u>54,122</u>
EXCESS OF REVENUE OVER EXPENSES	40,525	183,856	59,649
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>1,389,475</u>	<u>1,389,475</u>	<u>1,329,826</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>\$ 1,430,000</u>	<u>\$ 1,573,331</u>	<u>\$ 1,389,475</u>

SUMMER VILLAGE OF WHISPERING HILLS
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>2020</u> (Budget) (Note 13)	<u>2020</u> (Actual)	<u>2019</u> (Actual)
EXCESS OF REVENUE OVER EXPENSES	\$ <u>40,525</u>	\$ <u>183,856</u>	\$ <u>59,649</u>
Acquisition of tangible capital assets	-	(16,700)	(25,688)
Construction in progress	-	(95,772)	-
Amortization of tangible capital assets	<u>-</u>	<u>54,639</u>	<u>54,102</u>
	<u>-</u>	<u>(57,833)</u>	<u>28,414</u>
Net change in prepaid expenses	<u>-</u>	<u>(695)</u>	<u>(159)</u>
	<u>-</u>	<u>(695)</u>	<u>(159)</u>
INCREASE IN NET FINANCIAL ASSETS	40,525	125,328	87,904
NET FINANCIAL ASSET, BEGINNING OF YEAR	<u>556,093</u>	<u>556,093</u>	<u>468,189</u>
NET FINANCIAL ASSETS, END OF YEAR	\$ <u><u>596,618</u></u>	\$ <u><u>681,421</u></u>	\$ <u><u>556,093</u></u>

**SUMMER VILLAGE OF WHISPERING HILLS
STATEMENT OF CHANGES IN CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>2020</u>	<u>2019</u>
OPERATING ACTIVITIES		
Excess of revenue over expenditures	\$ 183,856	\$ 59,649
Non-cash items included in annual surplus:		
Amortization of tangible capital assets	54,639	54,102
Change in non-cash working capital balances:		
Taxes receivable	(5,371)	16,493
Government transfers receivable	125,586	(92,665)
Goods and services tax receivable	(12,771)	10,212
Trade receivable	270,976	(41,148)
Land held for resale	(390,245)	-
Accounts payable and accrued liabilities	(6,188)	4,796
Prepaid taxes	18,581	389
Deferred revenue	(54,339)	103,421
Prepaid expenses	(695)	(159)
CASH FROM OPERATING ACTIVITIES	<u>184,029</u>	<u>115,090</u>
INVESTING ACTIVITIES		
Construction-in-progress	(95,772)	-
Purchase of tangible capital assets	(16,700)	(25,688)
CASH USED FOR INVESTING ACTIVITIES	<u>(112,472)</u>	<u>(25,688)</u>
FINANCING ACTIVITIES		
Long-term debt repayments	(8,981)	(56,107)
CASH USED FOR FINANCING ACTIVITIES	<u>(8,981)</u>	<u>(56,107)</u>
INCREASE (DECREASE) IN CASH	62,576	33,295
CASH, BEGINNING OF YEAR	<u>301,297</u>	<u>268,002</u>
CASH, END OF YEAR	<u>\$ 363,873</u>	<u>\$ 301,297</u>

**SUMMER VILLAGE OF WHISPERING HILLS
SCHEDULE OF CHANGES IN ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE 1

	<u>Unrestricted Surplus</u>	<u>Restricted Surplus</u>	<u>Equity in Tangible Capital Assets</u>	<u>2020 Total</u>	<u>2019 Total</u>
Balance, Beginning of Year	\$ 580,697	-	\$ 808,778	\$ 1,389,475	\$ 1,329,826
Excess of Revenue over Expenses	183,856	-	-	183,856	59,649
Purchase of tangible capital assets	(16,700)	-	16,700	-	-
Construction in progress	(95,772)	-	95,772	-	-
Annual amortization expense	54,639	-	(54,639)	-	-
Disposal of tangible capital assets	-	-	-	-	-
Unrestricted funds designated for future use	-	-	-	-	-
Long-term debt repaid	<u>(8,981)</u>	-	<u>8,981</u>	-	-
Balance, End of Year	<u>\$ 697,739</u>	<u>-</u>	<u>\$ 875,592</u>	<u>\$ 1,573,331</u>	<u>\$ 1,389,475</u>

The accompanying notes are an integral part of the consolidated financial statements.

**SUMMER VILLAGE OF WHISPERING HILLS
SCHEDULE OF EQUITY IN TANGIBLE CAPITAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE 2

	<u>2020</u>	<u>2019</u>
BALANCE, BEGINNING OF YEAR	\$ 808,778	\$ 781,085
Purchase of tangible capital assets	16,700	25,688
Construction in progress	95,772	-
Amortization of Tangible Capital Assets	(54,639)	(54,102)
Long-term Debt Repayments	<u>8,981</u>	<u>56,107</u>
BALANCE, END OF YEAR	<u>\$ 875,592</u>	<u>\$ 808,778</u>

Equity in Tangible Capital Assets is Comprised of the Following:

Tangible capital assets (net book value)	\$ 889,449	\$ 831,616
Capital long-term debt	<u>(13,857)</u>	<u>(22,838)</u>
	<u>\$ 875,592</u>	<u>\$ 808,778</u>

**SUMMER VILLAGE OF WHISPERING HILLS
SCHEDULE OF PROPERTY TAXES LEVIED
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE 3

	<u>2020</u> (Budget) (Note 13)	<u>2020</u> (Actual)	<u>2019</u> (Actual)
TAXATION			
Real property taxes	\$ 283,582	\$ 287,509	\$ 294,794
Linear property taxes	<u>1,875</u>	<u>1,875</u>	<u>2,223</u>
	<u>285,457</u>	<u>289,384</u>	<u>297,017</u>
REQUISITIONS			
Alberta School Foundation Fund	112,985	112,985	112,747
Greater North Foundation	<u>-</u>	<u>4,438</u>	<u>3,550</u>
	<u>112,985</u>	<u>117,423</u>	<u>116,297</u>
NET MUNICIPAL TAXES	<u>\$ 172,472</u>	<u>\$ 171,961</u>	<u>\$ 180,720</u>

**SUMMER VILLAGE OF WHISPERING HILLS
SCHEDULE OF GOVERNMENT TRANSFERS
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE 4

	<u>2020</u> (Budget) (Note 13)	<u>2020</u> (Actual)	<u>2019</u> (Actual)
TRANSFERS FOR OPERATING			
Provincial government	\$ <u>9,785</u>	\$ <u>30,760</u>	\$ <u>11,292</u>
	<u>9,785</u>	<u>30,760</u>	<u>11,292</u>
TRANSFERS FOR CAPITAL			
Federal government	<u>-</u>	<u>168,267</u>	<u>13,330</u>
	<u>-</u>	<u>168,267</u>	<u>13,330</u>
TOTAL GOVERNMENT TRANSFERS	\$ <u><u>9,785</u></u>	\$ <u><u>199,027</u></u>	\$ <u><u>24,622</u></u>

**SUMMER VILLAGE OF WHISPERING HILLS
SCHEDULE OF SEGMENTED DISCLOSURE
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Legislative & Administration</u>	<u>Fire & Bylaw Enforcement</u>	<u>Transportation Services</u>	<u>Waste Management</u>	<u>Planning & Development</u>	<u>Parks, Culture & Recreation</u>	<u>2020</u>	<u>2019</u>
REVENUE:								
Net municipal taxation	\$ 103,841	\$ 963	\$ 25,594	\$ 26,101	\$ -	\$ 15,462	\$ 171,961	\$ 180,720
Penalties and costs on taxes	9,517	-	-	-	-	-	9,517	45,264
Government transfers	30,760	-	-	-	-	-	30,760	11,292
Licenses and permits	1,325	3,851	-	-	1,796	5,100	12,072	5,974
Franchise and concession	6,091	-	-	-	-	-	6,091	5,772
Investment income	2,363	-	-	-	-	-	2,363	3,664
Balance, end of year	153,897	4,814	25,594	26,101	1,796	20,562	232,764	252,686
EXPENSES:								
Contracted and general services	28,150	4,814	22,750	26,101	-	13,970	95,785	127,909
Salaries, wages and benefits	51,163	-	-	-	-	-	51,163	44,785
Materials, goods & utilities	2,111	-	2,844	-	-	6,592	11,547	14,781
Insurance	2,735	-	-	-	-	-	2,735	2,128
Transfers - local board/agencies	-	-	-	-	-	-	-	1,250
Bank charges & interest	838	-	-	-	-	-	838	832
Interest on long term debt	468	-	-	-	-	-	468	1,372
Amortization	-	-	41,151	-	9,482	4,006	54,639	54,102
Balance, end of year	85,465	4,814	66,745	26,101	9,482	24,568	217,175	247,159
Revenue (deficit) before government transfers for capital	\$ 68,432	\$ -	\$ (41,151)	\$ -	\$ (7,686)	\$ (4,006)	\$ 15,589	\$ 5,527
Government transfers - capital	-	-	107,472	-	55,795	5,000	168,267	13,330
Gain (loss) on disposal capital assets	-	-	-	-	-	-	-	40,792
NET REVENUE (DEFICIT)	\$ 68,432	\$ -	\$ 66,321	\$ -	\$ 48,109	\$ 994	\$ 183,856	\$ 59,649

The accompanying notes are an integral part of the consolidated financial statements. 11.

SCHEDULE 6

SUMMER VILLAGE OF WHISPERING HILLS
 SCHEDULE OF TANGIBLE CAPITAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Land</u>	<u>Land Improvements</u>	<u>Building</u>	<u>Engineered Structures</u>	<u>Machinery & Equipment</u>	<u>Vehicles</u>	<u>2020</u>	<u>2019</u>
COST:								
Balance, beginning of year	\$ 162,000	\$ 60,083	\$ 99,809	\$ 818,921	\$ 108,012	\$ 32,196	\$ 1,281,021	\$ 1,255,333
Additions	-	-	-	16,700	-	-	16,700	25,688
Construction-in-progress	-	5,000	-	90,772	-	-	95,772	-
Balance, end of year	<u>162,000</u>	<u>65,083</u>	<u>99,809</u>	<u>926,393</u>	<u>108,012</u>	<u>32,196</u>	<u>1,393,493</u>	<u>1,281,021</u>
ACCUMULATED AMORTIZATION:								
Balance, beginning of year	-	39,761	14,492	318,757	63,178	13,217	449,405	395,303
Amortization expense	-	4,006	1,996	41,151	5,400	2,086	54,639	54,102
Balance, end of year	<u>-</u>	<u>43,767</u>	<u>16,488</u>	<u>359,908</u>	<u>68,578</u>	<u>15,303</u>	<u>504,044</u>	<u>449,405</u>
NET BOOK VALUE	<u>\$ 162,000</u>	<u>\$ 21,316</u>	<u>\$ 83,321</u>	<u>\$ 566,485</u>	<u>\$ 39,434</u>	<u>\$ 16,893</u>	<u>\$ 889,449</u>	<u>\$ 831,616</u>

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Summer Village of Whispering Hills (the "Summer Village") are the representations of management prepared in accordance with Canadian generally accepted accounting principles for local governments established by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountant of 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 expenses, changes in net financial position and cash flows of the reporting entity. This entity is comprised of the municipal operations plus all of the organizations that are owned or controlled by the Summer Village and are, therefore, accountable to 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 Summer Village's 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 receipt of goods or services and/or the legal obligation to pay.

Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues are reliably measured and reasonably estimated. 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, regular 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 fees are collected for which the related services have yet to be performed. Revenues are recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired.

Expenses are recognized in the period the goods or services are acquired and a liability is incurred or transfers are due.

(c) 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 change in net financial assets for the year.

(CONT'D)

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

1. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards 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 management uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

Accounts receivable are stated after evaluation as to their collectibility and an appropriate allowance for doubtful accounts is provided where considered necessary. The amounts recorded for valuation of tangible capital assets, the useful lives and related amortization of tangible capital assets are areas where management makes significant estimates and assumptions in determining the amounts to be recorded in the financial statements.

(e) Cash and Temporary Investments

Cash and cash equivalents consists of cash on hand, cash in banks and deposits with an original maturity date of purchase of three months or less. Due to the short term maturity of these investments, their carrying value approximates fair value.

(f) Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investment. When there has been a loss in value that is other than a temporary decline, the investment is written down to recognize the loss.

(g) Local Improvements

When a service or improvement is deemed to benefit a specific area more than the municipality as a whole, the project may be classified as a local improvement under the *Municipal Government Act*, to be paid in whole or in part by a tax imposed on the benefiting property owners. The property owner's share of the improvements is recognized as revenue, and established as a receivable, in the period that the project expenditures are completed.

(h) Debt Charges Recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the un-matured long-term debt, less actuarial requirements for the retirement of any sinking fund debentures.

(i) Inventories for Resale

Land held for resale is recorded at the lower of cost or net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping and leveling charges. Related development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks and street lighting are recorded as physical assets under their respective function.

(CONT'D)

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

1. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(j) Tax Revenue

Property tax revenue is based on market value assessments determined in accordance with the *Municipal Government Act*. Tax rates are established annually. Taxation revenues are recorded at the time tax billings are issued. Assessments are subject to appeal.

Construction and borrowing costs associated with local improvement projects are recovered through annual special property assessments during the period of the related borrowing. These levies are collectible from property owners for work performed by the Summer Village. Under the accrual basis of accounting, revenues to be received from local improvement assessments are recognized in full in the period the local improvement project costs are incurred and the passing of the related imposition by-law.

(k) 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 are 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.

(l) Equity in tangible capital assets

Equity in tangible capital assets represents the Summer Village's net investment in tangible capital assets, after deducting the portion financed by third parties through debenture, bond and mortgage debts, long-term capital borrowing, capital leases or other capital liabilities.

(m) 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.

(CONT'D)

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

1. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(n) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to the acquisition, construction, development or betterment of the asset. Contributed assets are capitalized and are recorded at their estimated fair value upon acquisition and are also recorded as revenue. Construction in progress represents assets which are not available for productive use and therefore are not subject to amortization. The cost, less residual value, of tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	<u>Years</u>
Land improvements	15
Buildings	50
Engineered structures	20
Machinery and equipment	20
Vehicles	10

Amortization is charged in the year of acquisition and no amortization is charged in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Leases

Leases are classified as capital or operating. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred

Inventory

Inventory held for consumption is valued at the lower of cost or replacement cost, with cost determined by the average cost method.

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

2. CASH

	<u>2020</u>	<u>2019</u>
Operating Cash	\$ 282,819	\$ 291,490
Restricted cash	<u>81,054</u>	<u>9,807</u>
	<u>\$ 363,873</u>	<u>\$ 301,297</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 capital projects in the amount of \$106,756 (2019 - \$9,807) as described in Note 5.

3. TAXES RECEIVABLES

	<u>2020</u>	<u>2019</u>
Current taxes	\$ 25,101	\$ 20,834
Tax arrears	<u>4,457</u>	<u>3,353</u>
	<u>\$ 29,558</u>	<u>\$ 24,187</u>

4. GOVERNMENT TRANSFERS RECEIVABLE

	<u>2020</u>	<u>2019</u>
Municipal sustainability initiative	-	135,565
Federal Gas Tax Fund	<u>26,046</u>	26,046
Municipal Stimulus Program	<u>9,979</u>	-
	<u>\$ 36,025</u>	<u>\$ 161,611</u>

5. DEFERRED REVENUE

Deferred revenue is comprised of the following amounts, which have been received from various third parties and are restricted to the eligible operating and capital projects as approved in the funding agreements for a specified purpose. These amounts are recognized as revenue in the period in which the related expenditures are incurred.

	<u>2019</u>	<u>Additions</u>	<u>Revenue Recognized</u>	<u>2020</u>
Municipal Sustainability Grant - Capital	\$ 147,085	\$ 94,529	\$ (151,567)	\$ 90,047
Municipal Sustainability Grant - Operating	-	8,901	(8,901)	-
Federal Gas Tax Fund	<u>13,079</u>	-	(4,800)	<u>8,279</u>
Municipal Stimulus Program	-	21,879	(11,900)	<u>9,979</u>
Municipal Development Plan	<u>11,254</u>	-	(2,480)	<u>8,774</u>
Municipal Operating Support Transfer	-	<u>19,379</u>	<u>(19,379)</u>	-
	<u>\$ 171,418</u>	<u>\$ 144,688</u>	<u>\$ (199,027)</u>	<u>\$ 117,079</u>

**SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020**

6. FUNDS HELD IN TRUST

The Summer Village administers the following trust funds:

	<u>2020</u>	<u>2019</u>
Proceeds from tax forfeitures held in trust	\$ <u>55,092</u>	\$ <u>-</u>

Trust funds administered by the Summer Village have not been included in the Statement of Financial Position, nor have their operations been included in the Statement of Operations.

7. LONG-TERM DEBT

	<u>2020</u>	<u>2019</u>
Tax supported debentures	\$ <u>13,857</u>	\$ <u>22,838</u>

Debenture debt is repayable to the Government of Alberta and bears interest at 2.269% per annum and matures in 2022. Debenture debt is issued on the credit and security of the Summer Village at large.

The Summer Village's cash payments for interest in 2020 were \$468 (2019 - \$1,372).

Principal and interest repayments:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 9,186	\$ 262	\$ 9,448
2022	<u>4,671</u>	<u>53</u>	<u>4,724</u>
	<u>\$ 13,857</u>	<u>\$ 315</u>	<u>\$ 14,172</u>

**SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020**

8. 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 be disclosed as follows:

	<u>2020</u>	<u>2019</u>
Total debt limit	\$ 349,146	\$ 379,029
Total debt	<u>(13,857)</u>	<u>(22,838)</u>
Amount of debt limit unused	<u>\$ 335,289</u>	<u>\$ 356,191</u>
Service on debt limit	\$ 58,191	\$ 63,172
Service on debt (Note 7)	<u>(9,449)</u>	<u>(23,591)</u>
Amount of service on debt limit unused	<u>\$ 48,742</u>	<u>\$ 39,581</u>

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

9. SALARY AND BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials and the chief administrative officer as required by *Alberta Regulation 313/2000* is as follows:

	<u>Salary</u>	<u>Benefits and Allowances</u>	<u>Total 2020</u>	<u>Total 2019</u>
Councillors:				
Dennis Irving	5,340	647	5,987	5,857
Curtis Schoepp	5,900	1,110	7,010	3,203
Ed Scantland	<u>2,700</u>	<u>732</u>	<u>3,432</u>	<u>3,637</u>
	\$ 13,940	\$ 2,489	\$ 16,429	\$ 12,697
Chief Administrative Officer	\$ 37,500	\$ 702	\$ 38,202	\$ 37,599
Assessor	<u>\$ 7,036</u>	<u>\$ -</u>	<u>\$ 7,036</u>	<u>\$ 5,789</u>
	\$ 44,536	\$ 702	\$ 45,238	\$ 43,388

Salary includes regular base pay, bonuses, lump sum payments, honoraria, and any other direct cash remuneration.

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

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

10. ACCUMULATED SURPLUS

Accumulated surplus consists of restricted and unrestricted amounts and equity in tangible capital assets as follows:

	<u>2020</u>	<u>2019</u>
Unrestricted surplus	\$ 697,740	\$ 580,697
Equity in tangible capital assets	<u>875,591</u>	<u>808,778</u>
	<u>\$ 1,573,331</u>	<u>\$ 1,389,475</u>

11. FINANCIAL INSTRUMENTS

(a) Credit risk

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 fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

(b) Fair value

The Summer Village's carrying value of cash, taxes receivable, trade and other receivables, investments, and accounts payable and accrued liabilities approximates its fair value due to the immediate or short-term maturity of these instruments.

(c) Currency risk

Currency risk is the risk to the Summer Village's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. It is management's opinion that the Summer Village is not exposed to significant interest or currency risk arising from these financial instruments.

SUMMER VILLAGE OF WHISPERING HILLS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

12. SEGMENTED INFORMATION

The Summer Village provides a range of services to its ratepayers. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. Refer to the Schedule of Segmented Disclosure (Schedule 5).

13. BUDGET DATA

The budget data presented in these financial statements is based on the 2020 operating and capital budgets approved by Council on May 8, 2020. The budgeted figures have been presented for information purposes and are unaudited.

14. APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements.

15. IMPACT OF GLOBAL PANDEMIC

On March 2020, the Government of Alberta declared a public health emergency in response to the coronavirus disease 2019 ("COVID-19") outbreak. The measures implemented by governments, businesses, and other organizations to safeguard against COVID-19 may have a significant effect on the Summer Village's future operations. Given the daily evolution of the pandemic and the government responses to stop the spread, an estimate of the effect, if any, of these events on its results of operations and cash flows cannot be made at this time.