### LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE)

### FINANCIAL STATEMENTS

MARCH 31, 2021

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#### INDEPENDENT AUDITOR'S REPORT

To the Directors of:
Lac La Biche Regional Community
Development Corporation

### Opinion

I have audited the financial statements of Lac La Biche Regional Community Development Corporation which comprise the statement of financial position at March 31, 2021 and the statements of income and expenditures, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, all all material respects, the financial position of the Organization as at March 31, 2021 and the results of its income and expenditures, change in fund balances and the cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### 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 Financial Statements section of my report. I am independent of the Organization 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 the financial statements in accordance with Canadian accounting standards for not-for-profit organization and for such internal control as management determines 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 Organization's ability to continue as a going concern, disclosing. as appropriate, matters related to going concern and using the going concern basis of accounting unless management intends to liquidate the Organization or to cease operations, or has no realistic alternative by to do so.

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

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### Auditor's Responsibility for the Audit of the Financial Statements

My objective is 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 my 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 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 access 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 my opinion. The risk of not detecting a material misstatement resulting from fraud is higher that 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 Organization'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 on accounting and, based the the audit evidence obtained whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization'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 Organization to cease to continue as a going concern.
- Evaluate the over 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 I identified during my audit.

Lac La Biche, Alberta June 23, 2021

CHARTERED PROFESSIONAL ACCOUNTANT

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## LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE) BALANCE SHEET AS AT MARCH 31, 2021

### **ASSETS**

	GENERAL FUNDS	LOAN INVE <u>FUNDS</u>	STMENT FUNDS REPAYABLE	TOTAL <u>2021</u>	TOTAL 2020
CASH AND TERM DEPOSITS	\$ 195,250	\$1,099,477	\$ 40,886	\$1,335,613	\$1,574,303
INVESTMENTS (Note 2)	1,380	-	-	1,380	1,380
ACCOUNTS RECEIVABLE	3,883	314	-	4,197	6,396
INVESTMENT LOANS RECEIVABLE (Note 4)	-	4,286,665	1,318,627	5,605,292	4,793,166
COMMUNITY FUTURE NETWORK FUND (Note 10	) -	2,009,472	-	2,009,472	1,334,105
DUE FROM (TO) INVESTMENT FUNDS	-	(563,715)	563,715	-	-
PROPERTY, EQUIPMENT (Notes 2, 3)	174,594			174,594	191,336
	\$ 375,107	\$6,832,213	<u>\$1,923,228</u>	\$9,130,548	\$7,900,686
		LIABIL	ITIES		
ACCOUNTS PAYABLE AND ACCRUED LIABILITIES	E\$ 13,647	\$ 265	\$ -	\$ 13,912	\$ 23,114
OTHER PAYABLES (Note 6)	-	-	1,263,990	1,263,990	-
DEFERRED REVENUES (Note 11)	27,021	-	-	27,021	62,683
ADVANCES FROM WESTERN ECONOMIC DIVERSIFICATION (Note 5)	<u>-</u> 40,668		494,919 1,758,909	494,919 1,799,842	489,357 575,154
		FUND BA	LANCES		
INVESTMENT IN LONG LIVED ASSETS RESTRICTED FUNDS	174,594 -	- 6,831,948	- 164,319	174,594 6,996,267	191,336 6,988,505
UNRESTRICTED FUNDS	159,845	-	104,517	159,845	145,691
	334,439	6,831,948	164,319	7,330,706	7,325,532
APPROVED BY THE BOARD:	\$ 375,107	\$6,832,213	<u>\$1,923,228</u>	<u>\$9,130,548</u>	<u>\$7,900,686</u>
havid The	Director				
A	Director				

# LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE) INCOME AND EXPENDITURES FOR THE YEAR ENDED MARCH 31, 2021

		LOAN	TOTAL	TOTAL
	<b>GENERAL</b>	<u>FUNDS</u>	2021	<u>2020</u>
REVENUE				
Western Economic Diversification grant	\$ 294,963		\$ 294,963	\$ 294,963
Transfer from loan investment funds	79,369	-		
Loan interest	-	306,690	306,690	328,861
Investment income	1,928		54,939	71,618
Other income (Note 7)	160,010		160,010	108,749
	536,270	280,332	816,602	804,191
EXPENDITURES				
Salaries and employee benefits	259,271	_	259,271	266,135
			•	
Professional expenses				
Accounting, audit, legal fees	5,950	-	5,950	6,450
Training and education	713	-	713	2,849
Legal, credit bureau	3,624	3,183	3,624	20,973
Administration	4/5 025		4/5 025	02.004
Project expenditures (Note 12)	145,925	-	145,925	92,091
Contract services	30,000	-	30,000	-
Building occupancy costs (Note 9)	24,664	-	24,664	25,984
Computer hardware and software costs	14,632	-	14,632	-
Cyber security costs	11,221	-	11,221	-
Telephone and communications	6,738	-	6,738	6,009
Office	4,669	-	4,669	24,308
Advertising and promotion	3,906	-	3,906	5,628
GST expense - non rebate portion (Note 2)		-	3,857	3,978
Travel	1,385	-	1,385	5,892
Insurance	1,133	-	1,133	1,133
Board expenses	898	-	898	5,129
Marketing and visibility	846	-	846	850
Bank charges and interest	728		728	749
Memberships, licenses, dues, subscription		-	528	1,045
Postage, delivery	252	-	252	545
Equipment rental	-	-	-	270
Loan receivable recoveries	-	(9,413)		(700)
Bad debts	<del></del>	278,800	278,800	216,999
	520,940	272,570	795,327	686,317
NET INCOME FROM OPERATIONS	15,330	7,762	23,092	117,874
AMORTIZATION (Note 2)	(17,918)		(17,918)	(17,814)
NET INCOME (LOSS)	\$ (2,588)	7,762	\$ 5,174	100,060

### LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE) CHANGES IN FUND BALANCES - OPERATING FOR THE YEAR ENDED MARCH 31, 2021

	INVESTED IN NG LIVED ASSETS UNR	ESTRICTED	TOTAL 2021	TOTAL 2020
BALANCE, OPENING \$	191,336 \$	145,691 \$	337,027 \$	337,850
NET INCOME	-	(2,588)	(2,588)	(823)
AMORTIZATION EXP.	(17,918)	17,918	_	-
PURCHASE OF CAPITAL		•		
ASSETS	1,176	(1,176)		
BALANCE CLOSING \$	174,594 \$	159,845 \$	334,439 \$	337,027

## LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE) CHANGES IN FUND BALANCES - INVESTMENT FOR THE YEAR ENDED MARCH 31, 2021

	LOAN INVE	STMENT FUNDS REPAYABLE	TOTAL <u>2021</u>	TOTAL 2020
REVENUE				
Loan interest	\$ 301,128	\$ 11,124	\$ 312,252	\$ 337,903
Investment income	53,011		53,011	67,415
	354,139	11,124	395,263	405,318
EXPENSES				
Legal costs	3,183	-	3,183	-
Transfers to general fund operations	79,369	-	79,369	79,369
Loan receivable recovery costs	(9,413)	-	(9,413)	(700)
To investment repayable fund	-	5,562	5,562	9,042
Provision for investment losses (Note 6)	278,800	-	278,800	216,724
	351,939	5,562	357,501	304,435
NET INCOME	2,200	5,562	7,762	100,883
FUND BALANCES, Beginning of year	6,829,748	158,757	6,988,505	6,887,622
FUND BALANCES, End of year	\$ 6,831,948	\$ 164,319	\$ 6,996,267	\$ 6,988,505

# LAC LA BICHE REGIONAL COMMUNITY DEVELOPMENT CORPORATION (O/A - COMMUNITY FUTURES LAC LA BICHE) CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2021

		GENERAL FUNDS	LC	DAN INVESTMEN FUNDS	NT	TOTAL <u>2021</u>		TOTAL <u>2020</u>
CASH PROVIDED BY (USES) FOR: OPERATING								
Western Economic Diversification	\$	294,963	\$		\$	294,963	9	294,963
Other income and grants	•	126,207	•	9,413		•		-
Investment loan advances		-		(2,515,792)		-		-
Investment loan repayments		_		1,389,957				
Rural relief recovery funds advanced		_		1,281,000				-
Rural relief recovery funds repaid		-				(17,010)		-
Interest income from investment loan	s	1,928		400,172		402,100		384,107
Salaries and benefits		(259,271)		•		(259,271)		(266,135)
Materials and services		(271, 136)		(2,578)		(273,714)		(212,520)
		(107,309)	_	545,162		437,853		230,545
INVESTING  CFLIP investment advance  Purchase of capital assets	_	- (1,176) (1,176)	_	(675,367) 		(675,367) (1,176) (676,543)	_	(726,539) (4,401) (730,940)
FINANCING Interfund transfers	_	79 <b>,</b> 369	_	(79 <u>,369</u> )			_	<del>-</del>
NET INCREASE (DECREASE) IN CASH		(29,116)		(209,574)		(238,690)		(500,395)
CASH, Beginning of year	_	224,366	_	1,349,937		1,574,303	_	2,074,698
CASH, End of year	<u>\$</u>	195,250	\$	1,140,363	\$	1,335,613	\$	1,574,303

### 1. NATURE OF OPERATIONS

The corporation is a non-profit organization which may receive funding, on a contractual basis, from all levels of Government, to implement the region's community economic development and strategic planning initiatives. As a non-profit organization, the corporation is exempt from income taxes under the Income Tax Act (Canada).

### 2. SIGNIFICANT ACCOUNTING POLICIES

#### A. BASIS OF ACCOUNTING

These financial statements have been prepared in accordance with Canadian accounting standards for Not-for-Profit Organizations.

The corporation follows the restricted method of accounting for contributions.

The General Fund accounts for the corporation's operating costs and general revenues. This fund reports unrestricted resources and restricted operating grants.

The Loan Investment Funds report restricted resources that are to be used for assistance to small businesses and entrepreneurs in the form of loans, loan guarantees or equity participation. Loans from the Loan Investment Fund for the Disabled and the Loan Investment Fund for Youth are limited to businesses owned and operated by disabled and youth entrepreneurs respectively. The organization is restricted in the types of loans that can be made according to its agreement with the federal government.

#### 2. SIGNIFICANT ACCOUNTING POLICIES - Continued

### B. 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 period.

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

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

### C. PROPERTY, EQUIPMENT

Property and equipment is recorded at cost. Amortization is provided on the straight-line method over the estimated useful lives of the assets as follows:

Furniture and equipment - 20% Computer software - 33 1/3% Building/Improvements - 4%

In the year of acquisition, amortization is provided for at one half of the normal rates. When capital assets are disposed, the cost of the asset and related accumulated amortization are removed from the accounts and any resulting gain or loss is reflected in operations. No amortization is recorded in the year of disposition.

#### D. GOODS AND SERVICE TAX

The corporation accounts for goods and services tax on an exclusive basis. Under this method all expenditures are stated exclusive of goods and services tax. G.S.T. expense is shown net of G.S.T. rebates received.

#### E. INVESTMENTS

The Corporation owns 270.01 shares of Sunlife Financial, as a result of demutualization. These marketable securities have been recorded at a nominal value of \$1 per share. Present market value of these shares is approximately \$16,978.

#### F. REVENUE RECOGNITION

Revenue from investment loan receivable are recognized on an accrual basis. No interest is accrued on loans when collection is considered doubtful.

Operating fund revenues are recognized as earned based on the terms of the funding agreements. Deferred revenues consist of funds received under such agreements for which related expenses have not been incurred. They will be recognized as revenue in the year in which the related expenses are incurred.

All other revenues with respect to services and rental incomes are recognized when such services are performed.

### 3. PROPERTY AND EQUIPMENT

		<u>Cost</u>	cumulated ortizatio	Net <u>2021</u>	Net 2020
Land Building Furniture & equip. Computer software Leasehold improvemen	\$ 1 <u>t</u> \$	115,920 367,469 43,842 7,600 31,168 565,999	\$ 323,990 35,968 7,044 24,403 391,405	 115,920 43,479 7,874 556 6,765 174,594	\$ 115,920 58,178 8,520 834 7,884 191,336

#### 4. INVESTMENT LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSS

The corporation has a portfolio of 107 loans, bearing interest rates from 0.0 to 7.5%. The loans are secured by general security agreements, personal guarantees and land mortgages. The loans are due at various dates through 2025.

An allowance for losses on investment loans is made based on expected loan default rates, potential loss ratios and review of loans portfolio, as determined by management, as follows:

			PRO	OVISION	
	TOTAL	ACCRUED	FO	R CREDIT	NET
	<u>LOANS</u>	INTEREST	I	LOSSES	LOANS
Loan Investment	Funds:				
Non-repayable	\$ 4,614,437	\$ 27,228	\$	(355,000)\$	4,286,665
Repayable	1,318,344	283			1,318,627
	\$ 5,932,781	\$ 27,511	\$	(355,000)\$	5,605,292

Actual writeoffs, net of recoveries, have been provided for in the statement of income and changes in fund balances. The provision for credit losses is sufficient to keep the balance in the allowance for credit losses adequate to absorb additional credit related losses.

Management regularly reviews the status of these loans, including identifying payments in arrears, available security, financial results of the loan recipients, current economic trends and other relevant information to make a judgment in evaluating the adequacy of the provision for credit losses.

A total of 42 loans for \$1,258,000 were advanced under the Rural Relief Recovery Fund. These loans range from \$13,000 to \$40,000. The loans are interest free and up to \$10,000 will be forgiven if the loans are repaid in full by December 31, 2022. To date, \$34,800 has been repaid with respect to these loans.

### 5. REPAYABLE INVESTMENT FUNDS

Repayable investment funds consist of contributions of \$200,000 to implement the Youth Investment Fund program; and \$200,000 to implement a Disabled Entrepreneurs Investment Fund, both funds sponsored by Western Economic Diversification - Canada. The terms and conditions of these funds have been amended by the Department of Western Economic Development, such that these funds are repayable if any of the following conditions occur:

- i) The Conditionally Repayable Investments Funds are not administered to the terms and conditions specified in the agreement; or
- ii) Based on reviews and evaluations of the operations and the Repayable Investment Funds, the repayable investment funds are not providing a satisfactory level of benefits in terms of employment creation, the development of Community owned or controlled businesses, and strengthening of the Western Canadian economy; or
- iii) In the opinion of Minister, the repayable investment funds are no longer necessary or relevant to the development of the Western Canadian economy; or
- iv) The Agreement is terminated as described in Section 12; or
- v) An event of default occurs as described in Section 7 of the Agreement; or

Repayable balances are calculated as follows:

Fund advances       \$ 200,000\$       200,000\$       400,000         Bad debt written off       (31,692)       (10,446)       (42,138)         50% of interest       94,009       37,486       131,495         Balance, March 31, 2020       262,317       227,040       489,357         Current year interest       5,383       179       5,562         Balance, March 31, 2021       \$ 267,700\$       227,219\$       494,919		YOUTH D	<u>ISABILITY</u>	TOTAL
	Bad debt written off 50% of interest Balance, March 31, 2020 Current year interest	\$ (31,692) 94,009 262,317 5,383	(10,446) 37,486 227,040 179	(42,138) 131,495 489,357 5,562

#### 6. OTHER PAYABLES

An amount of \$1,281,000 was advanced to the corporation to administer the Rural Relief Recovery Fund with respect to providing interest free loans to businesses needing assistance due to the Covid-19 pandemic. Under this program, the corporation advanced loans of up to \$40,000 to qualifying businesses. These loans are interest free and have no fixed terms of repayment to December 31, 2022. The business are eligible for a forgivable balance of up to \$10,000 if the loans are repaid by December 31, 2022. The corporation repays its obligation with respect to this program as funds are repaid. As of December 31, 2022 any unpaid loans will be converted to interest bearing loans repayable over five years. The corporation is not responsible for any unpaid loans.

### 7. OTHER INCOME

Other income is comprised of:	2021	2020
Project funding Rent	\$ 126,969 \$ 18,839	65,377 10,155
Loan application fees, commissions Workforce Initiative admin. fees	11,610 1,442	22,084 2,215
Other grants Miscellaneous, recoveries	- 1,150	8,353 565
•	\$ 160,010 \$	108,749

Project						as	foll	ows:
Rural	Relief	Recov	ery	Funds	3		\$	87,250
Albert	a Energ	У						25,050
Northe	astern	Albei	rta E	Food N	Mark	cete	ers	9,669
Projec	t Gazel	le						5,000
							\$	126,969

#### 8. ECONOMIC DEPENDENCE

In the fiscal year ended March 31, 2021, the Corporation received 55% of its general operating revenues from Western Economic Diversification, and accordingly is economically dependent upon this department.

### 9. BUILDING OCCUPANCY COSTS

	<u>2021</u>	2020
Repairs and maintenance Property taxes Utilities	\$ 5,846 8,038 6,310	\$ 7,877 7,927 6,228
Insurance	 4,470	 3,952
	\$ 24,664	\$ <u> 25,984</u>

### 10. COMMUNITY FUTURES NETWORK OF ALBERTA FUND

The Corporation has an investment with the Community Futures Network of Alberta. As at March 31, 2021, the cost of this investment was \$2,009,472 with a market value of \$2,039,976. The corporation must provide at least 15 days notice to withdraw any of these funds.

### 11. DEFERRED REVENUE

Deferred revenue is comprised of:		<u>2021</u>	2020
WD grants	\$	-	\$ 24,580
Power Up North grant		690	-
Northeastern Alberta Food			
Marketers Association		26,331	_
Alberta Energy Efficiency		-	25,050
Northeastern Alberta Agri-food Net	cwork	_	13,053
•	\$	27,021	\$ 62,683

### 12. PROJECT EXPENDITURES

Project expenditures for the year were as follows:

Rural Relief Recovery funds Alberta Energy	\$ 98,152 24,365
	•
Northeastern Alberta Food Marketers	9,669
Project Gazelle	4,866
Rural business support network	4,259
Industrial Hemp Alliance	3,491
Other	 1,123
	\$ 145,925

#### 13. FINANCIAL INSTRUMENTS

The organization initially measures its financial assets and liabilities at cost adjusted by the amount of transaction costs directly attributable to the instrument. Amounts due to and from related parties are measured at the exchange amount, being the amount agreed on by the related parties.

The organization subsequently measures it financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost are tested for impairment when there are indicators of possible impairment. When a significant adverse change has occurred during the period in the expected timing or amount of future cash flows from the financial asset, a write-down is recognized in operations.