

Financial Statements of

TOWN OF COALHURST

And Independent Auditors' Report Thereon

Year ended December 31, 2021

Management's Responsibility for Financial Reporting

The Town of Coalhurst's (the "Town") management is responsible for the preparation, accuracy, objectivity, and integrity of the accompanying financial statements and the notes thereto. Management believes that the financial statements present fairly the Town's financial position as at December 31, 2021 and the results of its operations for the year then ended.

The financial statements have been prepared in accordance with Canadian public sector accounting standards. Financial statements are not precise, since they include certain amounts based on estimates and judgments. Such amounts have been determined on a reasonable basis in order to ensure that the financial statements are presented fairly in all material respects.

In fulfilling its responsibilities and recognizing the limits inherent in all systems, management has designed and maintained a system of internal controls to produce reliable information to meet reporting requirements. The system is designed to provide management with reasonable assurance that transactions are properly authorized, reliable financial records are maintained, and assets are properly accounted for and safeguarded.

The Town's Council is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial statements. Council fulfills these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. Council is also responsible for recommending the appointment of the Town's external auditors.

The financial statements have been audited by the independent firm of KPMG LLP, Chartered Professional Accountants. Their report to the Members of Council of the Town of Coalhurst, stating the scope of their examination and opinion on the financial statements, follows.



R. K. Hauta

Chief Administrative Officer



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INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors of the Town of Coalhurst

Opinion

We have audited the financial statements of the Town of Coalhurst (the "Town"), which comprise:

- the statement of financial position as at December 31, 2021
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes and schedules to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Town as at December 31, 2021, and its results of operations, 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 auditors' report.

We are independent of the Town 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 the 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 Town'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 Town or to cease operations, or has no realistic alternative but to do so.

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

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 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 the 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 Town'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 Town'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 Town 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.
- 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.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants

Lethbridge, Canada

April 19, 2022

TOWN OF COALHURST

Statement of Financial Position

December 31, 2021, with comparative information for 2020

	2021	2020
Financial assets:		
Cash and cash equivalents (note 3)	\$ 11,706,841	\$ 11,985,687
Taxes receivable (note 4)	136,975	150,602
Trade and other receivables (note 5)	1,072,061	737,943
	12,915,877	12,874,232
Financial liabilities:		
Accounts payable and accrued liabilities	357,128	168,002
Deferred revenue (note 6)	1,558,149	2,397,578
Deposit liabilities	332,371	319,564
Long-term debt (note 7)	3,646,461	3,796,202
	5,894,109	6,681,346
Net financial assets	7,021,768	6,192,886
Non-financial assets:		
Tangible capital assets (Schedule 6)	29,134,841	28,072,623
Contingent liability (note 12)		
Accumulated surplus (note 8 and Schedule 3)	\$ 36,156,609	\$ 34,265,509

See accompanying notes to financial statements.

TOWN OF COALHURST

Statement of Operations and Accumulated Surplus

Year ended December 31, 2021, with comparative information for 2020

	Budget (note 14)	2021	2020
Revenue:			
Net municipal property taxes (Schedule 4)	\$ 2,086,978	\$ 2,081,528	\$ 2,053,359
Sales and user fees	1,779,650	1,962,444	2,314,509
Government transfers for operating (Schedule 1)	2,362,203	334,679	229,217
Interest income	110,000	55,900	90,218
Penalties and cost of taxes	40,000	38,663	36,162
Rental income	6,000	10,141	5,396
Franchise and concession contracts	90,000	78,632	87,418
Licenses and permits	75,000	83,084	69,744
Other revenue	21,000	7,093	184,060
Total revenue	6,570,831	4,652,164	5,070,083
Expenses (Schedule 5):			
Legislative	111,750	94,654	75,097
Administration	680,100	1,648,691	1,538,180
Protective services	588,281	402,111	328,572
Roads, streets, walks and street lighting	712,417	378,014	579,094
Water supply and distribution	499,010	418,798	480,876
Waste water	468,192	425,580	422,392
Waste management	344,600	291,518	289,371
Community support	39,050	29,439	28,368
Municipal Planning	267,175	210,677	227,638
Recreation and parks	260,350	216,608	216,749
Culture and library	130,600	113,743	115,337
Total expenses	4,101,525	4,229,833	4,301,674
Excess of revenue over expenses before the undernoted	2,469,306	422,331	768,409
Other:			
Government transfers for capital (schedule 1)	2,200,000	1,468,769	572,439
Contributed tangible capital assets	--	--	1,238,222
	2,200,000	1,468,769	1,810,661
Excess of revenue over expenses	4,669,306	1,891,100	2,579,070
Accumulated surplus, beginning of year	34,265,509	34,265,509	31,686,439
Accumulated surplus, end of year	\$ 38,934,815	\$36,156,609	\$ 34,265,509

See accompanying notes to financial statements.

TOWN OF COALHURST

Statement of Changes in Net Financial Assets

Year ended December 31, 2021, with comparative information for 2020

	Budget	2021	2020
Excess of revenue over expenses	\$ 4,669,306	\$ 1,891,100	\$ 2,579,070
Acquisition of tangible capital assets	--	(2,114,169)	(888,681)
Contributed tangible capital assets	--	--	(1,238,222)
Use (acquisition) of prepaid expenses	--	--	33,091
Amortization of tangible capital assets	--	1,010,821	920,993
Loss (gain) on disposal of tangible capital assets	--	(970)	9,143
Proceeds of disposal of tangible capital assets	--	42,100	100
Changes in net financial assets	4,669,306	828,882	1,415,494
Net financial assets, beginning of year	6,192,886	6,192,886	4,777,392
Net financial assets, end of year	\$ 10,862,192	\$ 7,021,768	\$ 6,192,886

See accompanying notes to financial statements.

See accompanying notes to financial statements.

TOWN OF COALHURST

Statement of Cash Flows

Year ended December 31, 2021, with comparative information for 2020

	2021	2020
Cash provided by (used in):		
Operating activities:		
Excess of revenue over expenses	\$ 1,891,100	\$ 2,579,070
Items not involving cash:		
Amortization of tangible capital assets	1,010,821	920,993
Loss (gain) on disposal of tangible capital assets	(970)	9,143
	2,900,951	3,509,206
Changes in non-cash assets and liabilities:		
Taxes receivable	13,627	(327)
Trade and other receivables	(334,118)	2,376,637
Prepaid expenses	--	33,091
Accounts payable and accrued liabilities	189,126	34,388
Deposit liabilities	12,807	(856,617)
Deferred revenue	(839,429)	589,224
	1,942,964	5,685,602
Capital activities:		
Acquisition of tangible capital assets		
- internally funded	(2,114,169)	(888,681)
- contributed	--	(1,238,222)
Proceeds on disposal of tangible capital assets	42,100	100
	(2,072,069)	(2,126,803)
Financing activities:		
Principal payment on long-term debt - capital	(122,867)	(118,843)
Principal payment on long-term debt - operating	(26,874)	(26,059)
	(149,741)	(144,902)
Increase (decrease) in cash and cash equivalents	(278,846)	3,413,897
Cash and cash equivalents, beginning of year	11,985,687	8,571,790
Cash and cash equivalents, end of year	\$ 11,706,841	\$ 11,985,687

See accompanying notes to financial statements.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

1. Significant accounting policies:

The financial statements of the Town of Coalhurst (the "Town") are the representations of management prepared in accordance with Canadian Public Sector Accounting Standards.

Significant aspects of the accounting policies adopted by the Town are as follows:

(a) Reporting entity:

The financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of the municipal operations controlled by the Town and are, therefore, accountable to Council for the administration of their financial affairs and resources.

Interdepartmental transactions and balances have been eliminated.

The schedule of taxes levied and net taxes available for Municipal purposes includes requisitions collected on behalf of and transferred to educational and other external organizations that are not part of the municipal 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.

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.

Tax revenues result from non-exchange transactions that are compulsorily paid to governments in accordance with the laws and regulations established to provide revenue to the government for public services. The revenue is recognized when the tax has been authorized and the taxable event has occurred.

(c) Pension expense

The Town participates in a defined benefit multi-employer pension plan covering substantially all of its employees. Pension contributions are accounted for using defined contribution accounting, wherein contributions for current and past service pension benefits are recorded as expenses in the year in which they become due.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

(d) Investments

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

(e) Over-levies collections and under-levies

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.

(f) 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.

(g) Contaminated sites liability

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring. No contaminated sites have been identified.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

(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.

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:

Assets	Years
Land improvements	50
Buildings	50
Engineered structures	45 - 75
Machinery and equipment	5 - 20
Vehicles	10 - 25

Assets under construction are not amortized until the asset is available for productive use.

ii. Contribution of tangible capital assets:

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

iii. Inventories:

Inventories consisting of land and improvements not currently available for resale are recorded as non-financial assets.

Inventories held for consumption are recorded at the lower of cost and replacement cost.

(i) Use of estimates

The preparation of the financial statements in conformity with Canadian Public Sector Accounting Standards 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 reporting periods. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Significant items subject to such estimates and assumptions include the carrying amount of tangible capital assets, provisions for impairment of accounts receivable and taxes receivable, carrying amounts of inventories and construction in progress. Actual results could differ from those estimates.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

2. New and proposed accounting pronouncements:

The following summarizes the upcoming changes to the Public Sector Accounting Standards by the Public Sector Accounting Standards Board ("PSAB"). In 2022, the Town will continue to assess the impact and prepare for the adoption of these standards. While the timing of standard adoption can vary, certain standards are eligible for early adoption while others must be adopted concurrently.

(a) PS 1201 – Financial Statement Presentation:

The implementation of this standard requires a new statement of remeasurement gains and losses separate from the statement of operations. This new statement will include the unrealized gains and losses arising from the remeasurement of financial instruments and items denominated in foreign currency. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2022.

(b) PS 3450 – Financial Instruments

This section establishes recognition, measurement, and disclosure requirements for derivative and non-derivative instruments. The standard requires fair value measurements of derivative instruments and equity instruments; all other financial instruments can be measured at either cost or fair value depending upon elections made by the government. Unrealized gains and losses will be presented on the new statement of remeasurement gains and losses arising from the adoption of PS 1201. There will also be a requirement to disclose the nature and extent of risks arising from financial instruments and clarification is given for the de-recognition of financial liabilities. As the Town does not invest in derivatives or equity instruments based on its investment policy, it is anticipated that the adoption of this standard will have a minimal impact on the Town. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2022.

(c) PS 2601 – Foreign Currency Translation

This section establishes guidance on the recognition, measurement, presentation and disclosure of assets and liabilities denominated in foreign currencies. The Section requires monetary assets and liabilities, denominated in a foreign currency and non-monetary items valued at fair value, denominated in a foreign currency to be adjusted to reflect the exchange rates in effect at the financial statement date. The resulting unrealized gains and losses are to be presented in the new statement of remeasurement gains and losses. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2022.

(d) PS 3041 – Portfolio Investments

This section removes the distinction between temporary and portfolio investments and provides additional guidance on recognition, measurement, presentation and disclosure of these types of investments. Upon adoption of this section and PS 3450, PS 3040 – Portfolio Investments will no longer be applicable. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2022.

The requirements in PS 1201, PS 3450, PS 2601 and PS 3041 are required to be implemented at the same time.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

(e) PS 3280 - Asset retirement obligations

This section provides guidance on how to account for and report a liability for retirement of a tangible capital asset. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2022.

(f) PS 3400 - Revenue

This section provides guidance on how to account for and report on revenue, specifically addressing revenue arising from exchange transactions and unilateral transactions. This standard has been deferred by PSAB and is now effective for fiscal years beginning on or after April 1, 2023.

(g) PSG-8 – Purchased Intangibles

This new guideline allows for recognition of intangibles purchased through and exchange transaction. Narrow-scope amendments were made to PS 1000 Financial Statement Concepts to remove prohibition on recognition of intangibles purchased through exchange transactions and PS 1202 Financial Statement Presentation to remove the requirement to disclose that purchased intangibles are not recognized. This is effective for fiscal years beginning on or after April 1, 2023.

(h) PS 3160 - Public Private Partnerships:

This section establishes standards on how to account for public private partnership arrangements. This standard is effective for fiscal years beginning on or after April 1, 2023.

3. Cash and cash equivalents:

Cash and cash equivalents include cash on hand and short term deposits with original maturities of less than three months.

Included in cash is \$270,123 (2020 - \$276,075) of unexpended debt proceeds from Province of Alberta (formerly Alberta Capital Finance Authority) and \$1,524,597 (2020 - \$2,365,952) of restricted grant funding.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

4. Taxes receivable:

	2021	2020
Current	\$ 100,141	\$ 99,406
Arrears	36,834	51,196
	\$ 136,975	\$ 150,602

5. Trade and other receivables:

	2021	2020
Grants and recoveries	\$ 934,537	\$ 585,069
Utilities	128,922	132,197
Other	8,602	20,677
	\$ 1,072,061	\$ 737,943

6. Deferred revenue:

	2020	Contributions received	Interest	Contributions recognized as revenue	2021
Gas Tax Fund	\$ --	\$ 306,148	\$ --	\$ 306,148	\$ --
ACP Grant- Shared Industrial Park Area Structure	75,000	--	108	75,108	--
Municipal Operating Support Transfer	225,842	--	--	225,842	--
Building Canada Grant	--	86,852	--	86,852	--
Alberta Community Resilience Program Grant	1,310,100	--	17,473	62,787	1,264,786
Municipal Sustainability Initiatives					
- Operating	--	96,969	--	96,969	--
- Capital	424,078	--	12,607	326,874	109,811
Municipal Stimulus Program	330,932	--	--	330,932	--
Canada Community Revitalization Fund	--	269,068	--	269,068	--
Other grants	--	172,868	--	22,868	150,000
	2,365,952	931,905	30,188	1,803,448	1,524,597
Prepaid tax revenue	31,626	33,552	--	31,626	33,552
Deferred revenue, end of year	\$ 2,397,578	\$ 965,457	\$ 30,188	\$ 1,835,074	\$ 1,558,149

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

Funding allocations have been made available to the Town from the Municipal Sustainability Initiative ("MSI") – Capital Component. These allocations are only receivable from the funding source upon approval of project submissions made by the Town. As at December 31, 2021, the Town has a portion of their allocations that do not have any approved projects submitted towards them. As a result these allocations have not been included in these financial statements.

	2021	2020
Unpaid allocations available, beginning of year	\$ 1,832,139	\$ 1,816,409
MSI contributions received - capital	--	(588,120)
Annual allocation	725,661	603,850
Unpaid allocations available, end of year	\$ 2,557,800	\$ 1,832,139

Funding allocations have been made available to the Town from the Gas Tax Fund ("GTF"). These allocations are only receivable from the funding source upon approval of project submissions made by the Town. As at December 31, 2021, the Town has a portion of their they do not have any approved projects submitted towards them. As a result, these allocations have not been included in these financial statements.

	2021	2020
Unpaid allocations available, beginning of year	\$ 483,260	\$ 324,010
GTF contributions received - capital	(306,148)	--
Annual Allocation	325,975	159,250
Unpaid allocations available, end of year	\$ 503,087	\$ 483,260

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

7. Long-term debt:

	2020	2019
Tax supported debentures	\$ 3,559,166	\$ 3,693,598
Self-supported debentures	87,295	102,604
	\$ 3,646,461	\$ 3,796,202

Principal and interest repayments on debt are as follows:

	Principal	Interest	Total
2022	\$ 154,750	\$ 111,836	\$ 266,586
2023	159,937	106,649	266,586
2024	165,310	101,276	266,586
2025	170,874	95,712	266,586
2026	176,638	89,948	266,586
Thereafter	2,818,952	702,921	3,521,873
	\$ 3,646,461	\$ 1,208,342	\$ 4,854,803

Long-term debt is comprised of:

	2021	2020
Capital	\$ 2,739,462	\$ 2,862,329
Land acquired for future development	636,876	657,798
Unspent debt proceeds	270,123	276,075
	\$ 3,646,461	\$ 3,796,202

Debenture debt is repayable to the Province of Alberta (formerly Alberta Capital Finance Authority) and bears interest at rates ranging from 2.649% to 5.353% (2020 - 2.649% to 5.353%) per annum, before Provincial subsidy, and matures in 2042. Debenture debt is issued on the credit and security of the Town of Coalhurst at large.

Interest on debenture debt amounted to \$115,553 (2020 - \$120,462). The Town's total cash payments for interest in 2021 were \$116,846 (2020 - \$121,683).

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

8. Accumulated surplus:

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

	2021	2020
Reserves (i)	\$ 7,161,987	\$ 7,148,234
Equity in tangible capital assets (ii)	26,395,379	25,210,294
Unrestricted net assets	2,599,243	1,906,981
	\$ 36,156,609	\$ 34,265,509

(i) Reserves are comprised of funds internally restricted as follows:

	2021	2020
Operating:		
Infrastructure	\$ 460,789	\$ 457,546
Administration	118,871	105,126
Fire department	840,367	1,016,363
Emergency measures	8,888	8,826
Equipment	711,675	654,536
Roads	558,079	524,362
Water	798,442	758,069
Sewer	731,288	706,281
Garbage	9,413	280,425
Drainage	288,228	221,657
Recreation	122,558	89,922
Community	45,903	45,580
Community centre	156,825	146,884
Contingency	362,864	347,402
	5,214,190	5,362,979
Capital	1,947,797	1,785,255
	\$ 7,161,987	\$ 7,148,234

(ii) Equity in tangible capital assets:

	2021	2020
Tangible capital assets (Schedule 6)	\$ 43,688,549	\$ 41,764,768
Accumulated amortization (Schedule 6)	(14,553,708)	(13,692,145)
Long-term debt for capital (note 7)	(2,739,462)	(2,862,329)
	\$ 26,395,379	\$ 25,210,294

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

9. Salary and benefits disclosure:

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

	Salaries (i)	Benefits and Allowances(ii)	Total 2021	Total 2020
Mayor:				
D. Cassie	\$ 16,308	\$ 75	\$ 16,383	\$ 17,323
L. Montina	3,531	2,908	6,439	--
Councillors:				
H. Caldwell	12,315	3,362	15,677	12,912
S. Akkermans	4,168	2,307	6,475	--
B. Edgecome-Green	10,263	100	10,363	14,720
D. Florence	3,761	2,587	6,348	--
R. Lagemaat	16,250	766	17,016	17,484
E. Christensen	4,169	206	4,375	11,325
J. Potrie	3,774	2,455	6,229	--
	74,539	14,766	89,305	73,764
Designated officers:				
Chief Administrative Officer	120,365	17,670	138,036	136,409
Assessor	29,067	--	29,067	28,775
	\$ 149,432	\$ 17,670	\$ 167,103	\$ 165,184

- i) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- ii) Benefits and allowances include the employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, group life insurance, accidental disability and dismemberment insurance, long-term disability plans, travel allowances and tuition, as eligible.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

10. 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 Town be disclosed as follows:

	2021	2020
Total debt limit	\$ 6,978,246	\$ 7,605,125
Total debt	(3,646,461)	(3,796,202)
Amount of debt limit unused	\$ 3,331,785	\$ 3,808,923
Debt servicing limit	\$ 1,163,041	\$ 1,267,521
Debt servicing	(266,586)	(266,586)
Amount of debt servicing unused	\$ 896,455	\$ 1,000,935

The debt limit is calculated at 1.5 times revenue of the Town (as defined in Alberta Regulation 255/00) and the debt service 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 Town. Rather, the financial statements must be interpreted as a whole.

11. Local Authorities Pension Plan:

Employees of the Town participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pension Plans Act. The LAPP serves about 275,863 people and about 433 employers. The LAPP is financed by employer and employee contributions and investment earnings of the LAPP Fund.

Contributions for current service are recorded as expenditures in the year in which they become due.

The Town is required to make current service contributions to the LAPP of 9.39% (9.39% in 2020) of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 13.84% (13.84% in 2020) on pensionable earnings above this amount. Employees of the Town are required to make current service contributions of 8.39% (8.39% in 2020) of pensionable salary up to the year's maximum pensionable salary and 12.84% (12.84% in 2020) on pensionable salary above this amount.

Total current service contributions by the Town to the LAPP in 2021 were \$84,916 (2020 - \$80,619). Total current service contributions by the employees of the Town to the LAPP in 2021 were \$76,541 (2020 - \$72,785).

At December 31, 2020, the LAPP reported an actuarial surplus of \$4.96 billion (2019 - \$7.91 billion).

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

12. Contingent liability:

The Town is a member of the Alberta Municipal Insurance Exchange (MUNIX). Under the terms of the membership, the Town could become liable for its proportionate share of any claim losses in excess of the funds held by exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

13. Financial instruments:

The Town as part of its operations carries a number of financial instruments, such as cash and cash equivalents, accounts receivable, investments, accounts payable and accrued liabilities and long-term debt. It is management's opinion that the Town is not exposed to significant interest, or currency risks arising from these financial instruments except as otherwise disclosed.

Unless otherwise noted, the fair value of these financial instruments approximates their carrying values.

i. Interest rate risk:

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Town manages exposure through its normal operating and financing activities. The Town has available a Municipal Revolving loan aggregating \$300,000. Amounts drawn on this facility bear interest at prime plus nil%. At December 31, 2021, no amounts were drawn on this facility. At December 31, 2021 prime rate was 2.45% (2020 - 2.45%).

ii. Credit concentration:

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

iii. Liquidity risk:

Liquidity risk is the risk that the Town will not be able to meet its financial obligations as they become due. The Town manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions.

14. Budget:

The budgeted information presented in these financial statements is based upon the 2021 operating and capital budgets approved by Council on May 25, 2021. Amortization was not contemplated in development of the budget and, as such, has not been included.

TOWN OF COALHURST

Notes to the Financial Statements

Year ended December 31, 2021

15. Segmented disclosure:

Segmented information has been identified based upon lines of service provided by the Town. Town services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segments information, along with the services they provide, are as follows:

(a) Utility services:

The utility department is responsible for water supply and distribution services within the Town, as well as wastewater treatment and disposal activities and waste management functions.

(b) Public works:

The public works department is responsible for the delivery of municipal public works services related to the planning, development and maintenance of roadway systems, streets, walks and lighting.

(c) Protective services:

The mandate of Protective Services is to provide for the rescue and protection of people and property within the Town through effective and efficient management and coordination of emergency service systems and resources.

(d) Parks and culture:

Parks and culture includes the operation and maintenance of parks, recreation, and community buildings within the Town.

(e) General government:

General government includes all functional activities.

Certain allocation methodologies are employed in the preparation of segmented financial information. Taxation and payments-in-lieu of taxes are allocated to the segments based on the segment's budgeted net expenditure. User charges and other revenue have been allocated to the segments based upon the segment that generated the revenue. Government transfers have been allocated to the segment based upon the purpose for which the transfer was made.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1.

16. Comparative information:

Certain comparative information has been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year earnings.

17. Approval of financial statements:

Council and Management approved these financial statements.

TOWN OF COALHURST

Schedule 1 - Schedule of Government Transfers

Year ended December 31, 2021, with comparative information for 2020

	Budget	2021	2020
Transfers for operating:			
Provincial government	\$ 2,362,203	\$ 328,379	\$ 220,817
Federal government	--	6,300	8,400
	2,362,203	334,679	229,217
Transfers for capital:			
Provincial government	2,200,000	839,127	572,439
Federal government	--	618,642	--
Local government	--	11,000	--
	2,200,000	1,468,769	572,439
Total government transfers	\$ 4,462,203	\$ 1,803,448	\$ 801,656

TOWN OF COALHURST

Schedule 2 - Schedule of Segmented Disclosures

Year ended December 31, 2021, with comparative information for 2020

	Utilities	Public Works	Protective Services	Parks and culture	General Government	2021	2020
Revenue:							
Net municipal property taxes	\$ --	\$ --	\$ --	\$ --	\$ 2,081,528	\$ 2,081,528	\$ 2,053,359
Sales and user fees	1,541,289	70,539	291,237	44,462	14,917	1,962,444	2,314,509
Government transfers for operating	16,359	78,967	9,811	39,972	189,570	334,679	229,217
Investment income	--	--	--	--	55,900	55,900	90,218
Penalties and cost of taxes	--	--	--	--	38,663	38,663	36,162
Rentals	--	--	--	10,141	--	10,141	5,396
Franchise and concession contracts	--	--	--	--	78,632	78,632	87,418
Licenses and permits	--	--	10,960	--	72,124	83,084	69,744
Other	--	--	6,868	225	--	7,093	184,060
	1,557,648	149,506	318,876	94,800	2,531,334	4,652,164	5,070,083
Expenses:							
Salaries, wages and benefits	268,520	113,050	161,282	157,743	552,000	1,252,595	1,247,941
Contracted and general services	212,151	32,794	87,137	32,178	244,738	608,998	711,441
Materials, goods, supplies and utilities	150,347	186,556	87,778	113,258	121,756	659,695	756,788
Transfer to local boards and agencies	447,099	--	61,220	27,172	46,157	581,648	532,916
Interest on long-term debt	57,779	46,584	4,694	--	6,496	115,553	120,462
Interest and bank charges	--	--	--	--	1,332	1,332	1,248
Other	--	--	--	--	161	161	742
Loss (gain) on disposal of tangible capital assets	--	(970)	--	--	--	(970)	9,143
Amortization	--	--	--	--	1,010,821	1,010,821	920,993
	1,135,896	378,014	402,111	330,351	1,983,461	4,229,833	4,301,674
Excess (deficiency) of revenue over expenses before the undermoted	421,752	(228,508)	(83,235)	(235,551)	547,873	422,331	768,409
Government transfers for capital	--	882,553	--	586,216	--	1,468,769	572,439
Contributed tangible capital assets	--	--	--	--	--	--	1,238,222
	--	882,553	--	586,216	--	1,468,769	1,810,661
Excess of revenue over expenses	\$ 421,752	\$ 654,045	\$ (83,235)	\$ 350,665	\$ 547,873	\$ 1,891,100	\$ 2,579,070

TOWN OF COALHURST

Schedule 3 - Schedule of Changes in Accumulated Surplus

Year ended December 31, 2021, with comparative information for 2020

	Unrestricted net assets	Reserves	Equity in tangible capital assets	2021	2020
Balance, beginning of year	\$ 1,906,981	\$ 7,148,234	\$ 25,210,294	\$ 34,265,509	\$ 31,686,439
Excess of revenues over expenses	1,891,100	--	--	1,891,100	2,579,070
Transferred to reserves	(13,753)	13,753	--	--	--
Acquisition of tangible capital assets internally funded	(2,114,169)	--	2,114,169	--	--
Net book value of tangible capital assets disposed	41,130	--	(41,130)	--	--
Amortization of tangible capital assets	1,010,821	--	(1,010,821)	--	--
Principal payment on debenture debt - capital	(122,867)	--	122,867	--	--
Change in accumulated surplus	692,262	13,753	1,185,085	1,891,100	2,579,070
Balance, end of year	\$ 2,599,243	\$ 7,161,987	\$ 26,395,379	\$ 36,156,609	\$ 34,265,509

TOWN OF COALHURST

Schedule 4 - Schedule of Net Municipal Property Taxes

Year ended December 31, 2021, with comparative information for 2020

	Budget	2021	2020
Taxation:			
Real property tax	\$ 2,821,484	\$ 2,840,389	\$ 2,782,687
Requisitions:			
Alberta School Foundation Fund	693,866	718,221	690,923
Green Acres Foundation	40,640	40,640	38,405
	734,506	758,861	729,328
Net municipal property tax	\$ 2,086,978	\$ 2,081,528	\$ 2,053,359

TOWN OF COALHURST

Schedule 5 - Schedule of Expenses by Object

Year ended December 31, 2021, with comparative information for 2020

	Budget	2021	2020
Salaries, wages and benefits	\$ 1,355,121	\$ 1,252,595	\$ 1,247,941
Contracted and general services	1,154,834	608,998	711,441
Materials, goods, supplies and utilities	846,690	659,695	756,788
Transfers to local boards and agencies	662,974	581,648	532,916
Interest on long-term debt	119,506	115,553	120,462
Interest and bank charges	1,500	1,332	1,248
Other	2,900	161	742
Loss (gain) on disposal of tangible capital assets	(42,000)	(970)	9,143
Amortization	--	1,010,821	920,993
Total expenses by object	\$ 4,101,525	\$ 4,229,833	\$ 4,301,674

TOWN OF COALHURST

Schedule 6 - Schedule of Tangible Capital Assets

Year ended December 31, 2021, with comparative information for 2020

	Land	Land improvements	Buildings	Engineered structures	Machinery and equipment	Vehicles	Construction in progress	2021	2020
Cost:									
Balance, beginning of year	\$ 1,590,990	\$ 103,556	\$ 4,150,139	\$ 27,033,763	\$ 2,009,588	\$ 1,864,005	\$ 5,012,727	\$ 41,764,768	\$ 39,692,263
Acquisition of tangible capital assets	--	--	10,657	859,534	30,043	620,593	593,342	2,114,169	2,126,903
Transfer	--	633,715	--	--	--	--	(633,715)	--	--
Disposal of tangible capital assets	--	--	--	(144,688)	--	(45,700)	--	(190,388)	(54,398)
Balance, end of year	\$ 1,590,990	\$ 737,271	\$ 4,160,796	\$ 27,748,609	\$ 2,039,631	\$ 2,438,898	\$ 4,972,354	\$ 43,688,549	\$ 41,764,768
Accumulated amortization:									
Balance, beginning of year	--	\$ 40,745	\$ 3,108,545	\$ 8,445,283	\$ 972,649	\$ 1,124,923	--	\$ 13,692,145	\$ 12,816,307
Accumulated amortization of disposals	--	--	--	(144,688)	--	(4,570)	--	(149,258)	(45,155)
Amortization	--	35,710	80,880	659,637	113,413	121,181	--	1,010,821	920,993
Balance, end of year	--	76,455	3,189,425	8,960,232	1,086,062	1,241,534	--	14,553,708	13,692,145
Net book value of tangible capital assets	\$ 1,590,990	\$ 660,816	\$ 971,371	\$ 18,788,377	\$ 953,569	\$ 1,197,364	\$ 4,972,354	\$ 29,134,841	\$ 28,072,623
2020 Net book value of tangible capital assets	\$ 1,590,990	\$ 62,811	\$ 1,041,594	\$ 18,588,480	\$ 1,038,939	\$ 739,082	\$ 5,012,727	\$ 28,072,623	