Village of Anmore Financial Statements For the year ended December 31, 2016

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	Contents
Statement of Management's Responsibility	1
Independent Auditor's Report	2
Financial Statements	
Statement of Financial Position	3
Statement of Operations	4
Statement of Changes in Net Financial Assets	5
Statement of Cash Flows	6
Summary of Significant Accounting Policies	7 - 9
Notes to the Financial Statements	10 - 15
Schedule 1 - Combined Statement of Operations by Segment	16
Schedule 2 - Tangible Capital Assets	17
Schedule 3 - Reserve Fund	18

Statement of Management Responsibility

The financial statements contained herein have been prepared by management in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of Chartered Professional Accountants Canada. A summary of the significant accounting policies are described in the summary of significant policies which proceed the notes to the financial statements. Management is also responsible for all statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination includes a review and evaluation of the Village's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.

_____ Chief Administrative Officer

May 2, 2017



Tel: 604 688 5421 Fax: 604 688 5132 vancouver@bdo.ca www.bdo.ca BDO Canada LLP 600 Cathedral Place 925 West Georgia Street Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of The Village of Anmore

We have audited the accompanying financial statements of the Village of Anmore, which comprise the Statement of Financial Position as at December 31, 2016 and the Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and summary of significant accounting policies, and other explanatory information.

Management's Responsibility for 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Village of Anmore as at December 31, 2016 and the results of its operations, changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

BDO Canada LLP

Chartered Professional Accountants Vancouver, British Columbia May 2, 2017

Village of Anmore Statement of Financial Position

December 31	2016	2015	
Financial Assets Cash Accounts receivable (Note 1) Taxes receivable	\$ 12,180,637 253,889 68,138	\$	7,923,465 211,000 105,882
	12,502,664		8,240,347
Liabilities Accounts payable and accrued liabilities (Note 2) Unearned revenues (Note 3) Development cost charges (Note 4) Deposits (Note 5) Short-term debt (Note 6)	479,089 1,298,004 1,306,014 4,391,761 6,539		277,834 1,477,495 1,198,991 986,426 12,768
Net Financial Assets	<u>7,481,407</u> 5,021,257		3,953,514 4,286,833
Non-Financial Assets Tangible capital assets (Schedule 2) Prepaid expenses Inventories	49,044,582 26,560 24,020		48,488,741 24,599 25,950
	49,095,162		48,539,290
Accumulated surplus (Note 7)	\$ 54,116,419	\$	52,826,123

Chief Administrative Officer

Mayor

Village of Anmore Statement of Operations

For year ended December 31	2016 2016 Fiscal Plan Actual				2015 Actual
Revenue (Schedule 1) Taxation (Note 9) Government grants Permits, fees and other revenues Interest income Water utility Developer contributions of tangible capital assets (Note 10)	\$ 1,792,423 633,000 330,400 60,000 635,327	\$	1,795,333 941,262 658,677 66,496 657,449 882,800	\$	1,631,625 563,492 349,211 52,337 508,559
Developer levy	-		15,700		1,400
	3,451,150		5,017,717		3,113,124
Expenses (Schedule 1) General government Public works Protective and inspection services Planning and development Water utility Interest and debt charges Loss on disposal of tangible capital assets	2,479,917 1,503,700 121,190 160,500 781,345 6,482		1,985,389 419,927 34,159 161,416 790,614 3,745 332,171		1,845,929 233,638 111,612 163,568 821,670 4,665
Annual surplus (deficit)	(1,601,984)		1,290,296		(67,958)
Accumulated surplus, beginning of year	52,826,123		52,826,123		52,894,081
Accumulated surplus, end of year	\$ 51,224,139	\$	54,116,419	\$	52,826,123

Village of Anmore Statement of Changes in Net Financial Assets

For year ended December 31		2016 Fiscal Plan		2016 Actual	2015 Actual
Annual surplus (deficit)	\$	(1,601,984)	\$	1,290,296 \$	(67,958)
Acquisition of tangible capital assets Amortization of tangible capital assets Loss on disposal of tangible capital assets Change in prepaid expenses Change in inventories	(137,000) 870,000 - - -				(28,914) 863,379 - (11,168) 17,680
Change in net financial assets for the year		(868,984)		734,424	773,019
Net financial assets, beginning of year		4,286,833		4,286,833	3,513,814
Net financial assets, end of year	\$	3,417,849	\$	5,021,257 \$	4,286,833

Village of Anmore Statement of Cash Flows

For the year ended December 31	2016	2015
Cash provided by (used in)		
Operating activities Annual surplus (deficit)	\$ 1,290,296	\$ (67,958)
Items not involving cash: Loss on disposal of tangible capital assets Actuarial gain on short-term debt Amortization of tangible capital assets Contributed tangible capital assets	332,171 (3,641) 846,003 (882,800)	- (3,344) 863,379 (6,500)
	1,582,029	785,577
Changes in non-cash operating balances: Accounts receivable Taxes Receivable Prepaid expenses Accounts payable and accrued liabilities Unearned revenue Deposits Inventories	(42,889) 37,744 (1,961) 201,255 (179,491) 3,405,335 1,930 5,003,952	99,007 30,000 (11,168) (12,844) 286,518 60,425 17,680
Capital activities Acquisition of tangible capital assets	(851,215)	(22,414)
Financing transactions Development cost charges received and interest earned Repayment of short-term debt	107,023 (2,588)	17,070 (2,588)
	104,435	14,482
Increase in cash during the year Cash, beginning of year	4,257,172 7,923,465	1,247,263 6,676,202
Cash, end of year	\$12,180,637	\$ 7,923,465

The Village of Anmore (the "Village") is a municipality in the province of British Columbia incorporated under the Local Government Act (British Columbia) and operates under the provisions of the Community Charter. The Village provides municipal services such as public works, planning, parks and other general government services.

Basis of Accounting

The Village prepares its financial statements in accordance with Canadian public sector accounting standards for local governments using guidelines developed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada.

The basis of accounting followed in these financial statements is an accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services are acquired and a liability is incurred.

The financial statements include the accounts of all funds of the Village. Interfund transactions and balances have been eliminated.

Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, interest, legal fees, and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is put into use.

Contributed tangible capital assets are recorded at fair value at the time of the contribution.

Estimated useful lives of tangible capital assets are as follows:

Roads	10 to 50 years
Buildings	20 to 40 years
Machinery and vehicles	8 to 20 years
Equipment and furniture	5 to 20 years
Water infrastructure	5 to 50 years
Other infrastructure	40 to 50 years

Use of Estimates

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Significant estimates include estimating the value of contributed assets and useful lives of tangible capital assets.

Revenue Recognition

Taxes are recorded when they meet the definition of an asset, have been authorized and the taxable event has occurred. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectible amounts.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the same time they are awarded. Levies imposed on behalf of other taxing authorities are not included as taxes for municipal purposes.

Charges for water usage are recorded as user fees as delivered. Connection fee revenues are recognized when the connection has been established.

Building permit revenue is recognized when building inspections have been satisfactorily completed and clearance certificate issued.

Tangible capital assets received as contributions or transfers from developers are recorded at their estimated fair value at the date of receipt.

Sale of services and other revenue is recognized on an accrual basis as the services are delivered.

Collection of Taxes on Behalf of Other Taxation Authorities

The Village collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of the entities are not reflected in these financial statements (Note 9).

Government Transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that the transfer stipulations give rise to an obligation that meets the definition of a liability. Where stipulations give rise to a liability, transfers are initially recognized as deferred revenue when transferred and subsequently as revenue in the statement of operations as the stipulation liabilities are settled.

Unearned Revenue

Contributions with stipulations giving rise to a liability and revenues (building permits) pertaining to services required in future years have been deferred. These amounts will be recognized as revenue once the conditions giving rise to the liability have been settled.

Financial Instruments

Financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities and short-term debt. Unless otherwise noted, it is management's opinion that the Village is not exposed to significant interest rate, currency or credit risk arising from these financial instruments.

Village of Anmore Summary of Significant Accounting Policies

For the year ended December 31, 2016

Municipal Pension Plan

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the plan.

Segmented Information

The Village segments its operations for financial reporting purposes based upon areas of managerial responsibility. This information is provided in Note 12 and Schedule 1.

253,889

211,000

1.	Accounts Receivable	 2016	2015
	Provincial grants Water levies GST receivable Other	\$ 10,000 156,841 67,077 19,971	\$ 10,000 116,966 19,944 64,090

2.	Accounts Payable and Accrued Liabilities	 2016	2015
	Trade accounts payable and accrued liabilities Due to other governments Wages and benefits Construction holdbacks	\$ 244,387 85,863 79,610 69,229	\$ 137,432 130,473 9,929
		\$ 479,089	\$ 277,834

3. Unearned Revenue

Unearned revenue represents revenues to be recognized as revenue in operations in subsequent years when the related expenditures are incurred or services delivered. Unearned revenue is comprised as follows:

	 2016	2015
Community centre developer restricted donations Major road network grant Outdoor fitness grant Unearned building permits and other Tax prepayments	\$ 595,236 - 124,358 374,508 203,902	\$ 595,236 303,068 95,158 306,135 177,898
	\$ 1,298,004	\$ 1,477,495

4. Development Cost Charges

Development cost charges (DCC's) are collected to pay for the general capital and utility expenditures required for developments. In accordance with the *Community Charter*, these funds must be deposited into a separate reserve fund. The Village records DCC's levied as deferred revenues until the related expenditures are incurred, then the DCC's are recognized as revenue.

2015	2016	
Balance, beginning of year	\$ 1,198,991	\$ 1,181,921
Receipts in the year Interest earned and deferred Amounts spent and recognized as revenue	85,752 21,271 -	- 17,070 -
Balance, end of year	\$ 1,306,014	\$ 1,198,991

5. Deposits

Deposits are collected in respect of building and development activities as security against potential damage to Village property. Deposits, less any draw down in the event of damage to Village property, are refunded upon satisfactory conditions being met and approved by the Village. During the year, a total of \$3,412,237 was collected related to a multi-unit development project.

2015	_	2016	
Balance, beginning of year	\$	986,426	\$ 926,002
Receipts in the year Refunds issued		3,542,138 (136,803)	136,702 (76,278)
Balance, end of year	\$	4,391,761	\$ 986,426

6. Short-term Debt

Security Issuing		Year of		Balance	Outstanding
Bylaw	Purpose	Maturity	Rate	2016	2015
Water 173	Specified Area No. 4	2017	6.90%	\$ 6,539	\$ 12,768

7. Accumulated Surplus

The Village segregates its accumulated surplus in the following categories:

	2016	2015
Current funds	\$ 1,494,124	\$ 915,574
Reserve funds (Schedule 3) Investment in tangible capital assets	3,584,252 49,038,043	3,434,576 48,475,973
Balance, end of year	\$54,116,419	\$ 52,826,123

The investment in tangible capital assets represents amounts already spent and invested in infrastructure, net of associated debt financing.

Reserve funds represent amounts set aside by bylaw or council resolution for specific purposes. Details of reserve funds are shown below:

	2016	2015
Parks Capital Capital roads Water storage Water utility	\$ 420,342 \$ 2,608,865 - 35,907 519,138	418,942 1,846,155 614,515 35,284 519,680
	\$ 3,584,252 \$	3,434,576

8. Contingent Liabilities

- (a) The Village is partially self-insured through the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible that the Village along with the other participants, would be required to contribute towards the deficit.
- (b) The Village is responsible as a member of Metro Vancouver for its proportion of any operating deficits or long-term debt related to functions in which it participates.

9. Taxation - Net

	2016	%	2015	%
Total taxation	¢ 4 490 444	100.00	\$ 4.251.183	100.00
TOTAL TAXALION	\$ 4,489,646	100.00	\$ 4,251,183	100.00
Collections on behalf of other governments:				
Metro Vancouver	228,543	5.09	201,411	4.74
School District - school tax	1,933,292	43.06	1,905,658	44.83
Municipal Finance Authority	, 200	-	176	-
BC Assessment Authority	55,414	1.23	54,062	1.27
TransLink	289,243	6.44	284,052	6.68
Police	187,621	4.18	174,199	4.10
	2,694,313	60.00	2,619,558	61.62
General municipal taxation	\$ 1,795,333		\$ 1,631,625	

10. Developer Contributions of Tangible Capital Assets

Developer contributions of tangible capital assets represent assets such as roads and water infrastructure, which upon substantial completion of the subdivision and remedy of all significant deficiencies are transferred to the Village. During the year \$882,800 (2015 - \$6,500) was contributed to the Village.

11. Pension Plan

The Village and its employees contribute to the Municipal Pension Plan (a jointly-trusteed pension plan). The Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of the benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2015, plan membership has about 189,000 active members and 85,000 retired members. Active members include approximately 37,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The Village paid \$63,337 (2015 - \$44,152) for employer contributions while employees contributed \$58,877 (2015 - \$41,126) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

12. Segmented Information

The Village is a diversified municipal government institution that provides a wide range of services to its citizens such as roads, water and drainage infrastructure, garbage collection and parkland. The Village also contributes to the costs of police protection and transit which are under the jurisdiction of the provincial government and of TransLink, respectively. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government

The general government department is the communications link between Council and the other municipal departments and the general public, providing assistance and advice to citizens with respect to Council/Committee processes, reporting procedures and decisions. This department is also responsible for the overall financial and risk management of the Village.

12. Segmented Information (Continued)

Public Works

Public works is responsible for the essential services of the Village:

- ensuring clean and safe water to the Village, supplied through underground pipes;
- providing and maintaining the Village's roads, sidewalks, street lights, signage and line markings, storm drainage and hydrants; and
- providing other key services including street cleaning and the coordination of residential garbage collection services.

Protective and Inspection Services

Protection and inspection services are comprised of bylaw enforcement and building inspection.

- Bylaw enforcement administers, monitors and seeks compliance with the bylaws enacted by the Mayor and Council to regulate the conduct of affairs in the Village of Anmore.
- The Village of Anmore's Building Department maintains the quality of life for the Village's citizens by regulating all construction within the Village. This is achieved through the use of the Village of Anmore's Building Bylaw, the British Columbia Building Code, the British Columbia Fire Code and other related bylaws and enactments within the Village of Anmore.

Planning and Development

The planning and development department provides short-term and long-term planning services.

- Long-term planning includes work within the community plan on reviewing the Village's Official Community Plan, developing new Neighbourhood Plans, and the review of relevant bylaws.
- Short-term planning includes the processing of subdivision and development applications.

Water Utility

The water utility provides the distribution of water to residents.

Village of Anmore Schedule 1 - Combined Statement of Operations by Segment

For the year ended December 31, 2016

	General Government		Public Works	Protective & Inspection Services		Planning &		Water Utility	2016 Actual		2016 Budget			2015 Actual
Revenues Taxation Government grants Permits, fees and other revenue Water utility fees and levy Developer levy Developer contribution to TCA Other revenue	\$ 1,795,333 405,294 658,677 - 15,700 - 66,496		- 35,968 - - - - 05,100	\$	- - - - -	\$	- - - - -	\$ - - - 657,449 - 577,700	658 657 15 882	,333 ,262 ,677 ,449 ,700 ,800 ,496	330 635 - -	2,423 8,000 9,400 6,327	\$ 1	,631,625 563,492 349,211 508,559 1,400 6,500 52,337
Total revenue	2,941,500	84	41,068		-		-	1,235,149	5,017	,717	3,451	,150	3	3,113,124
Expenses Goods and Services Labour Interest and debt charges Loss on disposal of TCA Amortization	306,235 1,055,148 - - 624,006		19,927 - - 32,171 -		34,159 - - - -		87,193 74,223 - - -	568,617 - 3,745 - 221,997	332	•	-	-	1	,381,871 931,167 4,665 - 863,379
Total Expenses	1,985,389	7!	52,098		34,159	1	61,416	794,359	3,727	,421	5,053	3,134	3	,181,082
Excess (deficiency) in revenues over expenses	\$ 956,111	\$ 8	38,970	\$	(34,159)	\$ (1	61,416)	\$ 440,790	\$1,290	,296	\$(1,601	,984)	\$	(67,958)

Village of Anmore Schedule 2 - Tangible Capital Assets

December 31, 2016

	Land	l Building	Equipment & Furniture In	Other frastructure	Roads	Machinery & Vehicles	Water nfrastructure	2016	2015
Balance, beginning of year Additions Disposals	\$ 28,734,998 \$ - -	285,998 \$ 3,855 -	115,932 \$ 5,730 -	8,790,618 6,850 (7,624)	\$ 12,179,510 \$ 1,108,614 (756,559)	6 644,000 S - (35,811)	9,496,907 608,966 (246,180)	\$ 60,247,963 1,734,015 (1,046,174)	\$ 60,249,154 28,914 (30,105)
Cost, end of year	28,734,998	289,853	121,662	8,789,844	12,531,565	608,189	9,859,693	60,935,804	60,247,963
Accumulated amortization, beginning of year Amortization Disposals	- - -	55,001 13,099 -	79,148 11,894 -	3,317,149 224,761 (5,342)	5,746,082 333,042 (521,168)	431,474 41,210 (30,215)	2,130,368 221,997 (157,278)	11,759,222 846,003 (714,003)	10,925,948 863,379 (30,105)
Accumulated amortization, end of year		68,100	91,042	3,536,568	5,557,956	442,469	2,195,087	11,891,222	11,759,222
Net book value, end of year	\$ 28,734,998 \$	221,753 \$	30,620 \$	5,253,276	\$ 6,973,609 \$	165,720	7,664,606	\$ 49,044,582	\$ 48,488,741

Village of Anmore Schedule 3 - Reserve Fund

For the year ended December 31, 2016

	_	Capital Roads	Parks Reserve	Water Storage	Capital Reserve	Water Utility	2016	2015
Balance, beginning of year	\$	614,515	\$ 418,942	\$ 35,284	\$ 1,846,155	\$ 519,680	\$ 3,434,576	\$ 2,740,955
Interest earned Transfers in Expenditures (transfers out)		10,855 40,400 (665,770)	7,400 - (6,000)	623 - -	32,611 864,000 (133,901)	9,180 - (9,722)	60,669 904,400 (815,393)	39,964 667,060 (13,403)
		(614,515)	1,400	623	762,710	(542)	149,676	693,621
Balance, end of year	\$	-	\$ 420,342	\$ 35,907	\$ 2,608,865	\$ 519,138	\$ 3,584,252	\$ 3,434,576