

HARRISON HOT SPRINGS

Naturally Refreshed

Village of Harrison Hot Springs

Financial Statements

December 31, 2022

Village of Harrison Hot Springs

December 31, 2022

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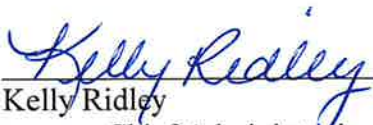
Management's Responsibility for Financial Reporting

The financial statements of the Village of Harrison Hot Springs (the Village) are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards, consistently applied and appropriate in the circumstances. The preparation of the financial statements requires the use of estimates which have been made using careful judgement. In management's opinion, the financial statements have been properly prepared within the framework of the accounting policies summarized in the financial statements and incorporate within reasonable limits of materiality, all information available as of the audit date. The financial statements have also been reviewed and approved by the Mayor and Council of the Village.

Management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorised and recorded in compliance with legislative and regulatory requirements and that reliable financial information is available on a timely basis. These systems are monitored and evaluated by management. Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control.

The financial statements have been examined by the Village's independent external auditor, BDO Canada LLP in accordance with Canadian generally accepted auditing standards. The external auditor's responsibility is to express their opinion on whether the financial statements, in all material respects, fairly present the Village's financial position, results of operations, changes in net financial assets and cash flows in accordance with Canadian public sector accounting standards. Their Independent Auditor's Report outlines the scope of their examination and their opinion.

The external auditor has full and open access to all records of the Village and has direct access to management and Council when required.


Kelly Ridley
Interim Chief Administrative Officer
May 1, 2023


Scott Schultz
Chief Financial Officer
May 1, 2023



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Independent Auditor's Report

To the Mayor and Council of the Village of Harrison Hot Springs

Opinion

We have audited the financial statements of Village of Harrison Hot Springs (the "Village"), which comprise the Statement of Financial Position as at December 31, 2022, and the Statements of Operations, Changes in Net Financial Assets, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Village as at December 31, 2022, and the results of its 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Village in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the schedule or exhibits on page 25 of the Village's financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Village's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Village or to cease operations, or has no realistic alternative but to do so.

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



Auditor's 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, 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 Village'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 Village's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's 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 auditor's report. However, future events or conditions may cause the Village to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

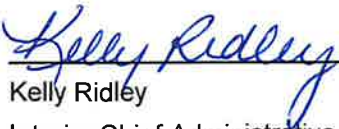
Vancouver, British Columbia
May 1, 2023

Village of Harrison Hot Springs

Statement of Financial Position

As at December 31, 2022

	2022	2021
Financial assets		
Cash (Note 2)	\$ 20,957,382	\$ 18,844,359
Accounts Receivable (Note 3)	1,042,032	494,898
MFA Deposits (Note 4)	7,111	6,956
	22,006,525	19,346,213
Liabilities		
Accounts Payable and Accrued Liabilities (Note 5)	682,807	419,815
Employee Future Benefits (Note 6)	116,328	131,798
Developer's Deposits and Other Trust Liabilities (Note 7)	3,042,180	1,417,722
Deferred Revenue (Note 8)	1,160,771	2,105,198
Development Cost Charges (Note 9)	5,227,879	4,768,748
Liabilities under Agreement (Note 10)	2,362	23,305
Long-term debt (Note 11)	358,100	396,323
	10,590,427	9,262,909
Net financial assets	11,416,098	10,083,304
Non-financial assets		
Tangible Capital Assets (Note 12, Schedule 1)	38,192,895	36,990,555
Prepaid expenses	56,374	356,060
	38,249,269	37,346,615
Accumulated surplus	49,665,367	47,429,919


Kelly Ridley
Interim Chief Administrative Officer


Ed Wood
Mayor

Village of Harrison Hot Springs

Statement of Operations

for the year ended December 31, 2022

	Budget (Note 19)	2022	2021
Revenue			
Property Taxes (Note 15)	\$ 2,564,679	\$ 2,551,795	\$ 2,470,865
Sale of Services (Note 16)	1,596,433	1,688,486	1,632,567
Utility Service Fees (Note 17)	491,000	491,453	487,887
Government Transfers (Note 18)	5,080,801	2,122,812	978,633
Investment Income	55,900	350,537	92,497
Penalties and interest	-	64,321	70,930
Development Cost Charges (Note 9)	1,563,400	71,952	15,550
Other revenue	31,250	92,391	63,483
	11,383,463	7,433,747	5,812,412
Expenses (Note 20)			
Legislative Services	131,900	115,957	100,213
General Government	1,351,015	1,228,264	1,079,004
Protective Services	312,263	274,928	311,507
Public Works	416,047	396,952	333,706
Transportation Services	544,190	471,903	444,450
Public Health	6,260	7,535	7,740
Planning and Development	482,335	278,299	154,088
Tourism, Community and Economic Development	296,015	277,440	227,063
Solid Waste Management and Recycling	277,437	259,859	198,713
Beaches, Parks, Recreation and Culture	627,815	512,320	605,167
Water Services	545,123	498,974	467,286
Sewer Services	937,500	875,868	824,880
	5,927,900	5,198,299	4,753,817
Annual surplus	5,455,563	2,235,448	1,058,595
Accumulated surplus, beginning of year (Note 14)	47,429,919	47,429,919	46,371,324
	\$ 52,885,482	\$ 49,665,367	\$ 47,429,919

Village of Harrison Hot Springs

Statement of Change in Net Financial Assets

For the Year Ended December 31, 2022

	Budget (Note 19)	2022	2021
Annual Surplus	5,455,563	2,235,448	1,058,595
Acquisition of tangible capital assets	(8,182,701)	(2,340,530)	(477,797)
Amortization of tangible capital assets Note1., Schedule 1	1,125,000	1,130,016	1,091,996
Loss on disposal of tangible capital assets	-	8,174	-
	(1,602,138)	1,033,108	1,672,794
Acquisition of prepaid expenses	-	(56,374)	(356,060)
Use of prepaid expenses	-	356,060	72,155
	-	299,686	(283,905)
Increase in net financial assets	(1,602,138)	1,332,794	1,388,889
Net financial assets, beginning of year	10,083,304	10,083,304	8,694,415
Net financial assets, end of year	8,481,166	11,416,098	10,083,304

Village of Harrison Hot Springs

Statement of Cash Flows

For the Year Ended December 31, 2022

	2022	2021
Cash provided by (used in):		
Operating Transactions		
Annual surplus	2,235,448	1,058,595
Items not involving cash:		
Amortization	1,130,016	1,091,996
Loss on disposal of tangible capital assets	8,174	-
Changes in working capital:		
Accounts receivable	(547,135)	62,684
MFA deposits	(155)	(116)
Accounts payable and accrued liabilities	262,993	223,810
Developer's deposits and other trust liabilities	1,624,457	(111,643)
Prepaid expenses	299,687	(283,905)
Employee future benefits	(15,471)	2,396
Deferred revenue	(944,426)	1,285,973
Development cost charges	459,130	21,595
Net change in cash from operating transactions	4,512,718	3,351,385
Capital Transactions:		
Acquisition of tangible capital assets	(2,340,530)	(477,797)
Net change in cash from capital transactions	(2,340,530)	(477,797)
Financing Transactions		
Repayments of debt and liabilities under agreement	(59,165)	(59,677)
Net change in cash from financing transactions	(59,165)	(59,677)
Net change in cash	2,113,023	2,813,911
Cash , beginning of year	18,844,359	16,030,448
Cash , end of year	20,957,382	18,844,359

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

1. Significant Accounting Policies

The Financial Statements combine the activities of the various funds of the reporting entity - Village of Harrison Hot Springs (the "Village") which are the representation of management are prepared in accordance with Canadian generally accepted accounting principles for governments as prescribed by the Public Sector Accounting Board (PSAB). Interfund transactions and fund balances have been eliminated for reporting purposes. There are no other organizations under the control of the Village Council that meet the criteria for inclusion and consolidation in these statements. Significant accounting policies adopted by the Village are as follows:

a. Basis of reporting

The Financial Statements reflect the combined results and activities of the reporting entity which is comprised of the Operating, Capital and Reserve funds. Inter-fund transactions have been eliminated.

- i. Operating Funds: These funds include the General, Water and Sewer operations of the Village. They are used to record the operating costs of the services provided by the Village.
- ii. Capital funds: These funds include the General, Water and Sewer capital funds. They are used to record the acquisition and disposal of tangible capital assets and their financing.
- iii. Reserve funds: Under the *Community Charter*, Village Council may, by bylaw establish reserve funds for specified purposes. Money in a Statutory Reserve Fund, and interest earned thereon, must be expended by bylaw only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required, Village Council may, by bylaw, transfer all or part of the balance to another reserve fund. Non-statutory Reserves require being included in an approved council budget or a resolution before these funds can be expended.

b. Revenue Recognition

Sources of revenue are recorded on an accrual basis and recognized in the period in which they are earned. Unearned revenue in the current period is reported on the statement of Financial Position as deferred revenue.

The Village recognizes the transfer of government funding as revenue 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. Transfers are recognized as deferred revenue when the transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Sale of services and fees are recognized when the service or product is provided by the Village. All other revenue is recognized as it is earned and is measurable. Revenue unearned in the current period is recorded as deferred revenue and is recognized as revenue in the fiscal year the services are performed.

Development Cost Charges are restricted revenue liabilities representing funds received from developers and deposited into separate deferred revenue liability accounts for specific future capital expenses. In accordance with Canadian public sector accounting standards, the Village records these funds as restricted revenue which is then recognized when the related costs are met.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

1. Significant Accounting Policies (continued)

c. Expense Recognition

Operating expenses are recognized on an accrual basis in the period they are incurred.

d. Financial Instruments

The Village's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, long-term debt and interim financing debt. It is management's opinion that the Village is not exposed to significant interest, currency or credit risk arising from these financial instruments.

e. Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They may have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i. Tangible Capital Assets

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

Asset	Useful Life - Years
Land improvements	10-25
Parks infrastructure	10-50
Buildings	40-60
Machinery, furniture and equipment	5-10
IT infrastructure	4-10
Vehicles	5-20
Roads infrastructure	15-75
Water infrastructure	10-100
Sewer infrastructure	10-100
Drainage infrastructure	10-100

ii. Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the time of receipt.

iii. Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

1. Significant Accounting Policies (continued)

e. Non-financial Assets (continued)

iv. Leased tangible capital assets

Leases that transfer substantially all the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets.

f. 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 revenue and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Areas requiring the greatest degree of estimation include employee future benefits and useful lives of tangible capital assets.

g. Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Village is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

The Village has determined that as of December 31, 2022, no contamination in excess of an environmental standard exists to land not in productive use for which the Village is responsible.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

2. Cash

	2022	2021
Restricted cash		
Statutory Reserves	\$ 1,361,661	\$ 1,591,163
Non-Statutory Reserves	4,428,345	3,748,823
Development Cost Charges and Other Deposits	9,430,830	8,291,668
	15,220,836	13,631,654
Unrestricted cash	5,736,546	5,212,705
Total cash	\$ 20,957,382	\$ 18,844,359

3. Account Receivable

	2022	2021
Accounts Receivable - Property Taxes	\$ 169,192	\$ 227,622
Accounts Receivable - Other Governments	653,965	65,635
Accounts Receivable - Trade and Other	218,875	201,641
	\$ 1,042,032	\$ 494,898

4. Municipal Finance Authority Deposits

The Municipal Finance Authority of British Columbia (the MFA) provides capital funding for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. The MFA must then use this fund if at any time there are insufficient funds to meet payments on its obligations. If this occurs the regional districts may be called upon to restore the fund.

Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the financing agreements. The interest earned on the Debt Reserve fund, less administrative expenses, becomes an obligation of the MFA to the regional districts.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

5. Accounts Payable and Accrued Liabilities

	2022	2021
Trade and Other	\$ 349,214	\$ 164,401
Holdbacks payable	116,362	48,174
Other government	150,065	139,908
Accrued Employee benefits	67,166	67,332
	\$ 682,807	\$ 419,815

6. Employee Future Benefits

Sick Pay

The Village provides paid sick leave to qualifying employees, this benefit accrues at two days of sick leave per month. At the end of each calendar year 2/3 of the unused portion of sick leave is vested up to a maximum of 360 days. The amount recorded for this benefit is based on a valuation prepared by an independent firm of actuaries. The date of the last full actuarial evaluation was as of December 31, 2021, with updates in 2022 and 2023.

Retirement Allowance

A regular employee who retires under the provisions of the Municipal Pension Plan is entitled to a retirement benefit as outlined in the Collective Agreement and Management Policy. In all instances, the rate of pay used in the calculation of the retirement benefit shall be the rate of pay applicable on the last day worked. The amount recorded for this benefit in 2022 is based on a valuation prepared by an independent firm of actuaries. The date of the last full actuarial evaluation was as of December 31, 2021, with updates scheduled in 2022 and 2023.

As of December 31, 2022, \$116,328 (2021 - \$131,798) of the accrued benefit liability has been charged to operations. The significant actuarial assumptions adopted in measuring the Village's accrued benefit liability are as follows:

	2022	2021
Discount rates	4.4	2.4
Expected future inflation	2.5	2.5

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

6. Employee Future Benefits (continued)

Accrued Benefit Obligation as at December 31, 2022

	2022	2021
Beginning benefit obligation	\$ 131,798	\$ 129,402
Current service cost	19,123	16,372
Interest on accrued benefit obligation	3,346	2,087
Benefits payments	(22,989)	(16,063)
Accrued Benefit Liability, end of year	131,278	131,798
Less Unamortized net actuarial (loss)	(14,950)	-
Accrued Benefit Obligations, end of year	\$ 116,328	\$ 131,798

7. Developers Deposits and Other Liabilities

	2022	2021
Property and event damage deposits	\$ 1,129,138	\$ 127,364
Developers Deposit	1,911,786	1,289,102
Funds held on behalf of community groups	1,256	1,256
	\$ 3,042,180	\$ 1,417,722

8. Deferred Revenue

	Opening Balance	Externally Restricted Inflows	Revenue Earned	December 31, 2022
Prepaid taxes	\$ 179,424	\$ 335,206	\$ (340,250)	\$ 174,380
Resort Municipality Initiative	964,954	71,977	(126,748)	910,183
Deferred Revenue	960,795	53,559	(938,571)	75,783
Facility rentals and other	25	400	-	425
	\$ 2,105,198	\$ 461,142	\$ (1,405,569)	\$ 1,160,771

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

9. Development Cost Charges

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance
Sewer DCC	\$ 1,742,253	\$ 139,720	\$ 43,188	\$ 47,274	\$ 1,877,887
Water DCC	1,513,483	112,504	37,645	-	1,663,632
Drainage DCC	965,003	96,180	24,040	15,077	1,070,146
Parks DCC	548,009	64,120	13,685	9,600	616,214
	\$ 4,768,748	\$ 412,524	\$ 118,558	\$ 71,951	\$ 5,227,879

10. Liabilities under Agreement

In 2017, the Village entered into a five year agreement with the Municipal Finance Authority to borrow funds in the amount of \$110,000 to purchase capital equipment. This agreement ends in 2023.

Changes in liabilities under agreement are as follows:

	2022	2021
Balance, January 1,	\$ 23,305	\$ 46,051
Less: Principal repayments	(20,943)	(22,746)
Balance, December 31	\$ 2,362	\$ 23,305

The minimum payments over the next five years of the liabilities under agreement are as follows:

2023	\$ 2,354
Less: Amount representing interest	8
	\$ 2,362

Total interest expense during the year was \$211. Total interest over the term of the agreements is \$5,854.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

11. Long-Term Debt

In 2015 the Village borrowed funds under loan authorisation bylaw 1052. MFA Issue 131 has an amortization period of 15 years at 2.2% interest for the first 10 years of the term. Interest is \$13,200 per year with \$198,000 estimated to be paid over the life of the debt. Early repayment options exist at the rate reset date of 10 years.

	Balance, beginning of Year	Additions	Principal Repayments	Actuarial * Adjustment	Balance, end of year
General Fund					
MFA Issue 131	\$ 396,323	\$ -	\$ 31,095	\$ 7,128	\$ 358,100

The following principal amounts are payable over the next five years:

	General	Water	Sewer
2023	\$ 31,095	\$ -	\$ -
2024	\$ 31,095	\$ -	\$ -
2025	\$ 31,095	\$ -	\$ -
2026	\$ 31,095	\$ -	\$ -
2027	\$ 31,095	\$ -	\$ -
Thereafter	\$ 202,625	\$ -	\$ -
Total	\$ 358,100	\$ -	\$ -

* Actuarial Adjustments represent interest earned on sinking funds held by the Municipal Finance Authority. Such interest is used to reduce the principal amount of outstanding debt.

12. Tangible Capital Assets

	2022	2021
Land and improvements	\$ 10,680,913	\$ 10,680,913
Buildings	2,770,166	2,903,940
Machinery, equipment, furniture, IT and vehicles	1,386,005	804,577
Engineering Structures:		
Engineering structures - water	7,520,054	7,675,144
Engineering structures - sewer and drainage	7,898,676	8,056,020
Engineering structures - roads	4,248,980	4,541,856
Engineering structures - parks and other	1,399,110	1,528,619
Other tangible capital assets	686,955	361,649
Work in Progress	1,602,036	437,837
Total	\$ 38,192,895	\$ 36,990,555

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

12. Tangible Capital Assets (continued)

For additional information, see Schedule of Tangible Capital Assets. (Schedule 1)

There were no contributed assets recognized in 2022.

13. Equity in Tangible Capital Assets

Equity in tangible capital assets (TCA) represents the net book value (NBV) of total capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2022	2021
Equity in TCA, beginning of year	\$ 36,570,929	\$ 37,125,450
Add:		
Capital Expenditures	2,340,530	477,797
Debt Repayments	52,037	53,842
Actuarial adjustment	7,128	5,836
Less:		
Net Book Value of dispositions	(8,174)	-
Amortization	(1,130,016)	(1,091,996)
Equity in TCA, end of year	\$ 37,832,434	\$ 36,570,929

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

14. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2022	2021
Surplus:		
	\$ 37,832,434	\$ 36,570,929
Operating Fund	6,042,927	5,519,004
Total surplus	43,875,361	42,089,933
Reserves set aside by Council:		
Appropriated Surplus:		
COVID 19 Restart Grant (Schedule 3)	-	198,935
Fire Department	28,582	27,896
Assessment appeal	141,749	138,349
Beach	4,385	4,280
Building	67,537	65,917
Contingencies	12,350	12,053
Dock replacement	75,634	64,021
Boat Launch	76,575	69,839
Flood box / drainage	16,756	16,354
General	1,311,523	912,606
Insurance	10,731	10,473
Parking / traffic management	63,235	61,718
Office Equipment	25,557	45,522
Property	51,136	49,909
Road/Sidewalk	14,529	14,181
Sick leave/Retirement	54,926	53,608
Community Works Fund	550,434	507,635
Sewer	981,695	765,795
Water	941,011	729,732
Total Appropriated Surplus	4,428,345	3,748,823
Statutory Fund Reserves:		
Community amenities	166,267	162,278
Fire department capital	5,487	266,173
Land unexpended funds	52,871	51,603
Parkland acquisition and improvements	386,701	389,191
Public works capital	91,629	52,686
Sewage treatment replacement	563,036	575,857
Sewer unexpended funds	90,006	87,847
Port Divestiture income	5,664	5,528
Total Statutory Fund Reserves	1,361,661	1,591,163
	\$ 49,665,367	\$ 47,429,919

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

15. Property Taxes

The Village is reliant upon one taxpayer for approximately 14% of municipal property tax revenue. Taxation revenue, reported on the statement of operations, is made up of the following:

	Budget	2022	2021
Taxes collected			
Municipal property taxes	\$ 2,519,662	\$ 2,506,424	\$ 2,425,128
1 % Utility taxes	38,617	38,617	39,330
Payments in lieu of taxes	6,400	6,754	6,407
School taxes	1,600,385	1,603,551	1,545,714
Regional District	174,929	175,283	170,099
Regional hospital district	103,776	103,986	105,824
Police tax	177,457	177,815	167,971
Other agencies	40,504	40,598	37,138
	4,661,730	4,653,028	4,497,611
Less transfers to other governments			
School taxes paid	1,600,385	1,603,551	1,545,714
Regional district taxes paid	174,929	175,283	170,099
Regional hospital district taxes paid	103,776	103,986	105,824
Police taxes paid	177,457	177,815	167,971
Other agencies taxes paid	40,504	40,598	37,138
	2,097,051	2,101,233	2,026,746
	\$ 2,564,679	\$ 2,551,795	\$ 2,470,865

16. Sale of Services

	Budget	2022	2021
Sewer user fees	\$ 701,000	\$ 701,443	\$ 664,567
Water user fees	362,270	372,071	362,509
Curbside collection fees	133,929	137,924	125,191
Pay Parking Revenue	310,000	355,813	361,503
Licenses and permits	40,884	60,753	59,121
Facility rentals	40,000	45,825	46,791
Fines	4,250	10,773	8,970
Other	4,100	3,884	3,915
	\$ 1,596,433	\$ 1,688,486	\$ 1,632,567

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

17. Utility Service Fees

	Budget	2022	2021
Sewer service utility fee - residential	\$ 212,000	\$ 213,092	\$ 211,758
Sewer service utility fee - business	20,000	19,763	19,719
Water service utility fee - residential	238,000	237,384	235,782
Water service utility fee - business	21,000	21,214	20,628
Total	\$ 491,000	\$ 491,453	\$ 487,887

18. Government Transfers

Government transfers reported on the Statement of Operations are:

	Budget	2022	2021
Provincial:			
Conditional			
Infrastructure	\$ 2,509,301	\$ 1,459,022	\$ 288,299
Resort Municipality Initiative	719,000	126,748	119,785
Other	-	552	3,114
Unconditional	330,000	414,000	328,000
Federal			
Conditional			
Infrastructure	1,400,000	-	-
Gas tax	122,500	122,490	239,435
	\$ 5,080,801	\$ 2,122,812	\$ 978,633

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

19. Budget Data

The data presented in these financial statements is based upon the 2022 operating and capital budgets adopted by Council on March 7, 2022. The table below reconciles the approved balanced budget to the budget figures reported in these financial statements.

2022 Adopted Operating and Capital Budget	Budget Amount
Revenues:	
Operating budget	\$ 5,927,900
Capital budget	8,182,701
Total revenue	14,110,601
Expenses:	
Operating budget	5,927,900
Capital Budget	8,182,701
Total expenses	14,110,601
Budgeted surplus (deficit)	\$ -
Add:	
Capital expenses	\$ 8,182,701
Transfers to reserves	1,137,997
Principal repayments	53,100
Less:	
Transfers from reserves	(2,238,000)
Appropriation from Surplus	(555,235)
Amortization	(1,125,000)
Annual budgeted surplus (see statement of operations)	\$ 5,455,563

20. Classification of Expenses by Object

The Schedule of Operating Fund Activities represents the expenditures by function; the following table classifies those same expenditures by object:

	Budget	2022	2021
Salaries, wages and employee benefits	\$ 1,945,586	\$ 1,834,566	\$ 1,768,182
Operating Materials and supplies	867,885	739,269	656,756
Contracted services	1,016,044	688,224	557,691
Administrative services and supplies	679,842	526,390	407,833
Utilities	224,158	216,570	207,921
Rentals and contractual obligations	53,685	49,852	49,906
Debt financing	15,700	13,412	13,532
Amortization	1,125,000	1,130,016	1,091,996
Total expenditures by object	\$ 5,927,900	\$ 5,198,299	\$ 4,753,817

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

21. Commitments and Contingencies

- a. The municipality and its employees contribute to the Public Service Pension Plan (a jointly trustee pension plan). The Public Service Pension Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at March 31, 2021, the plan has about 68,000 active members and approximately 52,000 retired members. 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 may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The Village of Harrison Hot Springs paid \$93,193 (2021 \$102,696) for employer contributions to the Plan in fiscal 2022. Employee contributions in fiscal 2022 were \$86,185.35 (2021 \$91,336). The latest actuarial valuation for the Public Sector Pension Plan as at March 31, 2020, indicated a \$2,667 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at March 31, 2023. 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 individual employers participating in the plan.
- b. Debts of the Fraser Valley Regional District are, under provisions of the Local Government Act, a direct, joint and several liability of the District and each member municipality within the District, including the Village of Harrison Hot Springs.
- c. The Village is a subscribed member of the Municipal Insurance Association of British Columbia (The "Exchange") as provided by section 3.02 of the Insurance Act of the Province of British Columbia. The main purpose of the Exchange is to pool the risks of liability so as to lessen the impact upon any subscriber. Under the Reciprocal Insurance Exchange Agreement, the Village is assessed a premium and specific deductible for its claims based on population. The obligation of the Village with respect to the Exchange and/or contracts and obligations entered into by the Exchange are in every case several, not joint and several. The Village irrevocably and unconditionally undertakes and agrees to indemnify and save harmless the other subscribers against liability losses and costs which the other subscriber may suffer.
- d. The Village has entered into various agreements and contracts for the provision of services and the construction of assets that extend beyond the current year. Substantive obligations include contracts for engineering and planning, garbage and recycling collection, IT services, pay parking, tourist information centre services and auditing services. These contractual obligations will become liabilities in the future when the terms of the contracts are met. The following amounts relate to the unperformed portion of the contracts: 2023 - \$1,284,000, 2024 - \$193,000, 2025 - \$39,500
- e. In 2014, the Ministry of Environment directed the Village to assess any potential effects the closure of the landfill in 1983 has on well water. Water samples were taken and the results prompted the Ministry to direct the Village to drill test wells and monitor the water which began in 2015. The Village was to continue this process for the years of 2017-2021 at which time the results would determine if any further action was required. This process is now complete and the results are with the Ministry; the Village is awaiting further instruction from the Ministry at this time.

Village of Harrison Hot Springs

Notes to the Financial Statements

December 31, 2022

22. Segmented Disclosures

The Table of Segmented Information - Schedule 2 has been prepared in accordance with PS2700 Segmented Disclosures. Segmented information has been identified based upon functional activities provided by the Village. For each reported segment, revenue and expenses represent amounts directly attributable to the functional activity and amounts allocated on a reasonable basis. The functional areas that have been separately disclosed in the segmented information, along with services they provide are as follows:

Legislative Services

Legislative services includes Council and legislative services

General Government

General government includes taxation, sale of services, government transfers, investment income and administrative services for the general fund

Protective Services

Protective Services includes the volunteer fire department, emergency measures and bylaw enforcement

Development and Planning

Development and Planning includes economic development, planning, land development, community development and tourism

Engineering, Transportation and Storm Water

Engineering, transportation and storm water services include engineering, fleet, public health, roads, sidewalk, storm sewers and transit

Solid Waste

Solid waste includes sustainability, curbside collection, recycling and organic waste

Parks, Recreation and Cultural Services

Parks, recreation and cultural services includes the maintenance of the beachfront, parks and cultural facilities within the Village

Wastewater Utility

Wastewater includes the wastewater collection system, lift stations and wastewater treatment plant

Water Utility

Water includes the water collection, treatment and distribution of potable water

Village of Harrison Hot Springs

Schedule 1 - Statement of Tangible Capital Assets

For the Year Ended December 31, 2022

	Engineered Structures							Other Tangible Capital Assets	2022	2021
	Land	Building	Equipment Furniture Vehicles	Water	Sewer Drainage	Roads	Other			
COST										
Opening balance	\$ 10,680,913	\$ 4,662,081	\$ 2,358,369	\$ 9,775,939	\$ 11,177,304	\$ 10,259,211	\$ 2,790,211	\$ 592,199	\$ 52,734,064	\$ 52,388,957
Add: Additions	-	-	725,282	19,053	72,822	-	12,018	347,156	2,340,530	522,981
Less: Disposals	-	-	(45,175)	-	-	-	-	-	(45,175)	(177,874)
Closing Balance	10,680,913	4,662,081	3,038,476	9,794,992	11,250,126	10,259,211	2,802,229	939,355	55,029,419	52,734,064
ACCUMULATED AMORTIZATION										
Opening Balance	-	1,758,141	1,553,792	2,100,795	3,121,285	5,717,355	1,261,592	230,550	15,743,509	14,784,203
Add: Amortization	-	133,774	135,680	174,143	230,166	292,876	141,527	21,850	1,130,016	1,091,996
Less: Acc. Amortization on Disposals	-	-	(37,001)	-	-	-	-	-	(37,001)	(132,690)
Closing Balance	-	1,891,915	1,652,471	2,274,938	3,351,451	6,010,231	1,403,119	252,400	16,836,524	15,743,509
	\$ 10,680,913	\$ 2,770,166	\$ 1,386,005	\$ 7,520,054	\$ 7,898,676	\$ 4,248,980	\$ 1,399,110	\$ 686,955	\$ 38,192,895	\$ 36,990,555

Village of Harrison Hot Springs

Schedule 2 - Table of Segmented Information

For the Year Ended December 31, 2022

	Legislative	General Government	Protective Services	Development Planning	Engineering, Transportation & Storm Water	Solid Waste	Parks, Recreation & Cultural Services	Wastewater Utility	Water Utility	Budget	2022	2021
Revenue:												
Property Taxes	\$ -	\$ 2,551,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,551,795	\$ 2,551,795	\$ 2,470,865
Sale of Services	-	431,223	-	-	-	137,924	45,825	701,443	372,071	1,596,433	1,688,486	1,632,567
Utility Service Fees	-	-	-	-	-	-	-	232,856	258,597	491,000	491,453	487,887
Government Transfers	-	1,996,064	-	126,748	-	-	-	-	-	5,080,801	2,122,812	978,633
Investment Income	-	296,032	-	-	-	-	-	35,806	18,699	55,900	350,537	92,497
Penalties and interest	-	45,912	-	-	-	1,779	-	8,949	7,681	-	64,321	70,930
Development Cost Charges	-	9,600	-	-	15,077	-	-	47,275	-	1,563,400	71,952	15,550
Other revenue	-	54,591	-	1,358	-	4,817	-	14,925	16,700	31,250	92,391	63,483
	-	5,385,217	-	128,106	15,077	144,520	45,825	1,041,254	673,748	11,383,463	7,433,747	5,812,412
Expenses:												
Salaries, wages and employee benefits	99,201	620,023	8,260	133,556	269,847	48,733	204,336	273,877	176,735	1,945,586	1,834,568	1,768,182
Operating Materials and supplies	-	13,232	146,382	1,144	115,140	51,620	83,941	227,753	100,057	867,885	739,269	656,756
Contracted services	-	32,963	75,450	275,189	82,268	159,505	3,250	59,599	-	1,016,044	688,224	557,691
Administrative services and supplies	15,728	282,936	19,882	124,850	16,069	-	13,559	40,282	13,084	679,842	526,390	407,833
Utilities	1,027	18,583	6,599	-	46,024	-	40,478	68,903	34,956	224,158	216,570	207,921
Rentals and contractual obligations	-	13,382	3,720	21,000	8,369	-	3,381	-	-	53,685	49,852	49,906
Debt financing	-	13,412	-	-	-	-	-	-	-	15,700	13,412	13,532
Amortization	-	233,732	14,636	-	338,672	-	163,375	205,456	174,143	1,125,000	1,130,014	1,091,996
	115,957	1,228,264	274,928	555,739	876,390	259,859	512,320	875,868	498,974	5,927,900	5,198,299	4,753,817
Annual Surplus (Deficit)	\$ (115,956)	\$ 4,156,954	\$ (274,929)	\$ (427,633)	\$ (861,312)	\$ (115,338)	\$ (466,495)	\$ 165,384	\$ 174,773	\$ 5,455,563	\$ 2,235,448	\$ 1,058,595

Village of Harrison Hot Springs

Schedule 3 - COVID-19 Safe Restart Grant (Unaudited)

For the Year Ended December 31, 2022

In November 2020 the BC provincial government provided a direct grant to assist local governments as they deal with the increased operating costs and lower revenue due to the COVID-19 pandemic. The Village of Harrison Hot Springs received \$675,000 in grant funding under the COVID 19 Safe Restart Grant. This grant is available to offset costs in 2020, 2021 and 2022. In 2022 \$ 198,935 of funding was used as follows:

	2022	2021
Opening Balance	\$ 198,935	\$ 509,260
Bylaw enforcement/emergency planning	(35,000)	(59,320)
Communication/Audio Visual	(13,500)	(53,695)
Occupational health and safety measures	(20,000)	(59,295)
Program revenue lost	(19,800)	(50,845)
Additional operating expenditures - Public Facilities	(110,635)	(87,170)
Closing Balance	\$ -	\$ 198,935