

**EDMONTON AND AREA LAND TRUST**  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2013  
AND  
INDEPENDENT AUDITOR'S REPORT



**YAREMCHUK & ANNICCHIARICO LLP**  
**CHARTERED ACCOUNTANTS**



P.J. Yaremchuk, B.Comm., FCA\*  
A.J. Annicchiarico, B.Comm., CA\*  
K.K. Kozicky, CMA, CA\*  
B.J. Layetzke, B.Comm., CA\*  
R.V. Rizzo, B.Comm., CA\*  
K.A. Vansevenandt, B.Comm., CA\*  
T. Matsikas, B.Comm., CA\*  
\*Practicing as a Professional Corporation

#202, 8657 - 51 Avenue  
Edmonton, Alberta  
T6E 6A8  
Telephone: 780-468-7232  
Fax: 780-465-6120  
Email: info@ya.ca  
www.ya.ca

**INDEPENDENT AUDITOR'S REPORT**

**To the Members of Edmonton and Area Land Trust:**

We have audited the accompanying financial statements of **Edmonton and Area Land Trust** (the "Trust") which consist of the statement of financial position at December 31, 2013, the statements of changes in net assets, operations and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

*Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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 qualified audit opinion.

*Basis for Qualified Opinion*

In common with many charitable organizations, the Trust derives revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of this revenue was limited to the amounts recorded in the records of the Trust and we were not able to determine whether any adjustment might be necessary to revenue, excess of revenue, assets and net assets.

**Qualified Opinion**

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of **Edmonton and Area Land Trust** as at December 31, 2013, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Edmonton, Alberta  
June 16, 2014

*Yaremchuk + Annicchiarico LLP*  
Chartered Accountants


**EDMONTON AND AREA LAND TRUST**  
**STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2013**


|                                  | <u>2013</u>        | <u>2012</u>        |
|----------------------------------|--------------------|--------------------|
| <u>ASSETS</u>                    |                    |                    |
| CURRENT ASSETS:                  |                    |                    |
| Cash .....                       | \$ 64,260          | \$ 193,211         |
| Term deposits .....              | 332,012            | 169,496            |
| Accounts receivable .....        | 3,107              | 17,758             |
| Prepaid expenses .....           | <u>3,239</u>       | <u>3,277</u>       |
| Total current assets .....       | 402,618            | 383,742            |
| ECOLOGICALLY VALUABLE LAND ..... | 4,337,925          | 4,337,925          |
| EQUIPMENT (Note 3) .....         | <u>17,893</u>      | <u>18,806</u>      |
| TOTAL .....                      | <u>\$4,758,436</u> | <u>\$4,740,473</u> |

LIABILITIES AND NET ASSETS

|  |                    |                    |
|--|--------------------|--------------------|
| CURRENT LIABILITIES:                           |                    |                    |
| Accounts payable and accrued liabilities ..... | \$ 8,080           | \$ 8,205           |
| Deferred revenue (Note 4) .....                | <u>70,237</u>      | <u>79,782</u>      |
| Total current liabilities .....                | <u>78,317</u>      | <u>87,987</u>      |
| DEFERRED REVENUE (Note 4) .....                | <u>18,128</u>      | <u>20,996</u>      |
| NET ASSETS:                                    |                    |                    |
| Invested in ecologically valuable land .....   | 4,337,925          | 4,337,925          |
| Invested in equipment .....                    | 2,114              | 159                |
| Unrestricted .....                             | <u>321,952</u>     | <u>293,406</u>     |
| Total net assets .....                         | <u>4,661,991</u>   | <u>4,631,490</u>   |
| TOTAL .....                                    | <u>\$4,758,436</u> | <u>\$4,740,473</u> |

Approved on behalf of the Board:

 Director

 Director

**EDMONTON AND AREA LAND TRUST**  
**STATEMENT OF CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2013**

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|   | Invested in<br>Ecologically<br>Valuable<br>Land | Invested in<br>Equipment | Unrestricted     | <b>2013<br/>Total</b>     | <b>2012<br/>Total</b>     |
|---|---|--------------------------|------------------|---------------------------|---------------------------|
| Balance at beginning<br>of the year.....      | \$4,337,925                                     | \$ 159                   | \$293,406        | <b>\$4,631,490</b>        | \$3,859,801               |
| Excess of revenue<br>(expenses) for the year. | -   | (642)                    | 31,143           | <b>30,501</b>             | 47,789                    |
| Purchase of equipment...                      | -   | 2,597                    | (2,597)          | -                         | -                         |
| Ecologically valuable<br>land donated.....    | <u>-</u>  | <u>-</u>                 | <u>-</u>         | <u>-</u>                  | <u>723,900</u>            |
| Balance at end of the<br>year.....            | <u>\$4,337,925</u>                              | <u>\$2,114</u>           | <u>\$321,952</u> | <b><u>\$4,661,991</u></b> | <b><u>\$4,631,490</u></b> |

**EDMONTON AND AREA LAND TRUST**  
**STATEMENT OF OPERATIONS**  
**FOR THE YEAR ENDED DECEMBER 31, 2013**

|   | <u>2013</u>             | <u>2012</u>      |
|---|-------------------------|------------------|
| <b>UNRESTRICTED REVENUE:</b>                    |                         |                  |
| Grants - Edmonton Community Foundation .....    | <b>\$105,788</b>        | \$101,214        |
| - Culture and Community Spirit.....             | <b>16,516</b>           | 11,634           |
| Donations - Edmonton Community Foundation ..... | <b>29,667</b>           | 25,827           |
| - Other .....                                   | <b>18,593</b>           | 46,792           |
| Fundraising, interest and other .....           | <b><u>18,110</u></b>    | <u>3,145</u>     |
| Total unrestricted revenue .....                | <b><u>188,674</u></b>   | <u>188,612</u>   |
| <b>RESTRICTED REVENUE:</b>                      |                         |                  |
| Grants (Note 4).....                            | <b>180,743</b>          | 104,316          |
| Amortization of deferred revenue (Note 4).....  | <b><u>2,868</u></b>     | <u>2,059</u>     |
| Total restricted revenue .....                  | <b><u>183,611</u></b>   | <u>106,375</u>   |
| Total revenue.....                              | <b><u>372,285</u></b>   | <u>294,987</u>   |
| <b>EXPENSES:</b>                                |                         |                  |
| Advertising and promotion .....                 | <b>11,214</b>           | 1,147            |
| Appraisal fees and surveying.....               | <b>12,785</b>           | 10,226           |
| Amortization.....                               | <b>3,510</b>            | 2,162            |
| Board meetings .....                            | <b>917</b>              | 184              |
| Communication.....                              | <b>3,372</b>            | 3,478            |
| Consulting fees .....                           | <b>-</b>                | 1,538            |
| Endowment contribution .....                    | <b>108,585</b>          | 59,250           |
| Fundraising.....                                | <b>3,286</b>            | 1,790            |
| Goods and services tax .....                    | <b>1,260</b>            | 1,147            |
| Insurance.....                                  | <b>4,514</b>            | 4,211            |
| Interest and bank charges .....                 | <b>159</b>              | 52               |
| Office .....                                    | <b>6,279</b>            | 6,174            |
| Professional fees .....                         | <b>11,022</b>           | 12,804           |
| Property taxes .....                            | <b>2,022</b>            | 797              |
| Salary and benefits .....                       | <b>162,987</b>          | 119,958          |
| Subcontract .....                               | <b>2,101</b>            | 17,454           |
| Travel.....                                     | <b><u>7,771</u></b>     | <u>4,826</u>     |
| Total expenses .....                            | <b><u>341,784</u></b>   | <u>247,198</u>   |
| <b>EXCESS OF REVENUE FOR THE YEAR .....</b>     | <b><u>\$ 30,501</u></b> | <u>\$ 47,789</u> |

**EDMONTON AND AREA LAND TRUST**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2013**

|  | <u>2013</u>      | <u>2012</u>      |
|--|------------------|------------------|
| <b>OPERATING ACTIVITIES:</b>   |                  |                  |
| Cash from operations:  |                  |                  |
| Excess of revenue for the year .....   | \$ 30,501        | \$ 47,789        |
| Item not involving cash for operations - amortization.....                         | <u>3,510</u>     | <u>2,162</u>     |
|  | 34,011           | 49,951           |
| Increase (decrease) in non-cash working capital balances<br>related to operations: |                  |                  |
| Accounts receivable.....   | 14,651           | (16,216)         |
| Prepaid expenses .....   | 38               | (158)            |
| Accounts payable and accrued liabilities .....                                     | (125)            | (8,499)          |
| Deferred revenue.....  | <u>(12,413)</u>  | <u>92,523</u>    |
| Net cash from operating activities .....   | 36,162           | 117,601          |
| INVESTING ACTIVITY - purchase of equipment.....                                    | <u>(2,597)</u>   | <u>(12,450)</u>  |
| INCREASE IN CASH FOR THE YEAR .....  | 33,565           | 105,151          |
| CASH AT BEGINNING OF THE YEAR .....  | <u>362,707</u>   | <u>257,556</u>   |
| CASH AT END OF THE YEAR.....   | <u>\$396,272</u> | <u>\$362,707</u> |
| <b>CASH REPRESENTED BY:</b>  |                  |                  |
| Cash .....   | \$ 64,260        | \$193,211        |
| Term deposits .....  | <u>332,012</u>   | <u>169,496</u>   |
|  | <u>\$396,272</u> | <u>\$362,707</u> |

**EDMONTON AND AREA LAND TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

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**1. PURPOSE OF THE TRUST:**

The Edmonton and Area Land Trust was incorporated on March 13, 2007 as a non-profit organization under the Alberta Companies Act.

The Edmonton and Area Land Trust is established for the charitable purposes of conserving and protecting Canada's environmental heritage by undertaking activities that conserve the natural ecosystems and cultural heritage landscapes in the lands comprising the City of Edmonton and the several counties that surround the City which activities shall focus on maintaining the bio-diversity and ecological integrity of those lands for the public benefit.

The Edmonton and Area Land Trust is exempt from income taxes under the Income Tax Act as a registered charitable organization.

**2. ACCOUNTING POLICIES:**

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant accounting policies are as follows:

*Revenue recognition:*

The Trust follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Amounts received from grants and donations which must be expended for specific purposes are recognized as revenue to the extent of the related expenses incurred. Unexpended funds are deferred to subsequent years and are either expended or refunded at that time.

*Donated services:*

The work of the Trust is dependent on the voluntary service of many individuals. Since these services are not normally purchased by the Trust and because of the difficulty of determining their fair value donated services are not recognized in these financial statements.

*Term deposits:*

Term deposits bear interest at rates of 1% to 1.5% per annum. Term deposits are stated at cost. Term deposits in the amount of \$232,012 have been designated to fund potential future costs of stewarding ecologically valuable land.

**EDMONTON AND AREA LAND TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

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2. ACCOUNTING POLICIES (continued):

*Ecologically valuable land:*

Ecologically valuable land that has been donated is stated at fair market value at the time of the donation. Ecologically valuable land that has been purchased is stated at cost. Ecologically valuable land cannot be sold.

*Equipment:*

Equipment is stated at cost. Amortization is provided using the declining-balance method at the following annual rates:

|                              |     |
|------------------------------|-----|
| Computer.....                | 55% |
| Fencing.....                 | 20% |
| Furniture and equipment..... | 20% |
| Website.....                 | 7%  |

*Financial instruments:*

The Land Trust initially measures its financial assets and liabilities at fair value.

The Land Trust subsequently measures all its financial assets and financial liabilities at amortized cost.

The Land Trust's financial instruments measured at amortized cost consists of cash, term deposits, accounts receivable and accounts payable and accrued liabilities.

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in excess of revenue for the year. Any previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount of impairment recognized previously. The amount of the reversal is recognized in excess of revenue for the year.

*Cash and cash equivalents:*

Cash and cash equivalents consist of balances with banks and short-term investments that can be converted readily to cash.



**EDMONTON AND AREA LAND TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

2. ACCOUNTING POLICIES (continued):

*Use of estimates:*

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. These estimates are reviewed annually and adjustments are made to excess of revenue for the year as appropriate in the year they become known.

3. EQUIPMENT:

The major categories of equipment and related accumulated amortization are as follows:

|                               | <u>Cost</u>     | <u>Accumulated<br/>Amortization</u> | <u>Net Book Value</u> |                 |
|-------------------------------|-----------------|-------------------------------------|-----------------------|-----------------|
|                               |                 |                                     | <u>2013</u>           | <u>2012</u>     |
| Computer .....                | \$ 5,562        | \$ 4,071                            | \$ 1,491              | \$ 287          |
| Fencing .....                 | 12,450          | 3,486                               | 8,964                 | 11,205          |
| Furniture and equipment ..... | 978             | 254                                 | 724                   | 95              |
| Website .....                 | <u>10,000</u>   | <u>3,286</u>                        | <u>6,714</u>          | <u>7,219</u>    |
| Total.....                    | <u>\$28,990</u> | <u>\$11,097</u>                     | <u>\$17,893</u>       | <u>\$18,806</u> |

4. DEFERRED REVENUE:

Deferred revenue consists of the following:

|                                    | <u>Operations</u> | <u>Capital</u>  | <u>2013<br/>Total</u> | <u>2012<br/>Total</u> |
|------------------------------------|-------------------|-----------------|-----------------------|-----------------------|
| Balance at beginning of the year.. | \$ 79,782         | \$20,996        | \$ 100,778            | \$ 8,255              |
| Grants received.....               | 171,198           | -               | 171,198               | 198,898               |
| Expenses incurred.....             | <u>(180,743)</u>  | <u>(2,868)</u>  | <u>(183,611)</u>      | <u>(106,375)</u>      |
| Balance at end of the year .....   | <u>\$ 70,237</u>  | <u>\$18,128</u> | <u>\$ 88,365</u>      | <u>\$ 100,778</u>     |

Deferred revenue - capital is recognized as revenue on the same basis as the related equipment is amortized.

**EDMONTON AND AREA LAND TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

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5. EXTERNALLY RESTRICTED INVESTMENTS:

The Edmonton and Area Land Trust is to be supported by income from endowment funds held by the Edmonton Community Foundation. The establishment of the endowment funds provides for the Edmonton Community Foundation to invest and administer the funds contributed on behalf of the Edmonton and Area Land Trust. The Edmonton and Area Land Trust may receive payment annually of the net income from the endowment fund to support its mission. The Edmonton Community Foundation holds three endowment funds as follows:

|                                  | <u>Operating Fund</u> | <u>Capital Fund</u> | <u>Conservation Fund</u> |
|----------------------------------|-----------------------|---------------------|--------------------------|
| Balance at December 31, 2012.... | \$2,909,342           | \$18,532            | \$113,183                |
| Endowment fund donations .....   | 550                   | 1,135               | 600                      |
| Investment gains.....            | 476,160               | 3,182               | 18,541                   |
| Grants provided .....            | (101,827)             | -                   | (3,961)                  |
| Fund expenses .....              | <u>(43,973)</u>       | <u>(294)</u>        | <u>(1,712)</u>           |
| Balance at December 31, 2013 ... | <u>\$3,240,252</u>    | <u>\$22,555</u>     | <u>\$126,651</u>         |

6. FINANCIAL INSTRUMENTS:

The Land Trust is exposed to risk on certain financial instruments as follows:

*Market risk:*

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of three types of risk: currency risk, interest rate risk and other price risk. The Land Trust is mainly exposed to interest rate risk.

*Interest rate risk:*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Land Trust is exposed to interest rate risk on term deposits. The fixed-rate instruments subject the Land Trust to a fair value risk.

7. SUBSEQUENT EVENT:

Subsequent to year end, the Land Trust received a donation of ecologically valuable land with a market value of \$281,200.