

Kawartha Land Trust
Financial Statements
For the year ended December 31, 2023

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Independent Auditor's Report

To the Board of Directors of
Kawartha Land Trust

Opinion

We have audited the accompanying financial statements of Kawartha Land Trust (the Trust), which comprise the statement of financial position as at December 31, 2023, and the statements of operations, fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust as at December 31, 2023, 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.

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 Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of these 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.

In preparing the financial statements, management is responsible for assessing the Trust'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 Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust'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 Trust'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 Trust'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 Trust 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, Licensed Public Accountants
Peterborough, Ontario
June 17, 2024

Kawartha Land Trust
Statement of Financial Position

December 31	Invested in Protected Lands Fund	Land Securement and Stewardship Funds	Operating Fund	Total 2023	Total 2022
Assets					
Current					
Cash and bank	\$ -	\$ 1,255,049	\$ -	\$ 1,255,049	\$ 554,124
Accounts and donations receivable (Note 2)	2,406,000	90,000	166,479	2,662,479	150,377
Prepaid expenses	-	-	62,305	62,305	60,519
Investments (Note 3)	-	1,910,882	460,376	2,371,258	2,454,157
Due to /from other funds	(1,106,000)	1,349,007	(243,007)	-	-
	<u>1,300,000</u>	<u>4,604,938</u>	<u>446,153</u>	<u>6,351,091</u>	<u>3,219,177</u>
Capital Assets (Note 4)	-	-	23,409	23,409	18,801
Protected Lands (Note 5)	<u>27,494,382</u>	<u>-</u>	<u>-</u>	<u>27,494,382</u>	<u>14,974,041</u>
	\$28,794,382	\$ 4,604,938	\$ 469,562	\$33,868,882	\$ 18,212,019
Liabilities and Fund Balances					
Current					
Accounts payable and accrued liabilities (Note 2)	\$ 1,300,000	\$ 97,135	\$ 28,694	\$ 1,425,829	\$ 82,329
Statutory deductions payable	-	-	15,516	15,516	10,615
Deferred revenue (Note 6)	-	-	108,649	108,649	21,296
Deferred rent	-	-	1,500	1,500	6,000
	<u>1,300,000</u>	<u>97,135</u>	<u>154,359</u>	<u>1,551,494</u>	<u>120,240</u>
Deferred capital contributions (Note 7)	-	-	8,386	8,386	6,860
	<u>1,300,000</u>	<u>97,135</u>	<u>162,745</u>	<u>1,559,880</u>	<u>127,100</u>
Fund Balances					
Unrestricted	-	-	283,408	283,408	438,150
Internally restricted (Note 8)	-	1,362,672	-	1,362,672	1,408,552
Externally restricted (Note 8)	27,485,381	3,145,131	-	30,630,512	16,201,168
Invested in capital assets	9,001	-	23,409	32,410	37,049
	<u>27,494,382</u>	<u>4,507,803</u>	<u>306,817</u>	<u>32,309,002</u>	<u>18,084,919</u>
	\$28,794,382	\$ 4,604,938	\$ 469,562	\$33,868,882	\$ 18,212,019

On behalf of the Board:



George Gillespie, Director

The accompanying notes are an integral part of these financial statements

Kawartha Land Trust
Statement of Fund Balances

For the year ended December 31	Invested in Protected Lands Fund	Land Securement and Stewardship Fund	Operating Fund	Total 2023	Total 2022
Balance - beginning of year	\$14,974,041	\$ 2,653,927	\$ 456,951	\$18,084,919	\$ 17,174,777
Excess (deficiency) of revenues over expenses	12,275,089	1,697,589	251,405	14,224,083	910,142
Interfund transfers (Note 9)	245,252	156,287	(401,539)	-	-
Balance - end of year	\$27,494,382	\$ 4,507,803	\$ 306,817	\$32,309,002	\$ 18,084,919

The accompanying notes are an integral part of these financial statements

Kawartha Land Trust Statement of Operations

For the year ended December 31	Invested in Protected Lands Fund	Land Securement and Stewardship Fund	Operating Fund	Total 2023	Total 2022
Revenues					
Grants (Note 11)	\$10,733,336	\$ 73,427	\$ 582,916	\$11,389,679	\$ 940,378
Donations of land	1,551,000	-	240,000	1,791,000	776,500
Donations	-	1,778,533	706,766	2,485,299	364,656
Fees for service	-	-	4,000	4,000	-
Investment income	-	87,682	6,926	94,608	52,352
Unrealized gain/(loss) on investments	-	9,829	-	9,829	(99,075)
Other income	-	-	24,512	24,512	14,979
	<u>12,284,336</u>	<u>1,949,471</u>	<u>1,565,120</u>	<u>15,798,927</u>	<u>2,049,790</u>
Expenses					
Amortization	9,247	-	3,998	13,245	12,347
Community engagement	-	-	125,802	125,802	79,448
Fundraising	-	-	63,922	63,922	48,873
Land stewardship	-	8,443	95,844	104,287	78,633
Land securement	-	441	116,112	116,553	64,901
Operations	-	9,406	101,131	110,537	137,492
Professional fees	-	217,024	12,842	229,866	155,737
Salaries and benefits	-	16,568	794,064	810,632	562,217
	<u>9,247</u>	<u>251,882</u>	<u>1,313,715</u>	<u>1,574,844</u>	<u>1,139,648</u>
Excess (deficiency) of revenues over expenses	<u>\$12,275,089</u>	<u>\$ 1,697,589</u>	<u>\$ 251,405</u>	<u>\$14,224,083</u>	<u>\$ 910,142</u>

The accompanying notes are an integral part of these financial statements

Kawartha Land Trust Statement of Cash Flows

For the year ended December 31	Invested in Protected Lands Fund	Land Securement and Stewardship Fund	Operating Fund	Total 2023	Total 2022
Cash Flows from Operating Activities					
Excess (deficiency) of revenues over expenses	\$ 12,275,089	\$ 1,697,589	\$ 251,405	\$ 14,224,083	\$ 910,142
Items not involving cash					
Amortization	9,247	-	3,998	13,245	12,347
Donation of land	(1,551,000)	-	(240,000)	(1,791,000)	(776,500)
	10,733,336	1,697,589	15,403	12,446,328	145,989
Changes in non-cash working capital balances					
Accounts and donations receivable	(2,406,000)	(90,000)	(16,102)	(2,512,102)	2,346
Prepaid expenses	-	-	(1,786)	(1,786)	(25,957)
Accounts payable and accrued liabilities	1,300,000	97,135	(53,635)	1,343,500	32,083
Statutory deductions payable	-	-	4,901	4,901	2,503
Deferred revenue and rent	-	-	82,853	82,853	12,955
Due to /from other funds	1,106,000	(1,349,007)	243,007	-	-
	10,733,336	355,717	274,641	11,363,694	169,919
Cash Flows from Investing Activities					
Investments	-	243,275	79,624	322,899	55,918
Purchase of capital assets	-	-	(8,606)	(8,606)	(13,532)
Purchase of protected lands and chattels	(10,978,588)	-	-	(10,978,588)	(295,000)
	(10,978,588)	243,275	71,018	(10,664,295)	(252,614)
Cash Flows from Financing Activities					
Capital contributions	-	-	1,526	1,526	6,860
Interfund transfer	245,252	156,287	(401,539)	-	-
	245,252	156,287	(400,013)	1,526	6,860
Increase (decrease) in cash resources	-	755,279	(54,354)	700,925	(75,835)
Cash and bank beginning of the year	-	499,770	54,354	554,124	629,959
Cash and bank end of the year	\$ -	\$ 1,255,049	\$ -	\$ 1,255,049	\$ 554,124

The accompanying notes are an integral part of these financial statements

Kawartha Land Trust

Notes to the Financial Statements

December 31, 2023

1. Summary of Significant Accounting Policies

a) Nature of the Entity

The Kawartha Land Trust ("the Trust") is a registered charity incorporated without share capital under the laws of Ontario whose mission is caring for lands entrusted to it, and helping others protect the land they love in the Kawarthas. The Trust qualifies as a non-profit organization as defined in the federal and Ontario income tax acts, and accordingly is not subject to corporation income taxes.

b) Basis of Accounting

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations.

c) Fund Accounting

Kawartha Land Trust maintains its accounts in accordance with the principles of fund accounting using the Restricted Fund Method. Resources are classified for accounting and reporting purposes into funds according to the activity or objective specified.

The Operating Fund accounts for the organization's operating activities which includes land securement and stewardship with respect to unrestricted resources and restricted operating grants.

Invested in Protected Lands Fund accounts for properties in fee simple or conservation easement agreement as well as any associated chattels that have been donated or purchased for those lands.

Land Securement and Stewardship Funds are comprised of externally restricted funds where the donor directs the monies be used for a specific cause or project as well as internally restricted funds for the maintenance of current properties and the cost of procurement of future properties.

d) Revenue Recognition

Restricted contributions related to general operations are recognized as revenue of the Operating Fund in the year in which the related expenses are incurred. All other restricted contributions are recognized as revenue of the Restricted Funds when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Unrestricted contributions are recognized as revenue of the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income is recognized as received or receivable.

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

1. Summary of Significant Accounting Policies (continued)

e) Financial Instruments

i) Measurement

The Trust initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions, which are measured at the exchange amount.

Subsequently, the Trust measures all its financial assets and financial liabilities at amortized cost plus accrued interest, except for investments in equity instruments that are quoted in an active market, which are measured at fair value.

Financial assets measured at amortized cost plus accrued interest include cash, accounts and donations receivable, and guaranteed investment certificates and interest-bearing savings accounts.

Financial assets measured at fair value include long-term investments in equities. Changes in fair value are recognized in net income.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities and statutory deductions payable.

ii) Impairment

Financial assets are tested for impairment when indicators of impairment exist. When a significant change in the expected timing or amount of the future cash flows of the financial asset is identified, the carrying amount of the financial asset is reduced and the amount of the write-down is recognized in net income. A previously recognized impairment loss may be reversed to the extent of the improvement, provided it is not greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously, and the amount of the reversal is recognized in net income.

iii) Transaction Costs

Transaction costs on the acquisition, sale or issue of financial instruments are expensed for those items remeasured at fair value at each balance sheet date and charged to the financial instrument for those measured at amortized cost.

f) Accounts and Donations Receivable

The organization records accounts receivable for amounts owing by a funder for approved expenditures incurred in the current year; and recognizes the HST/PST refund for expenditures paid or payable during the year. Donations, including pledges, are recognized when the amount is determinable, and ultimate collection is reasonably assured.

Kawartha Land Trust

Notes to the Financial Statements

December 31, 2023

1. Summary of Significant Accounting Policies (continued)

g) Capital Assets and Protected Lands

Furniture and chattels are recorded at acquisition cost; and amortized at the following rates:

Office	- Office furniture and equipment	- 5-year straight line
	- Computers and software	- 5-year straight line
Protected Lands	- Furniture and chattels	- 5-year straight line

Land gifted to the Trust for a donation receipt for the tax purposes of a donor is subject to extensive valuation, and carried at that fair value valuation amount. For those donations of lands or conservation agreements certified through the federal Ecological Gifts program, the Canadian Income Tax Act prohibits the transfer of such assets to an entity which is not a 'qualified donee' except with the approval of Environment Canada. For those few land gifts where a donation receipt is not sought and formal appraisal not obtained, the property is carried at management's best estimate of value. In the case of purchased land, the property is carried at the purchase price, plus associated costs of acquisition.

Funding received to assist in land acquisition and fixed asset purchases is accounted for as grant or donation revenue, not as an offset to that acquisition. Costs incurred during the process of acquiring land or conservation agreements in gross are expensed to the statement of revenues and expenses of the Land Securement & Stewardship Fund during the acquisition period, provided monies are available in that fund. If monies are not available in that fund, such costs are expensed to the statement of operations of the Operating Fund.

h) Contributed Materials and Services

Volunteers contribute significant hours each year to assist the organization in carrying out its activities. Because of the difficulty of determining their fair value, these services are not recognized in the financial statements.

Contributed materials and services which are used in the normal course of the Trust's operations and would otherwise have been purchased are recorded at their fair value at the date of contribution if the fair value can be reasonably estimated.

i) Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period.

Key areas where management has made complex or subjective judgments include determination of useful lives of capital assets and the related amortization expenses, accounts and donations receivable and accounts payable and accrued liabilities.

Difference in actual results from prior estimates are taken into account at the time the differences are determined.

Kawartha Land Trust Notes to the Financial Statements

December 31, 2023

1. Summary of Significant Accounting Policies (continued)

j) Government Assistance

Government assistance received during the year for current expenses is included in the determination of net income for the year.

2. Accounts Receivable and Payable

As at December 31, 2023, the Trust had a number of outstanding transactions concerning its recent acquisition of the Hammer Property on Pigeon Lake in the Township of Trent Lakes. While the property purchase transaction had closed by year end, certain grants and rebates were not received by December 31, 2023 and are recorded as accounts and donations receivable, along with other routine receivable items.

In addition, the accounts payable and accrued liabilities as at December 31, 2023 includes an amount for the HST payable on the Hammer property, which was subsequently remitted after year end.

3. Investments

A portion of the investment is managed by a foundation whose mandate is to provide financial support for other not-for-profit organizations. The other portion is held by a national securities company and a credit union.

	<u>2023</u>	<u>2022</u>
Investments held in interest-bearing savings accounts, commercial notes, and guaranteed investment deposits, held at amortized cost plus accrued interest	\$ 1,114,883	\$ 1,645,104
Investments held in equities and marketable securities, held at fair market value	1,016,375	809,053
Trade lands	240,000	-
	<u>\$ 2,371,258</u>	<u>\$ 2,454,157</u>

The cost of the fair market value investments is \$958,637 (2022 - \$761,145).

During the year, certain lands were donated to the Trust at the appraised value of \$240,000. The land has minimal ecological value and therefore the donor did not restrict the Trust's ability to deal with this asset however it saw fit. Accordingly, the land is not restricted in any manner and is therefore treated as 'Trade Lands', included as an investment of the Trust.

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

4. Capital Assets

	2023		2022	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Office furniture and equipment	\$ 15,093	\$ 14,622	\$ 15,093	\$ 14,318
Computers and software	50,226	27,288	41,620	23,594
	\$ 65,319	\$ 41,910	\$ 56,713	\$ 37,912
Net book value		\$ 23,409		\$ 18,801

5. Protected Lands

The Trust owns thirty-three (2022 - twenty-six) properties in fee simple, which conveys full ownership to the organization.

The Trust also has the right to eleven (2022 - ten) properties by conservation agreement in gross, in which the title to the property is held by the owner, but usage of the particular property is restricted or controlled by the Trust.

	2023		2022	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Fee simple	\$25,652,881	\$ -	\$ 13,307,293	\$ -
Conservation easement agreement	1,832,500	-	1,648,500	-
Furniture and chattels	61,198	52,197	61,198	42,950
	\$27,546,579	\$ 52,197	\$ 15,016,991	\$ 42,950
Net book value		\$27,494,382		\$ 14,974,041

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

6. Deferred Revenue

Deferred revenue is comprised of unspent operating grants. The availability of these funds in future periods is ultimately dependant upon various funding bodies, and as a result amounts included in deferred contributions may become repayable to the funder.

	Other Funding	Ontario Trillium Foundation	Total
Opening balance	\$ 4,261	\$ 17,035	\$ 21,296
Funding received	116,413	80,500	196,913
Amount spent	(77,625)	(31,935)	(109,560)
Ending balance	<u>\$ 43,049</u>	<u>\$ 65,600</u>	<u>\$ 108,649</u>

7. Deferred Capital Contributions

Deferred capital contributions include the unamortized portions of restricted contributions with which various capital assets have been purchased. The changes for the year in the deferred contributions balance reported are as follows:

	2023	2022
Balance, beginning of year	\$ 6,860	\$ -
Capital contributions	3,409	6,860
Revenue recognized in the year related to capital assets	(1,883)	-
Balance, end of year	<u>\$ 8,386</u>	<u>\$ 6,860</u>

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

8. Land Securement and Stewardship Funds

	2023	2022
Internally restricted:		
Kawartha Land Stewardship Fund	\$ 1,031,803	\$ 846,946
Kawartha Land Securement Fund	330,869	561,606
	1,362,672	1,408,552
Externally restricted:		
Boyd Island Fund	1,052,590	1,008,049
Cowan Estate	224,893	225,245
Hammer Stewardship Fund	1,200,000	-
Hammer Operations Fund	656,236	-
Other Designated Property Funds	11,412	12,081
	3,145,131	1,245,375
	\$ 4,507,803	\$ 2,653,927

9. Interfund Transfers

Amounts are transferred in to Land Securement and Stewardship Funds as approved by the Board of Directors as required to fund cash flow and to build funds for specific expected future expenditures. Amounts are transferred into the Invested in Protected Lands Fund as approved by the Board of Directors as required to fund the purchase of protected lands.

10. Commitments

The Trust has negotiated a three-year lease extension commencing April 1, 2022 to March 31, 2025, which requires future minimum lease payments of \$1,766 monthly in the first year, \$1,793 monthly in the second year and \$1,820 in the third year.

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

11. Grant Revenue

The breakdown of grant income is as follows:

	2023	2022
Foundations	\$ 747,500	\$ 245,000
Provincial grants	1,839,423	117,065
Federal grants	7,486,394	462,515
Other grants	1,316,362	115,798
	<u>\$11,389,679</u>	<u>\$ 940,378</u>

12. Financial Instrument Risk

The Trust's financial instruments consists of cash and bank, accounts and donations receivable, investments, accounts payable and accrued liabilities, and deferred revenue. The financial instruments are subject to several types of risk, the main components being:

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 comprises three types of risk: currency risk, interest rate risk and other price risk. The Trust is mainly exposed to interest rate risk and other price 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 organization is exposed to interest rate risk arising from the possibility that changes in interest rates will affect the value of fixed income denominated investments as described in Note 3.

Other Price Risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Trust is exposed to other price risk through its investments in quoted shares.

Kawartha Land Trust
Notes to the Financial Statements

December 31, 2023

12. Financial Instrument Risk (continued)

Credit Risk

Credit risk arises from the potential that a counterparty will fail to perform its obligation. The Trust is exposed to that risk from its funders. Due to the nature of the organization, the credit risk is minimized by the signed contracts received from recognized government and institutional funders prior to beginning the programs in question.

The Trust's bank accounts are held at a Credit Union and the total amount on deposit exceeds the Deposit Insurance Corporation of Ontario (DICO). The Trust is subject to credit risk on the excess deposits over DICO coverage of \$250,000.

Changes in Risk

There have been no significant changes in the Trust's risk exposures from the prior year.

13. Contingency

There was one outstanding claim against the Trust.

Neither the possible outcome nor the amount of possible settlement, if any, can be foreseen. Therefore, no provision has been made in the financial statements.
