

# Consolidated Financial Statements

The Corporation of the Town of New Tecumseth

December 31, 2023

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# The Corporation of the Town of New Tecumseth

## Management's Report

### Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of The Corporation of the Town of New Tecumseth ("Town") are the responsibility of the Town's management and have been prepared in compliance with legislation, and in accordance with Public sector accounting standards for local governments established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies is described in Note 2 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

Town management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by Town management.

Council meets with Management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the Town. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Town's consolidated financial statements.



Chief Administrative Officer



Treasurer/ Director of Finance

July 17, 2024

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# Independent Auditor's Report

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**To the Mayor, Members of Council, Inhabitants and Ratepayers of The Corporation of the Town of New Tecumseth**

## **Opinion**

We have audited the consolidated financial statements of the Corporation of the Town of New Tecumseth (“the Town”), which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statements of operations and accumulated surplus, cash flows and change in net debt for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Town as at December 31, 2023, and its consolidated results of operations, consolidated change in net debt and its consolidated 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 Consolidated Financial Statements* section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the consolidated 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 Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

## **Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Town to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

Barrie, Ontario  
July 17, 2024

**The Corporation of the Town of New Tecumseth**  
**Consolidated Statement of Financial Position**

December 31

2023

2022

**Financial assets**

Cash and cash equivalents (Note 3)	\$ 40,158,601	\$ 55,469,250
Assets held for sale (Note 2(d))	476,488	476,488
Taxes receivable	6,098,326	5,836,164
Water and wastewater billings receivable	2,560,215	2,323,713
Receivables	<u>4,795,284</u>	<u>5,535,649</u>
	<u>54,088,914</u>	<u>69,641,264</u>

**Financial Liabilities**

Payables and accruals	20,210,317	17,881,444
Developer deposits	1,174,495	1,363,351
Deferred revenue - obligatory reserve funds (Notes 2(h) and 5)	12,936,611	19,229,664
Deferred revenue - other	728,807	659,178
Short-term liabilities (Note 6)	7,479,636	7,479,636
Asset retirement obligations (Note 8)	855,249	-
Long-term liabilities (Note 7)	57,773,333	63,490,131
Employee future benefits and other liabilities (Note 4)	<u>6,345,768</u>	<u>6,447,982</u>
	<u>107,504,216</u>	<u>116,551,386</u>

**Net debt (Page 6)** (53,415,302) (46,910,122)

**Non-financial assets**

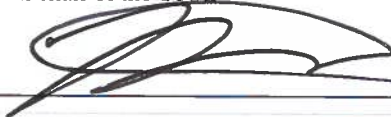
Tangible capital assets (Schedule 2)	406,698,156	383,761,222
Prepays	<u>167,134</u>	<u>1,335,954</u>
	<u>406,865,290</u>	<u>385,097,176</u>

**Accumulated surplus (Schedule 1)** \$ 353,449,988 \$ 338,187,054

Commitments and Contingencies (Notes 11 and 12)

See accompanying notes to the consolidated financial statements

On Behalf of the Town

  
 Mayor

  
 CAO



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## The Corporation of the Town of New Tecumseth

### Consolidated Statement of Changes in Net Debt

Year Ended December 31	2023	2023	2022
	<u>Budget (Note 2(q))</u>	<u>Actual</u>	<u>Actual</u>
<b>Annual surplus</b>	\$ <u>26,182,130</u>	\$ <b><u>\$15,262,934</u></b>	\$ <u>12,748,656</u>
Acquisition of tangible capital assets	(50,826,337)	<b>(32,392,968)</b>	(33,027,645)
Contributed tangible capital assets	-	<b>(4,560,672)</b>	(3,475,843)
Asset retirement obligation recognition	-	<b>(855,249)</b>	-
Amortization of tangible capital assets	14,838,360	<b>14,838,360</b>	13,798,174
Proceeds on sale of tangible capital assets	-	<b>122,237</b>	114,711
(Gain) loss on sale of tangible capital assets	<u>122,237</u>	<b><u>(88,642)</u></b>	<u>117,861</u>
	<u>(35,865,740)</u>	<b><u>(22,936,934)</u></b>	<u>(22,472,742)</u>
Increase in prepaids	<u>-</u>	<b><u>1,168,820</u></b>	<u>(84,726)</u>
<b>Increase in net debt</b>	(9,683,610)	<b>(6,505,180)</b>	(9,808,812)
<b>Net debt, beginning of year</b>	<u>(46,910,122)</u>	<b><u>(46,910,122)</u></b>	<u>(37,101,310)</u>
<b>Net debt, end of year</b>	\$ <u>(56,593,732)</u>	\$ <b><u>(53,415,302)</u></b>	\$ <u>(46,910,122)</u>

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See accompanying notes to the consolidated financial statements.

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# The Corporation of the Town of New Tecumseth

## Consolidated Statement of Cash Flows

Year Ended December 31

2023

2022

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Increase (decrease) in cash and cash equivalents

### Operating activities

Annual surplus	\$	15,262,934	\$	12,748,656
Increase (decrease) in employee benefits and other liabilities		(102,214)		729,861
Amortization of tangible capital assets		14,838,360		13,798,174
Contributed tangible capital assets		(4,560,672)		(3,475,843)
(Gain) loss on sale of tangible capital assets		(88,642)		117,861
Change in non-operating working capital				
Increase in taxes receivable		(262,162)		(6,565)
Increase in water and wastewater billings receivable		(236,502)		(139,354)
Increase in receivables		740,365		(222,570)
Increase in payables and accruals		2,328,873		3,929,426
Increase (decrease) in developer deposits		(188,856)		181,435
Decrease in deferred revenue-obligatory reserve funds		(6,293,053)		(9,141,717)
Increase in deferred revenue – other		69,629		228,883
Decrease in capital lease obligations		-		(628,379)
(Increase) decrease in prepaids		1,168,820		(84,726)
Cash provided by operating activities		<u>22,676,880</u>		<u>18,035,142</u>

### Investing activities

Acquisition of tangible capital assets		(32,392,968)		(33,027,645)
Proceeds from sale of tangible capital assets		<u>122,237</u>		<u>114,711</u>
Cash used by investing activities		<u>(32,270,731)</u>		<u>(32,912,934)</u>

### Financing activities

Debt principal repayments		<u>(5,716,798)</u>		<u>(5,730,122)</u>
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Net decrease in cash and cash equivalents (15,310,649) (20,607,914)

Cash and cash equivalents, beginning of year 55,469,250 76,077,164

Cash and cash equivalents, end of year \$ 40,158,601 \$ 55,469,250

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Interest paid \$ 2,757,646 \$ 2,763,964

Interest received \$ 1,656,195 \$ 1,082,261

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See accompanying notes to the consolidated financial statements.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 1. Nature of operations

The Corporation of the Town of New Tecumseth (the “Town”) is a lower-tier municipality located in the County of Simcoe, Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes, such as the Municipal Act, Municipal Affairs Act and related legislation.

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### 2. Summary of significant accounting policies

#### Basis of presentation

The consolidated financial statements of the Town are prepared by management in accordance with Public sector accounting standards for local governments, as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada (“CPA Canada”). Significant aspects of the accounting policies adopted by the Town are as follows:

#### (a) Reporting entity

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, surplus and financial position of the Town including all organizations, committees and local boards accountable for the administration of their affairs and resources of the Town and which are owned or controlled by the Town. The financial statements include: Town of New Tecumseth Library Board, Alliston Business Improvement Association and Beeton Tottenham Business Improvement Association.

Inter-departmental and organizational transactions and balances are eliminated.

#### (b) Accounting for County and School Board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the School Boards and the County of Simcoe are not reflected in these financial statements.

#### (c) Accrual accounting

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become earned and measurable; expenses are recognized as incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

#### (d) Lands held for sale

Lands held for sale are valued at the lower of cost and net realizable value.

#### (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 have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenue over expenditures, provides the change in net financial liabilities for the year.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 2. Summary of significant accounting policies (continued)

#### (e) Non-financial assets (continued)

##### Tangible capital assets

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land improvements	15 to 25 years
Buildings	10 to 80 years
Machinery and equipment	5 to 25 years
Vehicles	5 to 25 years
Library collection and materials	4 to 7 years
Roads, bridges, underground and other networks	7 to 80 years

One half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

##### Capitalization of interest

The Town has a policy of capitalizing borrowing costs incurred when financing the acquisition of a tangible capital asset up to the date the asset goes into use.

##### Contribution of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Typical examples are roadway, water and wastewater lines installed by a developer as part of a sub-division agreement.

#### 1. Leases

Leases are classified as capital or operating leases. Leases that transfer substantially the entire benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenditures as incurred.

#### 2. Write-down of tangible capital assets

The value of a tangible capital asset will be written down when conditions indicate that they no longer contribute to the Town's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value.

#### 3. Works of art

The Town owns various works of art and historic artifacts displayed at various locations. The historic cost of these items is not included in tangible capital assets.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 2. Summary of significant accounting policies (continued)

#### (f) Asset retirement obligations

A liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability is recorded at an amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date. This liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

#### (g) Reserves and Reserve Funds

The Town follows the practice of allocating surpluses into reserves and reserve funds that are retained for general and specific purposes. These reserves and reserve funds make up a portion of the accumulated surplus as disclosed in Schedule 1 of these consolidated financial statements.

These reserves and reserve funds are established by Council resolution or by-law and are available for future operating and capital purposes. Amounts are only expended in accordance with the terms and policies established by Council. Expenses in respect of operating items for which reserves and reserve funds have been created are reported on the consolidated statement of operations.

#### (h) Government transfers

Government transfers, which include entitlements, transfers under shared cost agreements and grants are recognized in the financial statements as revenue in the year in which events giving rise to the transfer occur, provided the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amount can be made. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the consolidated statement of operations as the stipulated liabilities are settled.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 2. Summary of significant accounting policies (continued)

#### (i) Deferred revenue – obligatory reserve funds

Deferred revenue includes funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes. The revenue is recognized in the consolidated statement of operations in the year in which it is used for the specified purpose.

The Town receives development charge contributions, and payments in lieu of parkland under the authority of provincial legislation and Town by-laws. These funds, by their nature, are restricted in their use and, until applied to applicable expenditures, are recorded as deferred revenue. Amounts applied to qualifying expenditures are recorded as revenue in the fiscal year they are expended.

#### (j) Deferred revenue - other

Deferred revenue represents user charges and fees which have been collected but for which the related services have yet to be performed. These amounts will be recognized as revenue in the fiscal year the services are performed.

#### (k) Investment income

Investment income earned on surplus funds (other than obligatory reserve funds) is reported as revenue in the year earned. Investment income earned on development charges, conditional grants and parkland obligatory reserve funds is added to the fund balance and forms part of the respective deferred revenue obligatory reserve fund balances.

#### (l) Taxation and related revenues

Property tax billings are prepared by the Town based on assessment rolls issued by the Municipal Property Assessment Corporation (“MPAC”). Tax rates are established annually by Council, incorporating amounts to be raised for local services, the requisition made by the County of Simcoe in respect of County services and amounts the Town is required to collect on behalf of the Province of Ontario in respect of education taxes. The legislation limits assessment-related increases in property tax bills to 5% annually for commercial, industrial and multi-residential classes of property until the affected properties are taxed at a level equivalent to the tax otherwise calculated based on their current value assessment. A normal part of the assessment process is the issue of supplementary assessment rolls that update information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Town determines the taxes applicable and renders supplementary tax billings. Taxation revenues are recorded at the time tax billings are issued. Assessments and the related property taxes are subject to appeal. Tax adjustments, as a result of appeals, are recorded when the result of the appeal process is known. The Town is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the year the interest and penalties are levied.

#### (m) User charges, rentals, donations and other revenue

User charges, rentals, donations and other revenue are recognized as revenue when the services are provided and there is reasonable assurance of collection.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 2. Summary of significant accounting policies (continued)

#### (n) Employee future benefits

The present value of the cost of providing employees with future benefit programs is expensed as employees earn these entitlements through service. The cost of the benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of retirement ages of employees and expected health care and dental costs. Actuarial gains and losses are amortized on a linear basis over the expected average remaining service life ("EARSL") (expected remaining payment period in respect of the retiring allowance) of members expected to receive benefits under the plan, with amortization commencing in the period following the determination of the gain or loss. Obligations are attributed to the period beginning on the member's date of hire and ending on the expected date of termination, death or retirement, depending on the benefit value. Vacation entitlements are accrued as entitlements are earned. The Town also estimates future benefits relating to accumulated sick credits for Library staff as they are earned. The Town is a Schedule II employer under the Workplace Safety and Insurance Act and, as such, the Town has elected to self-insure the risks of workplace safety and insurance costs. The cost of the Town's potential liability is actuarially determined, using management's best estimate of future payments on self-insured WSIB claims.

The Town is an employer member of the Ontario Municipal Employee Retirement Fund ("OMERS"), which is a multi-employer, defined benefit pension plan. The OMERS Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of assets and administration of benefits. The Town uses defined contribution plan accounting principles for this plan. The Town records as pension expense the amount due to OMERS based on current year employee service.

#### (o) Use of estimates and measurement uncertainty

The preparation of financial statements in conformity with Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Since precise determination of many assets and liabilities is dependent upon future events, the preparation of periodic financial statements necessarily involves the use of estimates, assumptions and approximations. Included in these consolidated financial statements are estimates for accounts receivable, accrue post-employment benefits, tangible capital assets, taxation accruals and user charges, estimated provisions for accrued liabilities and land closure and post-closure liabilities.

Management uses estimates related to employee future benefits based on assumptions and calculations contained in actuarial reports, modified as necessary for the passage of time. Actual results can differ from the estimates due to uncertainty. The actuarial reports and calculations are reviewed and updated periodically at which time estimates can be adjusted.

Management has made estimates related to tangible capital assets both in determining fair market value of contributed assets and in the amortization rates as set out in these policies.

Management has made estimates related to user charges in determining the balance to accrue relating to water wastewater billings which will be determined in the future year.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 2. Summary of significant accounting policies (continued)

#### (p) Liability for contaminated sites

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered a contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the organization is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring. The liability is recorded net of any expected recoveries.

#### (q) Financial instruments

Cash and equity instruments quoted in an active market are measured at fair value. Accounts receivable, accounts payable, and long-term debt are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the statement of financial position.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

### 2. Summary of significant accounting policies (continued)

#### (q) Budget figures

Town Council approves its operating budget annually. Town's consolidated budget was not prepared on a basis consistent with that used to report actual results (Public Sector Accounting Standards). The budget was prepared on a modified accrual basis while Public Sector Accounting Standards now require a full accrual basis. The budget figures anticipate the use of accumulated surpluses in previous years to reduce current year expenditures in excess of current year revenues to \$nil. In addition, the budget expensed all tangible capital expenditures rather than including amortization expense. As a result, the budget figures presented in the statements of operations and change in net financial assets represent the Financial Plan with adjustments as follows.

Adjustments to the budget approved by Council are reflected to adjust the basis of presentation to the accounting principles applied in preparing the financial statements

	<u>Revenues</u>	<u>Expenditures</u>
Town Council's approved budgets	\$ 104,522,046	\$ 96,052,684
Less: Tangible capital assets capitalization	-	(33,027,656)
Add: Amortization expense	-	14,838,362
Adjusted budget per consolidated statement of operations	<u>\$ 104,045,519</u>	<u>\$ 77,863,389</u>

### 3. Cash

2023

2022

Cash are comprised of:

Unrestricted cash held at the bank and on hand	\$ 27,221,990	\$ 36,239,586
Restricted cash held at the bank	<u>12,936,611</u>	<u>19,229,664</u>
	<u>\$ 40,158,601</u>	<u>\$ 55,469,250</u>

### 4. Employee future benefits and other liabilities

2023

2022

The Town provides certain employee benefits that will require funding in future periods:

Workplace safety and insurance	\$ 4,277,019	\$ 4,445,100
Vacation accrual	458,969	489,184
Retirement accrual	1,215,680	1,181,849
Sick leave entitlements	28,718	27,398
Dental and health future benefits	805,569	813,451
Less: WSIB receivable	<u>(440,187)</u>	<u>(509,000)</u>
	<u>\$ 6,345,768</u>	<u>\$ 6,447,982</u>

# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

### 4. Employee future benefits and other liabilities (continued) 2023 2022

The Town pays certain health and dental benefits on behalf of eligible retired employees to age 65. The Town also pays sick leave entitlements for members of the Library. The Town recognizes these costs in the period in which the employees rendered the services. The December 31, 2023 liability reported in the Consolidated Statement of Financial Position for future benefits and sick leave entitlements were based on an actuarial valuation. The main assumptions employed for the valuations are as follows:

- (a) Retirement age - All active employees were assumed to retire at an average age of 61.
- (b) Actuary rates: Discount rate 3.25%, Inflationary rate 1.75%.
- (c) Future dental escalations 3.75%
- (d) Future health costs escalate at 5.75% for 2021 vs 2020 and reduce by 0.333% per year to 3.75% in 2027
- (e) Sick leave utilization 58.5% of annual additions and 10.2% of prior year accumulation.

Information about the Town's defined benefit plan is as follows:

Accrued benefit liability, beginning of year	\$ 813,451	\$ 828,110
Expense for the period	9,041	6,801
Benefits paid by employer	<u>(16,924)</u>	<u>(21,460)</u>
Accrued benefit liability, end of year	\$ <u>805,568</u>	\$ <u>813,451</u>

#### Workplace safety and insurance

The Town is a Schedule II employer under the Workplace Safety and Insurance Act, and therefore, has elected to self-insure the risks of workplace safety and insurance costs. To protect itself against catastrophic losses, it carries insurance with a deductible of \$500,000 per occurrence. The December 31, 2023 liability reported in the Consolidated Statement of Financial Position was the result of an actuarial valuation that estimated the Town's potential liability, under the Workplace Safety and Insurance Act, to be \$4,277,019 (2022 – \$4,445,100). This figure was determined utilizing a discount rate of 2.75% and general inflation rate of 1.75%.

#### Accrued Benefit Obligation

Balance at January 1	\$ 4,445,100	\$ 3,754,909
Add:		
Increase due to plan amendment	-	945,753
Estimated service cost	225,852	219,705
Interest accrued	116,937	93,506
Change in unamortized actuarial loss	(129,847)	(129,847)
Deduct:		
Expected benefits paid	<u>(381,023)</u>	<u>(438,926)</u>
Liability at December 31	\$ <u>4,277,019</u>	\$ <u>4,445,100</u>

A receivable of \$440,187 (2022 – \$509,000) has been established to offset this provision.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 5. Deferred revenue – obligatory reserve funds

Balance, beginning of year	\$ 19,229,664	\$ 28,371,381
Development charges	5,657,471	2,136,654
Interest income	1,129,727	701,994
Gas tax funding	1,259,022	1,187,559
Parkland funding	34,500	121,580
Utilization of funds	<u>(14,373,773)</u>	<u>(13,289,504)</u>
Deferred revenue – obligatory funds, end of year	\$ <u>12,936,611</u>	\$ <u>19,229,664</u>

Analysed as follows:

Development charges	\$ 9,185,197	\$ 14,307,910
Developer contributions (Best Efforts)	194,250	204,309
Parkland	1,513,203	1,420,487
Gas tax	<u>2,043,961</u>	<u>3,296,958</u>
Deferred revenue – obligatory funds, end of year	\$ <u>12,936,611</u>	\$ <u>19,229,664</u>

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### 6. Short-term liabilities

In December 2020, the Town was approved for construction financing in the amount of \$21,123,137 relating to the Tottenham Transmission Main from Ontario Infrastructure and Lands Corporation (OILC). Each advance shall incur interest at a rate determined by OILC based on their cost of funds plus OILC's prevailing spread and is payable on the first business day of the calendar month following the interest period. In 2023 town did not make any drawdown on this loan and the balance remained at the amount of \$7,479,636 (2022- \$7,479,636). Interest paid in the year was \$390,892 (2022 - \$170,622). Once construction is complete, the balance owing will transfer to a long-term debenture.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

<b>7. Long-term liabilities</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
Debentures, payable in semi-annual blended instalments of \$431,099, bearing interest at 5.542%, maturing 2036	\$ 7,913,802	\$ 8,320,439
Debentures, payable in semi-annual principal instalments ranging from \$1,743,000 to \$2,360,000, interest ranging from 3.25% to 4.90% per annum, maturing 2028	<b>11,769,000</b>	13,941,000
Debentures, payable in semi-annual principal instalments of \$86,600, bearing interest at 3.05%, maturing 2023	-	173,200
Debentures, payable in semi-annual principal instalments of \$115,250, bearing interest at 3.87%, maturing 2033	<b>2,305,000</b>	2,535,500
Debentures, payable in semi-annual principal instalments of \$113,750, bearing interest at 2.65%, maturing 2024	<b>227,500</b>	455,000
Debentures, payable in semi-annual principal instalments of \$99,550, bearing interest at 2.45%, maturing 2025	<b>398,200</b>	597,300
Debentures, payable in semi-annual principal instalments of \$80,000, bearing interest at 3.23%, maturing 2035	<b>1,920,000</b>	2,080,000
Debentures, payable in semi-annual principal instalments ranging from \$171,938 to \$573,924, bearing interest at 4.128%, maturing 2046	<b>17,291,686</b>	17,735,634
Debentures, payable in annual principal instalments ranging from \$169,000 to \$210,000, interest ranging from 1.5% to 3.25%, maturing 2026	<b>611,000</b>	803,000
Debentures, payable in semi-annual principal instalments \$143,853, bearing interest at 2.81% per annum, maturing 2027	<b>1,150,820</b>	1,438,525
Debentures, payable in semi-annual principal instalments \$54,319, bearing interest at 3.12% per annum, maturing 2028	<b>543,194</b>	651,833
Debentures, payable in semi-annual principal instalments ranging from \$280,639 to \$351,369 bearing interest at 2.38% per annum, maturing 2029	<b>3,954,117</b>	4,560,268
Debentures, payable in semi-annual principal instalments of \$71,353, bearing interest at 1.51% per annum, maturing 2030	<b>944,633</b>	1,071,642

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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7. Long-term liabilities (continued)	<u>2023</u>	<u>2022</u>
Debentures, payable in semi-annual principal instalments ranging from \$185,469 to \$298,191 bearing interest at 2.45% per annum, maturing 2041	<u>8,744,381</u>	<u>9,126,790</u>
	\$ <u>57,773,333</u>	\$ <u>63,490,131</u>

Annual principal payments over the next five years and thereafter are as follows:

2024	\$ 5,722,825
2025	5,683,217
2025	5,682,793
2027	5,268,377
2028	5,189,295
2029 – 2046	<u>30,226,826</u>
	<u>\$ 57,773,333</u>

The long-term liabilities issued in the Town’s name have been approved by by-law as required and the annual principal and interest payments required are within the annual debt repayment limit as prescribed by the Ministry of Municipal Affairs and Housing.

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### 8. Adoption of Section PS 3280, Asset Retirement Obligations (ARO)

On January 1, 2023, the Town adopted Section PS 3280, Asset Retirement Obligations (ARO) using the modified prospective approach without restating comparatives. As a result of applying the new accounting policy (as described in note 2), an asset retirement obligation of \$855,249 was recognized in the consolidated statement of financial position as at January 1, 2023, representing estimated asbestos removal costs for Town buildings and safe site closures related to bridge, water & wastewater facilities and tanks. The related asset retirement costs are being amortized on a straight-line basis. The liability has been estimated using a net present value technique with an inflation rate of 2%. The estimated total future expenditures are \$1,155,298 which are to be incurred over the next 67 years. This adoption was applied to the opening balances as disclosed below.

Consolidated statement of financial position	As previously reported	Adjustments	As restated
Property, plant and equipment	\$ 383,761,222	855,249	384,616,471
Asset retirement obligations	\$ -	(855,249)	(855,249)

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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<b>9. Taxation</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
Real property	\$ 81,251,501	\$ 78,303,949
Payments in lieu of taxes	<u>311,711</u>	<u>309,037</u>
	<b>81,563,212</b>	78,612,986
Less: taxes collected on behalf of School Boards and the County of Simcoe	<u>39,188,431</u>	<u>37,905,088</u>
Net taxes available for Town purposes	<b>\$ <u>42,374,781</u></b>	<b>\$ <u>40,707,898</u></b>

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<b>10. Government transfers</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
Federal	\$ 2,805,206	\$ 2,663,687
Provincial	<u>2,779,555</u>	<u>3,612,332</u>
	<b>\$ <u>5,584,761</u></b>	<b>\$ <u>6,276,019</u></b>

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### 11. Commitments

#### (a) Policing services

Effective December 31, 2014, the Ministry of Community Safety and Correctional Services of Ontario (MCSCS) terminated all contracts throughout the province and implemented a new billing model effective January 1, 2015. The Town, along with two neighbouring townships, finalized a five-year renewal of a joint policing contract with the Minister of Community Safety and Correctional Services of Ontario (MCSCS) for the provision of police services by the Ontario Provincial Police (OPP). The term of this contract is from July 1, 2015 until June 30, 2021 with the cost determined annually through a budget process. Either party to the agreement may terminate the contract upon one year's written notice. The terms of this contract were extended to December 31, 2023. During the year ended December 31, 2023, the Town's total expenditure under the existing OPP contract was \$6,133,063 (2022 - \$6,100,304).

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 11. Commitments (continued)

#### (b) Water supply and related agreements

In August 2022, the Town entered into a water supply agreement with the Town of Collingwood that included the expansion of their treatment plant to supplement the Town's estimated demands to 2032 by 23,500 m<sup>3</sup>. The total budget for the project was \$121M with the New Tecumseth portion at 63% or \$71.5M. The Town indicated in the agreement that any amount over this budget could cause financial hardships and the Town would therefore be entitled to withdraw from the project subject to the proportionate share of incurred costs and penalties. On September 12, 2023 the tenders were received by Collingwood, resulting in revised project costs of \$270M or deficit of \$150M to the original project budget. The Town's portion of the overage would be \$95M. Also, the project completion date was revised to early 2030 with water starting to flow in 2029.

The vendor agreed to extend their bid to April 15, 2024 to allow the Towns to investigate additional funding sources, with the addition of a cost escalation factor of 2%. On April 10, 2024 Council voted in favour of proceeding with the plant expansion. At this time, there is an anticipation of external funding to help pay for the project, but no firm commitment has been received. The project has been established as 100% growth related and consequently would be funded from development charges.

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#### (c) Other

During the year, the Town entered into contracts for capital projects. Approximately \$18,098,849 has not been expended as at December 31, 2023 (2022 - \$19,275,466).

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### 12. Contingencies

The Town, in the course of its operations, is subject to claims, lawsuits and contingencies. For claims that remain unsettled at December 31, 2023, the Town has made provision in its accounts for actions that are likely to succeed and for which the loss can be estimated.

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### 13. Pension agreement

OMERS provides pension services to almost half a million active and retired members and approximately 1,000 employers. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the Plan) by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2023. The results of this valuation disclosed total actuarial liabilities of \$136,185 million in respect of benefits accrued for service with actuarial assets at that date of \$131,983 million indicating an actuarial deficit of \$4,202 million. Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Town does not recognize any share of the OMERS pension surplus or deficit. Contributions made to OMERS for 2023 were \$1,803,990 (2022 - \$1,662,596).

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 13. Financial instruments

The Town is exposed to credit risk, liquidity risk and interest rate risk from its financial instruments. This note describes the Town's objectives, policies and processes for managing those risks and the methods used to measure them. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

#### Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Town is exposed to credit risk resulting from the possibility that a counterparty to a financial instrument defaults on their financial obligations; if there is a concentration of transactions carried out with the same counterparty; or of financial obligations which have similar economic characteristics such that they could be similarly affected by changes in economic conditions. The Town's financial instruments that are exposed to concentrations of credit risk relate primarily to its accounts receivable.

#### Liquidity risk

Liquidity risk is the risk that the Town will encounter difficulty in meeting its obligations associated with financial liabilities. Liquidity risk includes the risk that, as a result of operational liquidity requirements, the Town will not have sufficient funds to settle a transaction on the due date. The Town is exposed to this risk mainly in respect of its accounts payable, and short-term and long-term liabilities. The Town mitigates this risk by ensuring that it always has sufficient cash to allow it to meet its liabilities when they become due.

#### 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 Town is mainly exposed to interest rate risk.

The Town's risk management strategies are described below.

#### Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Town is exposed to interest rate risk through its long-term debt that bears interest at a fixed rate. Fluctuations in the banks prime interest rates will result in increases or decreases in the cash flow requirements of this financial instruments via increases or decreases in the related interest expense as the loans are renewed.

The Town manages its interest rate risk by spreading out the maturing date of its various debentures.

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# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

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### 14. Segmented reporting

In accordance with Section 2700 of the Public-Sector Accounting Handbook of the CPA Canada, the Town has prepared segmented financial information.

The Town is a diversified municipal government entity that provides a wide range of services to its citizens, including General Government, Protection, Transportation, Environmental, Health, Recreation and Cultural, Planning and Development.

The revenues and expenditures for each service area have been separately disclosed in the segmented information, and include the following activities:

- General Government – Finance, Administration, Council and Human Resources
- Protection to persons and property – Police, Fire and Rescue, Building Construction, By-law Enforcement and Conservation Authorities
- Transportation services – Roadways, Winter Control, Street-lighting, Parking and Transit
- Environmental services – Water, Wastewater, Storm Sewer and Environmental Programs
- Health services – Physician Recruitment
- Recreation and Cultural services – Arenas, Libraries, Parks, Recreation Programs and Museum
- Planning and Development – Planning and Zoning, Economic Development and Business Improvement Areas

In the preparation of segmented financial information, it is necessary to use reasonable allocation methods. For each reported segment, revenues represent both amounts that are directly attributable to the segment and amounts that are allocated. Property taxation and other revenue are apportioned based on percentage of operating expenditures (excluding Environmental). The remaining revenue sources and all expenditures are directly attributable to each segment.

All Environmental revenues and expenses are directly attributable to the segment. The majority of Environmental service expenses are Water and Wastewater, which are funded primarily by user fees.

# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

### 14. Segmented reporting December 31, 2023

	General Government	Protection to person and property	Transportation services	Environmental services	Health services	Recreation and Cultural services	Planning and Development	Consolidated
<b>Revenues</b>								
Property taxation	\$7,997,578	\$10,141,632	10,519,922	\$ -	\$10,000	\$11,250,832	\$2,454,817	\$42,374,781
User charges	245,496	1,453,492	71,319	16,592,216	-	2,672,215	670,670	21,705,408
Government grants	2,551,439	-	2,617,544	15,260	-	398,456	2,062	5,584,761
Contribution from developers	104,062	588,593	1,170,832	8,476,230	-	1,392,492	166,913	11,899,122
Contributed Assets & Donations	6,500	-	4,560,672	-	-	114,370	-	4,681,542
Other Revenue	550,683	544,601	544,725	1,276,252	-	577,219	149,493	3,642,973
<b>Total Revenue</b>	<b>11,455,758</b>	<b>12,728,318</b>	<b>19,485,014</b>	<b>26,359,958</b>	<b>10,000</b>	<b>16,405,584</b>	<b>3,443,955</b>	<b>89,888,587</b>
<b>Expenditures</b>								
Salaries and Benefits	6,394,288	3,656,681	4,435,103	4,935,773	-	7,229,561	2,302,078	28,953,484
Interest	-	3,288	152,843	2,071,013	-	530,502	-	2,757,646
Materials	1,740,465	1,382,224	2,056,352	6,557,961	10,000	2,841,049	360,157	14,948,208
Contracted Services	1,084,202	6,561,935	1,585,785	2,998,723	-	601,102	247,649	13,079,396
Rents	-	-	48,559	-	-	-	-	48,559
Amortization	320,984	493,352	4,270,082	7,517,211	-	2,218,378	18,353	14,838,360
<b>Total Expenditures</b>	<b>9,539,939</b>	<b>12,097,480</b>	<b>12,548,724</b>	<b>24,080,681</b>	<b>10,000</b>	<b>13,420,592</b>	<b>2,928,237</b>	<b>74,625,653</b>
<b>Net revenue (deficit)</b>	<b>\$1, 915,819</b>	<b>\$630,838</b>	<b>\$6,936,290</b>	<b>\$2,279,277</b>	<b>\$ -</b>	<b>\$2,984,992</b>	<b>\$515,718</b>	<b>\$15,262,934</b>

# The Corporation of the Town of New Tecumseth

## Notes to the Consolidated Financial Statements

December 31, 2023

### 14. Segmented reporting December 31, 2022

	General Government	Protection to person and property	Transportation services	Environmental services	Health services	Recreation and Cultural services	Planning and Development	Consolidated
<b>Revenues</b>								
Property taxation	\$8,105,363	\$9,571,187	\$10,586,271	\$ -	\$5,000	\$10,206,139	\$2,233,938	\$40,707,898
User charges	273,237	987,288	33,685	14,882,971	-	2,160,383	751,333	19,088,897
Government grants	3,155,119	8,682	2,771,343	-	-	338,827	2,048	6,276,019
Contribution from developers	101,285	-	820,872	8,398,509	-	1,648,778	98,139	11,067,583
Contributed Assets & Donations	-	-	3,475,843	-	-	154,721	-	3,630,564
Other Revenue	331,185	405,352	516,184	936,680	-	456,382	115,715	2,761,498
<b>Total Revenue</b>	<b>11,966,189</b>	<b>10,972,509</b>	<b>18,204,198</b>	<b>24,218,160</b>	<b>5,000</b>	<b>14,965,230</b>	<b>3,201,173</b>	<b>83,532,459</b>
<b>Expenditures</b>								
Salaries and Benefits	7,213,653	3,425,181	4,208,606	4,734,262	-	6,711,250	2,026,561	28,319,513
Interest	-	6,425	191,725	2,003,432	-	562,382	-	2,763,964
Materials	1,776,132	1,174,064	2,510,245	5,448,600	5,000	2,484,604	389,922	13,788,567
Contracted Services	421,541	6,450,988	1,903,331	2,692,086	-	354,540	243,483	12,065,969
Rents	-	-	47,616	-	-	-	-	47,616
Amortization	301,710	412,943	3,824,501	7,124,236	-	2,117,718	17,066	13,798,174
<b>Total Expenditures</b>	<b>9,713,036</b>	<b>11,469,601</b>	<b>12,686,024</b>	<b>22,002,616</b>	<b>5,000</b>	<b>12,230,494</b>	<b>2,677,032</b>	<b>70,783,803</b>
<b>Net revenue (deficit)</b>	<b>\$2,253,153</b>	<b>(\$497,092)</b>	<b>\$5,518,174</b>	<b>\$2,215,544</b>	<b>\$ -</b>	<b>\$2,734,736</b>	<b>\$524,141</b>	<b>\$12,748,656</b>

# The Corporation of the Town of New Tecumseth

## Schedule 1 - Consolidated Schedule of Accumulated Surplus

Year Ended December 31

2023

2022

<b>Reserve funds set aside by Council</b>		
Sustainability	\$ 7,341,645	\$ 7,465,880
Developer commitments	<u>56,427</u>	<u>77,500</u>
Total reserve funds	<u>7,398,072</u>	<u>7,543,380</u>
<b>Reserves set aside by Council</b>		
General	6,561,645	6,713,800
Legislative	338,351	651,201
Financing proceeds	1,068,001	3,003,388
Grant funding	1,061,104	1,899,487
Committees	543,540	435,184
Bequest agreements	224,057	200,103
Developer commitments	575,238	877,639
Library	902,813	536,685
Asset replacement	<u>33,291,651</u>	<u>28,259,331</u>
Total reserves	<u>44,566,400</u>	<u>42,576,818</u>
<b>Total reserve funds and reserves</b>	<u>51,964,472</u>	<u>50,120,198</u>
<b>Surpluses (deficits)</b>		
Invested in tangible capital assets	406,698,156	383,761,222
Transfer of assets held for sale	476,488	476,488
Operations surplus	300,001	300,001
Alliston Business Improvement Area	222,154	153,604
Beeton Tottenham Business Improvement Area	21,420	30,046
Unfunded		
Employee benefits and post-employment liabilities	(6,345,768)	(6,447,982)
Debt associated with tangible capital assets	(65,252,969)	(70,969,767)
Unfunded short-term debt	(33,345,160)	(18,752,555)
Asset retirement obligation	(855,249)	-
Debenture interest accrual	<u>(433,557)</u>	<u>(484,201)</u>
Total surpluses	<u>301,485,516</u>	<u>288,066,856</u>
<b>Accumulated surplus</b>	<b>\$ <u>353,449,988</u></b>	<b>\$ <u>338,187,054</u></b>

**The Corporation of the Town of New Tecumseth**  
**Schedule 2 - Consolidated Schedule of Tangible Capital Assets**

December 31, 2023

<b>Cost</b>	<u>2022</u>	<u>Additions</u>	<u>Disposals</u>	<u>2023</u>
Land	\$ 47,827,293	\$ 14,766	\$ -	\$ 47,842,059
Land improvements	21,265,772	301,392	-	21,567,164
Buildings	177,823,965	5,629,116	-	183,453,081
Machinery and equipment	8,770,413	543,629	(7,600)	9,306,442
Vehicles	16,819,179	1,871,821	(464,009)	18,226,991
Library collection and materials	679,170	100,502	(114,517)	665,155
Roads, bridges, underground and other networks	<u>264,949,593</u>	<u>26,163,912</u>	<u>-</u>	<u>291,113,505</u>
	538,135,385	34,625,138	(586,126)	572,174,397
Assets under construction	<u>28,807,638</u>	<u>14,429,945</u>	<u>(11,246,195)</u>	<u>31,991,388</u>
	\$ <u>566,943,023</u>	\$ <u>49,055,083</u>	\$ <u>(11,832,321)</u>	\$ <u>604,165,785</u>

(Assets under construction -Disposal represents transfer to respective asset classes)

<b>Accumulated amortization</b>	<u>2022</u>	<u>Amortization</u>	<u>Disposals</u>	<u>2023</u>
Land improvements	\$ 8,356,420	\$ 917,122	\$ -	\$ 9,273,542
Buildings	84,053,857	6,270,231	-	90,324,088
Machinery and equipment	5,647,451	710,306	(7,600)	6,350,157
Vehicles	10,061,640	1,163,861	(430,415)	10,795,086
Library collection and materials	416,045	110,704	(114,517)	412,232
Roads, bridges, underground and other networks	<u>74,646,388</u>	<u>5,666,136</u>	<u>-</u>	<u>80,312,524</u>
	\$ <u>183,181,801</u>	\$ <u>14,838,362</u>	\$ <u>(552,532)</u>	\$ <u>197,467,629</u>

<b>Net book value</b>	<u>2022</u>	<u>2023</u> <u>Cost</u>	<u>2023</u> <u>Accumulated</u> <u>amortization</u>	<u>2023</u>
Land	\$ 47,827,293	\$ 47,842,059	\$ -	\$ 47,842,059
Land improvements	12,909,352	21,567,164	9,273,541	12,293,622
Buildings	93,770,108	183,453,081	90,324,088	93,128,993
Machinery and equipment	3,122,962	9,306,442	6,350,158	2,956,285
Vehicles	6,757,539	18,226,991	10,795,087	7,431,905
Library collection and materials	263,125	665,155	412,233	252,923
Roads, bridges, underground and other networks	<u>190,303,205</u>	<u>291,113,505</u>	<u>80,312,526</u>	<u>210,800,981</u>
	354,953,584	572,174,397	197,467,633	374,706,768
Assets under construction	<u>28,807,638</u>	<u>31,991,388</u>	<u>-</u>	<u>31,991,388</u>
	\$ <u>383,761,222</u>	\$ 604,165,785	\$ 197,467,633	\$ <u>406,698,156</u>