

**MUNICIPAL ASSESSMENT AGENCY INC.**

**Financial Statements**

**Year Ended March 31, 2023**

**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Index to Financial Statements**  
**Year Ended March 31, 2023**

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# POWER & ASSOCIATES

CHARTERED PROFESSIONAL ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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To the Board of Directors of Municipal Assessment Agency Inc.

### *Opinion*

We have audited the financial statements of Municipal Assessment Agency Inc. (the Agency), which comprise the statement of financial position as at March 31, 2023, and the statements of revenues and expenditures, changes in net assets 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 Agency as at March 31, 2023, and the results of its operations and cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards (PSAS).

### *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 Agency in accordance with 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.

### *Other Matter*

The financial statements for the year ended March 31, 2022 were audited by another auditor who expressed an unmodified opinion on those financial statements on June 6, 2022.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PSAS, 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 Agency'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 Agency or to cease operations, or has no realistic alternative but to do so.

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

(continues)

Independent Auditor's Report to the Board of Directors of Municipal Assessment Agency Inc. *(continued)*

*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 Agency'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 Agency'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 Agency 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.

St. John's, Newfoundland and Labrador

CHARTERED PROFESSIONAL ACCOUNTANTS

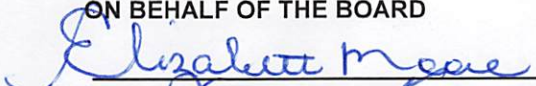
**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Statement of Financial Position**  
**March 31, 2023**


	2023	2022
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 1,798,253	\$ 1,158,509
Accounts receivable (Note 3)	99,211	103,472
Prepaid expenses	290,425	276,240
	2,187,889	1,538,221
RESTRICTED RESERVE CASH (Note 4)	1,500,000	1,700,000
TANGIBLE CAPITAL ASSETS (Note 5)	1,077,203	1,157,980
	\$ 4,765,092	\$ 4,396,201
<b>LIABILITIES</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities (Note 6)	\$ 168,563	\$ 69,347
Accrued vacation pay (Note 7)	241,888	207,989
Deferred income	20	1,808
	410,471	279,144
<b>NET ASSETS</b>		
SHARE CAPITAL	1	1
RESTRICTED RESERVE FUNDS (Note 8)	2,577,203	2,857,979
UNRESTRICTED FUND	1,777,417	1,259,077
	4,354,621	4,117,057
	\$ 4,765,092	\$ 4,396,201

COMMITMENTS (Note 9)

CONTINGENCIES (Note 10)

ON BEHALF OF THE BOARD

 Elizabeth Meane Member

 R. R. Penick Member



**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Statement of Revenues and Expenditures**  
**Year Ended March 31, 2023**

	2023	2022
<b>REVENUES</b>		
Assessment services	\$ 5,379,194	\$ 5,362,306
Interest revenue	114,737	28,534
Valuation revenue	41,857	55,007
Other	-	2,525
	<b>5,535,788</b>	<b>5,448,372</b>
 <b>EXPENSES</b>		
Salaries	3,040,885	2,953,105
Benefits	647,328	650,049
Office and administration <i>(Schedule 1)</i>	478,075	384,180
Information technology	466,498	472,426
Printing and postage	247,821	250,400
Travel	238,670	156,167
Municipal Collaborative Initiative	24,400	24,357
	<b>5,143,677</b>	<b>4,890,684</b>
 <b>EXCESS OF REVENUES OVER EXPENSES BEFORE THE FOLLOWING</b>	<b>392,111</b>	<b>557,688</b>
Amortization of tangible capital assets	109,055	127,551
Provision for vacation pay	45,492	49,287
	<b>154,547</b>	<b>176,838</b>
 <b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>\$ 237,564</b>	<b>\$ 380,850</b>

**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Statement of Changes in Net Assets**  
**Year Ended March 31, 2023**

	Balance, beginning of year April 1, 2022	Excess (deficiency) of revenues over expenses	Transfers	Balance, end of year March 31, 2023
Collaborative Initiative Fund <i>(Note 4)</i>	\$ 200,000	\$ (24,400)	\$ 24,400	\$ 200,000
Technology Fund <i>(Note 4)</i>	200,000	-	(200,000)	-
Operating Fund <i>(Note 4)</i>	1,300,000	-	-	1,300,000
Tangible Capital Assets <i>(Note 4)</i>	1,157,979	(109,055)	28,279	1,077,203
Unrestricted Fund	1,259,077	371,019	147,321	1,777,417
	<b>\$ 4,117,056</b>	<b>\$ 237,564</b>	<b>\$ -</b>	<b>\$ 4,354,620</b>

**MUNICIPAL ASSESSMENT AGENCY INC.****Statement of Cash Flows****Year Ended March 31, 2023**

	<b>2023</b>	<b>2022</b>
<b>OPERATING ACTIVITIES</b>		
Excess of revenues over expenses	\$ 237,564	\$ 380,850
Item not affecting cash:		
Amortization of tangible capital assets	<u>109,055</u>	<u>127,551</u>
	<u>346,619</u>	<u>508,401</u>
Changes in non-cash working capital:		
Accounts receivable	4,261	38,147
Accounts payable and accrued liabilities	99,216	(75,252)
Deferred income	(1,788)	(1,014)
Prepaid expenses	(14,184)	(87,938)
Accrued vacation pay	<u>33,899</u>	<u>(110,848)</u>
	<u>121,404</u>	<u>(236,905)</u>
Cash flow from operating activities	<u>468,023</u>	<u>271,496</u>
<b>INVESTING ACTIVITY</b>		
Purchase of tangible capital assets	<u>(28,279)</u>	<u>(28,206)</u>
<b>INCREASE IN CASH FLOW</b>	<b>439,744</b>	<b>243,290</b>
Cash - beginning of year	<u>2,858,509</u>	<u>2,615,219</u>
<b>CASH - END OF YEAR</b>	<b>\$ 3,298,253</b>	<b>\$ 2,858,509</b>
<b>CASH CONSISTS OF:</b>		
Cash	\$ 1,798,253	\$ 1,158,509
Restricted reserve cash	<u>1,500,000</u>	<u>1,700,000</u>
	<u>\$ 3,298,253</u>	<u>\$ 2,858,509</u>



# MUNICIPAL ASSESSMENT AGENCY INC.

## Notes to Financial Statements

Year Ended March 31, 2023

### NATURE OF OPERATIONS

The Municipal Assessment Agency Inc. (the "Agency") was incorporated April 2, 1997, under the laws of the Province of Newfoundland and Labrador to carry out assessment services for various municipalities throughout the Province of Newfoundland and Labrador pursuant to the Assessment Act. Prior to this date, these services were performed by the Department of Municipal and Provincial Affairs, Government of Newfoundland and Labrador (the "Department").

The Agency has one common share with a par value of \$1.00 issued to the Minister of Municipal and Provincial Affairs, Government of Newfoundland and Labrador.

The Agency is a crown corporation and, accordingly is exempt from income taxes under Subsection 149(1)(d) of the Income Tax Act.

### 1. SIGNIFICANT ACCOUNTING POLICIES

#### Basis of presentation

These financial statements are prepared within the framework of Canadian Public Sector Accounting Standards (PSAS) which require the use of estimates and assumptions that affect the amounts reported and disclosed in these statements and related notes. Any variations between these estimates and actual amounts are not expected to materially affect reported results. The more significant accounting policies of the Agency are as follows:

#### Cash

Cash includes cash on hand and balances with the bank.

#### Tangible capital assets

Tangible capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives on a declining balance basis at the following rates:

Furniture and equipment	20%
Computer hardware and software	30%
Integrated assessment system	30%
Buildings	4%
Mobile assessor	20%
Mobile assessor - licenses	5 years (straight line)

#### Revenue recognition

Revenue for the provision of assessment and valuation services is recognized when the services are rendered.

Interest revenue is recognized as it is earned.

#### Accrued vacation pay

Vacation is accrued for employees as entitlement is earned.

#### Financial instruments

Financial instruments, including cash, accounts receivable and accounts payable and accrued liabilities, are initially recorded at their fair value and are subsequently measured at amortized cost, net of any provisions for impairment.

**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Notes to Financial Statements**  
**Year Ended March 31, 2023**

**2. FINANCIAL INSTRUMENTS**

The Agency is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Agency's risk exposure and concentration as of March 31, 2023.

**Credit risk**

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Agency is exposed to credit risk in connection with its accounts receivable. The Agency manages its credit risk through ongoing management review of all accounts receivable past due. The Agency reviews its credit risk regularly and it is assessed as low.

**Liquidity risk**

Liquidity risk is the risk that the Agency will encounter difficulty in meeting obligations associated with financial liabilities. The Agency is exposed to this risk in respect of its accounts payable and accrued liabilities, accrued vacation pay and operating lease commitments. The risk is mitigated through the Agency's level of current assets exceeding current liabilities.

**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 rate risk, interest rate risk and other price risk. The Agency is mainly exposed to currency risk and interest rate risk.

**Currency risk**

Currency risk is the risk to the company's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Agency is exposed to foreign currency exchange risk on cash held in U.S. dollars. The Agency does not use derivative instruments to reduce its exposure to foreign currency risk. As at March 31, 2023, cash balances of \$33,788 ( 2022 - \$21,302) are shown in US dollars in the company's account and converted into Canadian dollars as at that date for financial statement purposes.

**Interest rate risk**

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Agency manages exposure through its normal operating and financing activities.

**3. ACCOUNTS RECEIVABLE**

	2023	2022
Trade receivables	\$ 42,898	\$ 63,294
HST recoverable	54,462	37,124
Employee receivable	1,851	3,054
	\$ 99,211	\$ 103,472

**MUNICIPAL ASSESSMENT AGENCY INC.**

**Notes to Financial Statements**

**Year Ended March 31, 2023**

**4. RESTRICTED RESERVE CASH**

The Agency has internally restricted funds for the following purposes. Restricted cash is held in the Agency's interest-bearing operating bank account.

**Operating Reserve Fund**

Board Restricted Operating Reserve Fund was designated at the February 8, 2019 board meeting. The general purpose of the fund is to help ensure the long-term financial stability of the Agency. The fund will be used to offset future budget increases in operating expenses, position the Agency to respond to carrying charges and economic conditions affecting the Agency's financial position, and to meet specific financial requirements in accordance with the Agency's strategic vision and values. Amount of reserved cash as at March 31, 2023 is \$1,300,000 (2022 - \$1,300,000).

**Technology Reserve Fund**

Board Restricted Technology Reserve Fund was designated at the February 8, 2019 board meeting. The general purpose of the fund is to meet major technology developments in software and hardware enhancing the Agency's vision to meet the property assessment and valuation needs of their clients. The fund will be used to meet major technology system developments, fund special projects and collaborations in information technology and to renew existing information technology infrastructure. During the year, the board approved the dissolution of this fund. Amount of reserved cash at March 31, 2023 is NIL (2022 - \$200,000).

**Collaborative Initiative Reserve Fund**

Board Restricted Collaborative Initiative Reserve Fund was designated at the February 8, 2019 board meeting. The general purpose of the fund is to foster and encourage collaborative partnerships to develop and implement best practices in providing fair and effective property assessment and valuation. The fund will be used to encourage partnerships with municipalities that support innovation in property assessments and valuations, to support the Agency's participation in the National Collaborative Initiative, and to work with other partners in projects that will further the Agency's objectives. During the year, the Agency transferred \$24,400 from the unrestricted fund for approved projects. Amount of reserved cash as at March 31, 2023 is \$200,000 (2022 - \$200,000).

**Tangible Capital Asset Reserve Fund**

Board Restricted Tangible Capital Asset Reserve Fund accounts for the acquisition and amortization of the Agency's property and equipment. The Capital Asset Fund was designated by the board effective April 1, 2020. During the year, the Agency transferred the amount of \$28,279 from the unrestricted fund for the purpose of acquiring capital assets. Amount of this reserve fund as at March 31, 2023 is \$1,077,203 (2022 - \$1,157,979). There is no reserved cash associated with this restricted fund.

**5. TANGIBLE CAPITAL ASSETS**

	Cost	Accumulated amortization	2023 Net book value	2022 Net book value
Computer hardware and software	\$ 49,883	\$ 35,124	\$ 14,759	\$ 21,084
Furniture and equipment	82,530	35,004	47,526	50,563
Integrated assessment system	1,956,369	1,904,728	51,641	73,773
Buildings	1,122,936	487,355	635,581	641,222
Land	208,221	-	208,221	208,221
Mobile assessor	157,982	56,873	101,109	126,386
Mobile assessor - licenses	91,826	73,460	18,366	36,731
	<b>\$ 3,669,747</b>	<b>\$ 2,592,544</b>	<b>\$ 1,077,203</b>	<b>\$ 1,157,980</b>

**MUNICIPAL ASSESSMENT AGENCY INC.**  
**Notes to Financial Statements**  
**Year Ended March 31, 2023**

**6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES**

	<b>2023</b>	<b>2022</b>
Accrued wages payable	\$ 43,441	\$ 26,599
Accounts payable	89,019	18,454
Employee expenses payable	19,237	13,594
Accrued professional fees	13,200	6,850
Other	2,341	2,200
Appeal fees	1,325	1,650
	<b>\$ 168,563</b>	<b>\$ 69,347</b>

**7. ACCRUED VACATION PAY**

	<b>2023</b>	<b>2022</b>
Vacation pay		
Opening balance	\$ 207,989	\$ 318,837
Vacation paid out	(11,593)	(160,135)
Current year expense	45,492	49,287
	<b>\$ 241,888</b>	<b>\$ 207,989</b>
Closing balance		

**8. RESTRICTED RESERVE FUNDS**

	<b>2023</b>	<b>2022</b>
Operating Reserve Fund	\$ 1,300,000	\$ 1,300,000
Technology Reserve Fund	-	200,000
Collaborative Initiative Reserve Fund	200,000	200,000
Tangible Capital Asset Reserve Fund	1,077,203	1,157,979
	<b>\$ 2,577,203</b>	<b>\$ 2,857,979</b>

The purposes of the various restricted funds are disclosed in Note 4.

**MUNICIPAL ASSESSMENT AGENCY INC.**

**Notes to Financial Statements**

**Year Ended March 31, 2023**

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**9. COMMITMENTS**

The Agency has a lease for office space in Corner Brook, Newfoundland and Labrador. The term of the lease is 5 years, starting December 1, 2019 and ending on December 1, 2024. The monthly rental fee is \$4,605. Future minimum lease payments total \$36,839 and include the following payments over the next year: 2024 - \$36,839.

The Agency has a lease for office space in Clarenville, Newfoundland and Labrador. The term of the lease is 3 years, starting December 1, 2021 and ending on November 30, 2024. The monthly rental fee is \$475. Future minimum lease payments total \$3,800 and include the following payments over the next year: 2024 - \$3,800.

The Agency has a lease for office space in Spaniard's Bay, Newfoundland and Labrador. The term of the lease is 3 years starting December 1, 2021 and ending on November 30, 2024. The monthly rental fee is \$550. Future minimum lease payments total \$4,400 and include the following payments over the next year: 2024 - \$4,400.

The Agency has a lease for Neopost Mail/Postage Machines. The term of the lease is 5 years starting December 1, 2021 and ending on November 30, 2024. The monthly lease cost is \$480. Future minimum lease payments total \$13,930 and include the following payments over the next years: 2024 - \$5,764; 2025 - \$5,764; 2026 - \$2,402.

The Agency has a six year agreement expiring December 31, 2024 with a service provider for their Mobile Assessor application hosting. The remaining minimum annual payments in US dollars total \$582, and include the following payments over the next year: 2024 - \$58,213.

The Agency has a one year agreement expiring December 31, 2024 with a service provider for the provision of annual maintenance, support and hosting for its Integrated Assessment System and licensing fees. The remaining payments in US dollars under this agreement are \$108,244 and include the following payments over the next year: 2024 - \$108,244.

**10. CONTINGENCIES**

The Agency has prepared valuations which are subject to litigation to which the Agency has been included as a third party defendant, including a claim that was received subsequent to year end. These claims could be considered in the normal course of the Agency's activities, and the Agency is defending the claim which has been received. Neither the possible outcome nor the amount of possible settlement can be foreseen. Therefore, no provision has been made in the financial statements.

**MUNICIPAL ASSESSMENT AGENCY INC.**

**Office and Administration**

**(Schedule 1)**

**Year Ended March 31, 2023**

	<b>2023</b>	<b>2022</b>
<b>EXPENSES</b>		
Repairs and maintenance	\$ 107,048	\$ 73,002
Professional fees	81,464	23,613
Premises and equipment	74,673	89,400
Office supplies	55,987	46,883
Insurance	39,643	36,347
Telephone	37,221	42,099
Purchased services	36,466	28,960
Utilities	34,477	35,548
Exchange loss	5,742	3,776
Interest and bank charges	5,354	4,552
	<b>\$ 478,075</b>	<b>\$ 384,180</b>