

Consolidated Financial Statements of

**NON-PROFIT RETIREMENT RESIDENCES
OF ELLIOT LAKE INC.**

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)

And Independent Auditor's Report thereon

Year ended December 31, 2023



KPMG LLP

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Non-Profit Retirement Residences of Elliot Lake Inc.

Opinion

We have audited the consolidated financial statements of Non-Profit Retirement Residences of Elliot Lake Inc. (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net assets (deficiency) for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity 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 auditor's report.

We are independent of the Entity 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 the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Entity'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 the 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



Page 3

- 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 Entity'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 Entity 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
- 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.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

Sudbury, Canada

May 22, 2024

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

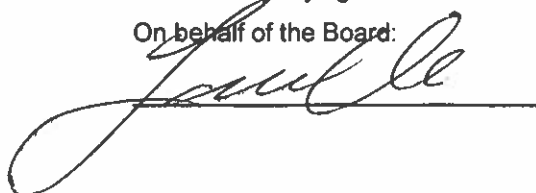
(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Consolidated Statement of Financial Position

December 31, 2023, with comparative information for 2022

	2023	2022
Assets		
Current assets:		
Cash	\$ 4,962,490	\$ 3,256,835
Accounts receivable	137,296	351,563
Short-term investments (note 2)	3,462,265	3,000,000
Inventories	162,285	158,183
Prepaid expenses and deposits	570,149	490,990
	<u>9,294,485</u>	<u>7,257,571</u>
Capital assets: (note 3)		
Cost	81,455,888	78,525,175
Less accumulated amortization	54,092,890	51,723,439
	<u>27,362,998</u>	<u>26,801,736</u>
Intangible assets (note 4)	14,006	16,547
Investments (note 2)	7,017,570	-
Golf course (note 5)	154,222	183,338
	<u>7,185,798</u>	<u>199,885</u>
	<u>\$ 43,843,281</u>	<u>\$ 34,259,192</u>
Liabilities and Net Assets		
Current liabilities:		
Accounts payable and accrued liabilities (note 6)	\$ 1,684,580	\$ 1,615,949
Deposits payable	1,035,281	980,296
Deferred revenue	115,785	120,431
Current portion of long-term debt (note 7)	114,000	114,000
Current portion of mortgage payable (note 8)	448,004	341,102
	<u>3,397,650</u>	<u>3,171,778</u>
Mortgage payable (note 8)	15,306,372	7,671,407
Deferred capital contributions (note 10)	4,481,636	4,969,506
	<u>23,185,658</u>	<u>15,812,691</u>
Net assets:		
Investment in capital assets (note 9)	22,881,362	21,832,230
Unrestricted	(2,223,739)	(3,385,729)
	<u>20,657,623</u>	<u>18,446,501</u>
Contingency (note 12)		
	<u>\$ 43,843,281</u>	<u>\$ 34,259,192</u>

See accompanying notes to consolidated financial statements.

On behalf of the Board:




NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Consolidated Statement of Operations

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Revenue:		
Rental income	\$ 14,988,995	\$ 14,415,424
Government assistance	-	3,223
Other income	113,810	93,993
	<u>15,102,805</u>	<u>14,512,640</u>
Expenses:		
Taxes, utilities and insurance (note 11)	4,679,424	4,445,535
Salaries and benefits	3,129,398	3,096,408
Repairs and maintenance	582,255	597,351
Ground maintenance	414,382	299,984
Preparation of units	396,442	398,100
Office and general	342,623	339,908
Franchise	294,016	293,750
Service contracts	297,852	311,118
Materials and supplies	180,005	194,897
Advertising	178,942	153,140
Physical office	127,316	106,386
Professional fees	117,427	138,613
Tenant administration	89,607	93,032
Vehicles	72,996	88,018
Community grants and donations	44,760	32,470
Furnished units	24,883	30,580
Superintendent services	14,773	28,074
Physician recruitment	5,722	10,000
Customer services	3,345	11,111
	<u>10,996,168</u>	<u>10,668,475</u>
Earnings before the undernoted items	4,106,637	3,844,165
Other expenses (income):		
Amortization of capital assets and intangible assets	2,392,992	2,593,053
Golf course (note 5)	42,736	62,788
Investment income	(596,367)	(136,573)
Interest on long-term debt	535,024	301,483
Loss on sale of capital assets	9,000	-
Amortization of deferred capital contributions	(487,870)	(487,870)
	<u>1,895,515</u>	<u>2,332,881</u>
Excess of revenue over expenses	\$ 2,211,122	\$ 1,511,284

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)

Consolidated Statement of Changes in Net Assets (Deficiency)

Year ended December 31, 2023, with comparative information for 2022

	Invested in capital assets	Unrestricted	2023 Total	2022 Total
Net assets (deficiency), beginning of year	\$ 21,832,230	\$ (3,385,729)	\$ 18,446,501	\$ 16,935,217
Excess (deficiency) of revenue over expenses	(1,911,581)	4,122,703	2,211,122	1,511,284
Net change in investment in capital assets (note 9)	2,960,713	(2,960,713)	-	-
Net assets (deficiency), end of year	\$ 22,881,362	\$ (2,223,739)	\$ 20,657,623	\$ 18,446,501

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)

Consolidated Statement of Cash Flows

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operations:		
Excess of revenue over expenses	\$ 2,211,122	\$ 1,511,284
Items not involving cash:		
Amortization of capital assets and intangible assets	2,392,992	2,593,053
Amortization of deferred capital contributions	(487,870)	(487,870)
Loss on disposal of capital assets	9,000	-
	<u>4,125,244</u>	<u>3,616,467</u>
Change in non-cash operating working capital:		
Decrease (increase) in accounts receivable	214,267	(260,314)
(Increase) decrease in inventories	(4,102)	3,606
Increase in prepaid expenses and deposits	(79,159)	(106,624)
Increase in accounts payable and accrued liabilities	68,631	342,173
Increase in deposits payable	54,985	25,160
Decrease in deferred revenue	(4,646)	(26,440)
	<u>4,375,220</u>	<u>3,594,028</u>
Financing:		
Repayment of mortgage payable	(397,288)	(328,829)
Proceeds of issuance of mortgage payable	8,139,155	-
	<u>7,741,867</u>	<u>(328,829)</u>
Investing:		
Purchase of capital assets	(2,960,713)	(3,452,919)
Increase in investments	(7,479,835)	(2,978,470)
Contributions from golf course	29,116	1,220
	<u>(10,411,432)</u>	<u>(6,430,169)</u>
Increase (decrease) in cash	1,705,655	(3,164,970)
Cash, beginning of year	3,256,835	6,421,805
Cash, end of year	<u>\$ 4,962,490</u>	<u>\$ 3,256,835</u>

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements

Year ended December 31, 2023

Nature of operations:

Non-Profit Retirement Residences of Elliot Lake Inc. operating as Elliot Lake Retirement Living (the "Organization") is incorporated without share capital under the laws of Ontario. Its mandate is to provide and operate affordable housing units, primarily for senior citizens, in a manner that provides quality of life that support the economic base of the City of Elliot Lake.

1. Significant accounting policies:

(a) Basis of presentation:

These consolidated financial statements include the accounts of its wholly-owned subsidiary 1425164 Ontario Ltd. (operating as NorDev Group). The NorDev group follows the CPA Canada accounting standards for private enterprises. Their year end is December 31.

(b) Inventories:

Inventories were valued at the lower of cost and net realizable value, determined on a first-in, first-out basis. The Organization uses the same cost formula for all inventories having a similar nature and use to the Organization. When circumstances which previously caused inventories to be written down no longer exists the previous impairment is reversed.

(c) Capital assets:

Capital assets are stated at cost less accumulated amortization. Amortization is provided on a straight-line basis at the following annual rates:

Asset	Rate
Furniture and fixtures	7% - 20%
Vehicles	20%
Equipment	10% - 20%
Computer equipment	10% - 20%
Housing improvements	4% - 20%
Leasehold improvements	5% - 20%
Revenue-producing properties	4% - 20%
Hotel development	3% - 10%

Assets under development are not amortized until they are put in use. Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable and exceeds its fair value.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

1. Significant accounting policies (continued):

(d) Intangible assets:

Intangible assets are measured initially at cost and are amortized over their useful life. Franchise rights acquired for the hotel operations are being amortized over 20 years which is the length of the franchise agreement.

(e) Impairment of long-lived assets:

Long-lived assets, including capital assets and intangible assets subject to amortization, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability is measured by a comparison of the asset's carrying amount to the estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of the asset exceeds its estimated future cash flows, an impairment charge is recognized for the amount by which the carrying amount of the asset exceeds the fair value of the asset. When quoted market prices are not available, the Organization uses the expected future cash flows discounted at a rate commensurate with the risks associated with the recovery of the asset as an estimate of fair value.

(f) Revenue recognition:

The Organization follows the deferral method of accounting for contributions such as grants and government contributions. Grants and contributions are recorded as revenue in the period to which they relate. Grants for future periods are deferred and recognized in the subsequent period when the related activity occurs.

Revenue from rental properties includes rent from tenants under lease agreement, property taxes, operating costs, recoveries and incidental income. These amounts are recorded as the services are performed and collection is reasonably determinable.

Contributions for capital assets and the golf course are deferred and amortized into revenue on the same basis and rate as the related capital asset. The contributions for the golf course joint venture have been offset against the cost of the golf course assets.

Other revenues are recognized as the services are provided and collection is reasonably determinable.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

1. Significant accounting policies (continued):

(g) Government assistance:

Government assistance related to current expenses and revenue is included in the determination of income for the period. Amounts not received as of the year-end date but for which the expenses have been incurred are included as a receivable.

(h) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Organization has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Organization determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Organization expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

2. Investments:

The Organization's short-term investments are comprised of guaranteed investment certificates and other investments with maturities of one year or less.

	2023	2022
Term deposits	\$ 1,012,693	\$ 3,000,000
Fixed income securities	9,467,142	-
	10,479,835	3,000,000
Less: short-term investments	(3,462,265)	(3,000,000)
Long-term investments	\$ 7,017,570	\$ -

Included within term deposits is a term deposit held with a maturity date of October 10, 2024 earning annual interest at 5.65%.

3. Capital assets:

	2023		
	Cost	Accumulated amortization	Net book value
Elliot Lake Retirement Living:			
Revenue-producing properties	\$ 14,346,925	\$ 11,519,431	\$ 2,827,494
Housing improvements	42,795,616	29,970,069	12,825,547
Furniture and fixtures	2,620,399	2,248,087	372,312
Equipment	4,242,520	2,063,894	2,178,626
Vehicles	763,288	687,337	75,951
Leasehold improvements	297,602	297,602	-
Computer equipment	721,306	690,558	30,748
Hotel development	12,918,129	5,675,681	7,242,448
Assets under development:			
Condominium development	1,493,197	-	1,493,197
NorDev Group:			
Leasehold improvements	130,123	40,611	89,512
Equipment	343,881	256,277	87,604
Furniture and fixtures	782,902	643,343	139,559
	\$ 81,455,888	\$ 54,092,890	\$ 27,362,998

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

3. Capital assets (continued):

	2022		
	Cost	Accumulated amortization	Net book value
Elliot Lake Retirement Living:			
Revenue-producing properties	\$ 14,346,925	\$ 11,092,151	\$ 3,254,774
Housing improvements	40,393,677	28,826,093	11,567,584
Furniture and fixtures	2,511,113	2,130,299	380,814
Equipment	4,158,249	1,855,189	2,303,060
Vehicles	751,988	681,359	70,629
Leasehold improvements	297,602	297,602	-
Computer equipment	706,849	681,429	25,420
Hotel development	12,739,022	5,266,245	7,472,777
Assets under development:			
Condominium development	1,491,242	-	1,491,242
NorDev Group:			
Leasehold improvements	80,555	36,910	43,645
Equipment	329,212	238,855	90,357
Furniture and fixtures	718,741	617,307	101,434
	\$ 78,525,175	\$ 51,723,439	\$ 26,801,736

The condominium project is considered an asset under development and amortization will commence upon completion of project.

4. Intangible assets:

	2023	2022
Franchise rights	\$ 50,830	\$ 50,830
Accumulated amortization	(36,824)	(34,283)
	\$ 14,006	\$ 16,547

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

5. Stone Ridge Golf Course:

In 2003, an agreement was entered into between the City of Elliot Lake (the "City") and the Organization to create the Stone Ridge Golf Course. Capital asset purchases for the course have been funded by the City, the Organization, Human Resources and Skills Development Canada ("HRSDC") and private contributions. The course opened in the summer of 2005.

In 2016, the agreement was amended to attribute the profit or loss from the operation of the golf course and to fund capital purchases to the Organization and the City evenly at 50% each. This agreement reflects a contribution agreement with the City as discussions related to operating, financing and investing activities are made by the Organization.

The following amounts represent the financial results of the Golf Course for the year ended December 31, 2023.

	2023	2022
Inventories and prepaid expenses	\$ 27,401	\$ 24,203
Capital assets	126,821	159,135
	<u>\$ 154,222</u>	<u>\$ 183,338</u>
Revenues	\$ 1,294,012	\$ 1,207,385
Expenses	(1,336,748)	(1,270,173)
Deficiency of revenue over expenses	<u>\$ (42,736)</u>	<u>\$ (62,788)</u>

6. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$36,435 (2022 - \$42,167), which includes amounts payable for HST.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

7. Long-term debt:

The Canada Mortgage and Housing Corporation ("CMHC") long-term debt is secured by granting a priority mortgage to the CMHC over the real property. The Organization received a contribution of \$57,000 and a loan of \$114,000 towards the Spine Road Housing project to finance eligible activity costs as detailed in the CMHC agreement dated January 27, 2020. The contribution was utilized for the purchase of capital assets and was recorded as an increase to deferred capital contributions in 2020.

The long-term debt shall be repaid on the third year anniversary of the effective date of the CMHC agreement which is January 27, 2023. Interest on the repayment amount will commence thirty days following this maturity date at an amount equal to the Canada Prime rate plus 2%. In the event that the Spine Road project is discontinued, CMHC determines that the Organization has failed to meet its project objectives or determines the Organization is not in compliance with the CMHC agreement, the CMHC may demand immediate repayment of the full \$114,000 loan and \$57,000 grant. As of the audit report date, the Organization has not repaid the loan.

8. Mortgage payable:

i) Credit facility agreement:

The Organization's bank borrowing facilities provide an unsecured line of credit in the amount of \$250,000 with an interest rate of prime plus 0.5%. As of December 31, 2023, there are no amounts drawn on this facility (2022 - \$Nil).

ii) Mortgages payable:

	2023	2022
Mortgage payable #1	\$ 11,859,473	\$ 3,948,829
Mortgage payable #2	3,894,903	4,063,680
	15,754,376	8,012,509
Less current portion	(448,004)	(341,102)
	\$ 15,306,372	\$ 7,671,407

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

8. Mortgage payable (continued):

Mortgage payable #1 bears interest at 4.5577% and is secured by a blanket first mortgage on specified properties with a carrying value of \$3,113,351 as at December 31, 2023, a first priority general assignment of rents and leases of the specified properties, a second priority general security agreement over all appliances and other personal property owned by the Organization and used in connection with the operation of the properties. The term of the mortgage is a ten year term ending April 2033 and is amortized over 25 years.

Mortgage payable #2 bears interest at 3.91% and is secured by a first charge mortgage of land over specified property in the amount of \$6.5 million with a carrying value of \$5,212,087 as at December 31, 2023, a first priority general assignment of rents and leases of the specified properties, a first priority general security agreement for all appliances and other personal property located at or used in the operation of the specified properties, an assignment of insurance for any policies affecting the specified properties, and an unlimited guarantee from 1425164 Ontario Ltd. supported by a general security agreement. The term of the mortgage is a five year term ending March 2025 and is amortized over 25 years.

The mortgage is subject to certain financial and non-financial restrictive covenants. At December 31, 2023, the Organization is in compliance with these covenants.

Principal repayments are due as follows:

2024	\$	448,004
2025		4,004,658
2026		298,150
2027		312,067
2028		326,450
Thereafter		10,365,047
	\$	15,754,376

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

9. Investment in capital assets:

(a) Investment in capital assets is calculated as follows:

	2023	2022
Capital assets	\$ 27,362,998	\$ 26,801,736
Amounts financed by:		
Deferred capital contributions	(4,481,636)	(4,969,506)
	\$ 22,881,362	\$ 21,832,230

(b) Details of amortization and purchase of capital assets are as follows:

	2023	2022
Purchase of capital assets:		
Elliot Lake Retirement Living	\$ 2,832,316	\$ 3,372,217
NorDev Group	128,397	80,702
	\$ 2,960,713	\$ 3,452,919

	2023	2022
Excess of revenue over expenses		
Elliot Lake Retirement Living:		
Amortization of DCC	\$ 487,870	\$ 487,870
Amortization of capital assets	(2,343,292)	(2,555,073)
Loss on disposal	(9,000)	-
	(1,864,422)	(2,067,203)
Nordev Group:		
Amortization of capital assets	(47,159)	(35,438)
	\$ (1,911,581)	\$ (2,102,641)

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

10. Deferred capital contributions:

Deferred capital contributions represent the unamortized amount of donations and grants received for the purchase of capital assets.

	2023	2022
Balance, beginning of year	\$ 4,969,506	\$ 5,457,376
Amounts amortized to income	(487,870)	(487,870)
Balance, end of year	\$ 4,481,636	\$ 4,969,506

11. Taxes, utilities and insurance:

Elliot Lake Retirement Living:

	2023	2022
Property taxes and insurance	\$ 2,645,287	\$ 2,474,514
Gas	288,206	310,521
Water	1,270,059	1,190,155
Hydro	245,355	263,950
	\$ 4,448,907	\$ 4,239,140

NorDev Group:

	2023	2022
Property taxes and insurance	\$ 128,935	\$ 113,633
Heating	70,750	59,650
Water	20,800	23,175
Hydro	10,032	9,937
	\$ 230,517	\$ 206,395
	\$ 4,679,424	\$ 4,445,535

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2023

12. Contingency:

In 2014, the Organization was named in several legal actions related to the collapse of the Algo Centre Mall. Management is unable to determine at this time what liability, if any, exists related to these actions, and consequently, no provision has been recorded in the books of the Organization.

13. Comparative information:

The financial statements have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year earnings.

14. Financial risks and concentration of risk:

(a) Market risk:

The Organization's revenue is derived from the rental of properties in the City of Elliot Lake and guest room and meeting room rentals. The introduction of new rental properties or an additional hotel in the community could have an impact on future gross margins and net earnings.

(b) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Organization deals with creditworthy counterparties to mitigate the risk of financial loss from defaults. The Organization monitors the credit risk of customers through credit rating reviews.

(c) Liquidity risk:

Liquidity risk is the risk that the Organization will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Organization manages its liquidity risk by monitoring its operating requirements. The Organization prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2022.