

**NEWFOUNDLAND AND LABRADOR  
HOUSING CORPORATION**

**FINANCIAL STATEMENTS**

**MARCH 31, 2023**

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**Management's Report****Management's Responsibility for the Newfoundland and Labrador Housing Corporation  
Financial Statements**

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.


Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that transactions are properly authorized, assets are safeguarded and liabilities are recognized.

Management is also responsible for ensuring that transactions comply with relevant policies and authorities and are properly recorded to produce timely and reliable financial information.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises these responsibilities through the Board. The Board reviews internal financial information on a quarterly basis and external audited financial statements yearly.

The Auditor General conducts an independent audit of the annual financial statements of the Corporation, in accordance with Canadian generally accepted auditing standards, in order to express an opinion thereon. The Auditor General has full and free access to financial management of the Newfoundland and Labrador Housing Corporation.

On behalf of the Newfoundland and Labrador Housing Corporation.



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Ms. Julia Mullaley, CPA, CA  
Chief Executive Officer



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Mr. Mike Tizzard, CPA, CGA  
Executive Director of Finance and Corporate Services



OFFICE OF THE AUDITOR GENERAL  
NEWFOUNDLAND AND LABRADOR

## INDEPENDENT AUDITOR'S REPORT

To the Chairperson and Members of the Board of Directors  
Newfoundland and Labrador Housing Corporation  
St. John's, Newfoundland and Labrador

### Opinion

I have audited the financial statements of the Newfoundland and Labrador Housing Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2023, statement of operations, statement of change in net debt, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Corporation in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance.

## **INDEPENDENT AUDITOR'S REPORT (cont.)**

### **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 public sector accounting standards, 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 Corporation'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 cease operations, or has no realistic alternative but to do so.

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

My 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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 Corporation's internal control.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
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## INDEPENDENT AUDITOR'S REPORT (cont.)

- 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 Corporation's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Corporation 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.

I 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 I identify during my audit.



**DENISE HANRAHAN, CPA, CMA, MBA, ICD.D**  
**Auditor General**

September 22, 2023  
St. John's, Newfoundland and Labrador

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**STATEMENT OF FINANCIAL POSITION**  
**As at March 31**

	2023	2022
	(000's)	(000's) Restated (Note 3)
<b>FINANCIAL ASSETS</b>		
Cash	\$ 5,330	\$ 23,800
Accounts receivable (Note 4)	2,755	2,283
Land held for sale (Note 5)	9	9
Due from government and other government organizations (Note 6)	36,678	21,622
Loans receivable (Note 7)	5,153	5,690
Receivables from municipalities - land transfers (Note 8)	464	522
	<b>50,389</b>	<b>53,926</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 9)	11,796	9,160
Employee future benefits (Note 10)	22,512	23,399
Due to government and other government organizations (Note 11)	1,446	1,551
Asset retirement obligations (Note 12)	135,424	135,621
Deferred revenue (Note 13)	30,664	28,003
Long-term debt (Note 14)	61,861	66,265
	<b>263,703</b>	<b>263,999</b>
<b>Net debt</b>	<b>(213,314)</b>	<b>(210,073)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets (Note 15)	100,395	100,531
Inventories held for use	478	457
Prepaid expenses (Note 16)	4,250	4,112
	<b>105,123</b>	<b>105,100</b>
<b>Accumulated deficit</b>	<b>\$ (108,191)</b>	<b>\$(104,973)</b>

Contingent liabilities (Note 17)  
Contractual rights (Note 18)  
Contractual obligations (Note 19)  
Trust under administration (Note 23)

Signed on behalf of the Corporation:

*Rhonda M. Neary*

Chairperson

*D. D. D.*

Member

The accompanying notes are an  
integral part of these financial statements.

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**STATEMENT OF OPERATIONS**  
For the Year Ended March 31

	<b>2023 Budget</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
	(000's) Unaudited (Note 27)	(000's)	(000's) Restated (Note 3)
<b>REVENUES (Note 20)</b>			
Province of Newfoundland and Labrador operating grant	\$ 47,408	\$ 54,904	\$ 47,918
CMHC revenue	63,274	49,507	40,296
Other government sources	230	431	409
Rent	23,585	23,371	23,493
Interest	333	817	388
Land sales	-	6	-
Gain on sale of tangible capital assets	-	89	2
Profit from land sales by municipalities	30	61	29
Other	577	660	717
	<b>135,437</b>	<b>129,846</b>	<b>113,252</b>
<b>EXPENSES (Note 20)</b>			
Rental operations	51,119	54,808	49,349
Partner managed housing	7,081	6,171	6,462
Affordable housing investments (Note 21)	49,765	39,277	30,437
Rent supplement	14,399	13,191	10,796
Land development	-	866	10
Administration	19,389	18,751	18,180
	<b>141,753</b>	<b>133,064</b>	<b>115,234</b>
<b>Annual deficit</b>	<b>(6,316)</b>	<b>(3,218)</b>	<b>(1,982)</b>
<b>Accumulated deficit, beginning of year</b>	<b>(104,973)</b>	<b>(104,973)</b>	<b>(102,991)</b>
<b>Accumulated deficit, end of year</b>	<b>\$ (111,289)</b>	<b>\$ (108,191)</b>	<b>\$ (104,973)</b>

The accompanying notes are an  
integral part of these financial statements.

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**STATEMENT OF CHANGE IN NET DEBT**  
**For the Year Ended March 31**

	<b>2023 Budget</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
	(000's) Unaudited (Note 27)	(000's)	(000's) Restated (Note 3)
Annual deficit	\$ (6,316)	\$ (3,218)	\$ (1,982)
<b>Changes in tangible capital assets (Note 15)</b>			
Acquisition of tangible capital assets	(6,716)	(4,455)	(701)
Net book value of tangible capital asset disposals and write-downs	-	7	-
Amortization of tangible capital assets	4,417	4,584	5,026
	(2,299)	136	4,325
<b>Changes in other non-financial assets</b>			
Net (acquisition) of inventories held for use	-	(21)	(17)
Net (acquisition) of prepaid expenses	-	(138)	(26)
	-	(159)	(43)
<b>(Increase) decrease in net debt</b>	<b>(8,615)</b>	<b>(3,241)</b>	<b>2,300</b>
<b>Net debt, beginning of year</b>	<b>(210,073)</b>	<b>(210,073)</b>	<b>(212,373)</b>
<b>Net debt, end of year</b>	<b>\$ (218,688)</b>	<b>\$ (213,314)</b>	<b>\$ (210,073)</b>

The accompanying notes are an  
integral part of these financial statements.



**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**STATEMENT OF CASH FLOWS**  
**For the Year Ended March 31**

	<b>2023</b>	<b>2022</b>
	(000's)	(000's) Restated (Note 3)
<b>Operating transactions</b>		
Annual deficit	\$ (3,218)	\$ (1,982)
Adjustment for non-cash items and change in non-cash operating items:		
Increase (decrease) in provision for doubtful accounts, loans receivable	79	(51)
Amortization of tangible capital assets	4,584	5,026
Gain on sale of tangible capital assets	(89)	(2)
Gain on settlement of asset retirement obligations	(197)	-
Employee future benefits	(887)	(444)
Deferred revenue	2,661	14,798
Forgivable loans	6,049	6,365
Other (Note 24)	(13,156)	5,607
<b>Cash (applied to) provided from operating transactions</b>	<b>(4,174)</b>	<b>29,317</b>
<b>Capital transactions</b>		
Proceeds, net of selling costs, on sale of tangible capital assets	96	2
Cash used to acquire tangible capital assets	(4,455)	(701)
<b>Cash applied to capital transactions</b>	<b>(4,359)</b>	<b>(699)</b>
<b>Investing transactions</b>		
Decrease in receivable from municipalities - land transfers	58	72
Repayment of loans and advances	1,341	1,408
Forgivable loans	(6,049)	(6,365)
Loans and advances	(883)	(816)
<b>Cash applied to investing transactions</b>	<b>(5,533)</b>	<b>(5,701)</b>
<b>Financing transactions</b>		
Debt assumed	1,215	-
Debt retired	(5,619)	(5,277)
<b>Cash applied to financing transactions</b>	<b>(4,404)</b>	<b>(5,277)</b>
<b>(Decrease) increase in cash</b>	<b>(18,470)</b>	<b>17,640</b>
<b>Cash, beginning of year</b>	<b>23,800</b>	<b>6,160</b>
<b>Cash, end of year</b>	<b>\$ 5,330</b>	<b>\$ 23,800</b>

The accompanying notes are an integral part of these financial statements.

**1. Nature of operations**

The Newfoundland and Labrador Housing Corporation (the Corporation) operates under the authority of the Housing Corporation Act. The purpose of the Corporation is to provide cost-effective housing and related programs for the benefit of the residents of the Province of Newfoundland and Labrador with priority given to those most in need. Its affairs are governed by a Board of Directors appointed by the Lieutenant-Governor in Council.

The Corporation is a Crown entity of the Province of Newfoundland and Labrador (the Province) and as such is not subject to Provincial or Federal income taxes.

**2. Summary of significant accounting policies**

**(a) Basis of accounting**

The Corporation is classified as an Other Government Organization as defined by Canadian public sector accounting standards (CPSAS). These financial statements are prepared by management in accordance with CPSAS for provincial reporting entities as established by the Canadian Public Sector Accounting Board. The Corporation does not prepare a statement of remeasurement gains and losses as the Corporation does not enter into relevant transactions or circumstances that are being addressed by that statement. Outlined below are the significant accounting policies followed.

**(b) Financial instruments**

The Corporation's financial instruments recognized on the statement of financial position consist of cash, accounts receivable, due from government and other government organizations, loans receivable, receivables from municipalities - land transfers, accounts payable and accrued liabilities, due to government and other government organizations and long-term debt.

The Corporation generally recognizes a financial instrument when it enters into a contract which creates a financial asset or financial liability. The Corporation subsequently measures all of its financial assets and financial liabilities at cost or amortized cost. Financial assets measured at cost include cash, due from government and other government organizations, and receivables from municipalities - land transfers. Accounts receivable and loans receivable are measured at amortized cost as disclosed in Note 4 and Note 7, respectively. All financial assets are assessed annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations. Financial liabilities measured at cost include accounts payable and accrued liabilities and due to government and other government organizations. Long-term debt is measured at amortized cost as disclosed in Note 14.

Interest attributable to financial instruments is reported in the statement of operations.



**2. Summary of significant accounting policies (cont.)**

**(c) Cash**

Cash includes cash in the bank.

**(d) Land held for sale**

Land held for sale is recorded at the lower of cost and net realizable value.

**(e) Loans receivable**

Loans receivable are recorded at amortized cost. Valuation allowances are made when collection is in doubt and is estimated based on the value of accounts referred to a collection agency and the accounts with reported arrears balances.

**(f) Liability for contaminated sites**

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. A liability for a contaminated site is recognized based on management's best estimate of all costs directly attributable to remediation activities, including the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site, and is recorded net of any expected recoveries.

A liability for the remediation of a contaminated site is recognized when a site is generally not in productive use and all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Corporation:
  - 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.

**(g) Employee future benefits**

The cost of retirement life insurance and health care benefits and accumulating, non-vesting sick leave benefits are actuarially determined using management's best estimate of the long-term inflation rate, compensation increases, discount rate and health care cost trends.

**2. Summary of significant accounting policies (cont.)**

**(g) Employee future benefits (cont.)**

The employees of the Corporation are subject to the Public Service Pensions Act, 2019. Employee contributions are matched by the Corporation and remitted to Provident<sup>10</sup> from which pensions will be paid to employees when they retire. This plan is a multi-employer, defined benefit plan, providing a pension on retirement based on the member's age at retirement, length of service and the average of their best 6 years of earnings for service on or after January 1, 2015, and, for service before January 1, 2015, the higher of the average of the frozen best 5 years of earnings up to January 1, 2015, or the average of the best 6 years of earnings for all service.

**(h) Tangible capital assets**

Tangible capital assets are recorded at cost, which includes amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the assets. Cost includes overhead directly attributable to construction and development, as well as interest costs that are directly attributable to the acquisition or construction of the asset.

The cost, less residual value, of the tangible capital assets, excluding land, is amortized on a straight-line basis over their estimated useful lives as follows:

Rental properties	40 years
Office buildings	40 years
Furniture and office equipment	10 years
Maintenance tools and equipment	10 years
Computer hardware and software	4 years
Vehicles	5 years

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to meet its mandate, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

Contributed capital assets are recorded as revenue at their fair market value on the date of donation, except in circumstances where fair value cannot be reasonably determined, which are then recognized at nominal value. Transfers of capital assets from related parties are recorded at carrying value.



**2. Summary of significant accounting policies (cont.)**

**(i) Inventories held for use**

Inventories held for use include rental property parts and supplies and are recorded at the lower of historical cost and replacement cost.

**(j) Prepaid expenses**

Prepaid expenses include property taxes, insurance, licenses and rent and are recorded as an expense over the periods expected to benefit from it.

**(k) Revenues**

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impracticable.

Government transfers are recognized as revenues in the period the transfer is authorized and all eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the Corporation. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulations related to the liabilities are settled. Government transfers consist of funding from the Province and Canada Mortgage and Housing Corporation (CMHC).

Interest income is accounted for using the effective interest method for all loans, other than the impaired portion of loans. Recognition of interest in accordance with the terms of the original loan agreement ceases when a loan becomes impaired.

**(l) Expenses**

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year is recorded as an expense.

Government transfers are recognized as expenses in the period in which the transfer is authorized and all eligibility criteria have been met. Government transfers include grants and subsidies under the Corporation's social programs.

**2. Summary of significant accounting policies (cont.)**

**(m) Measurement uncertainty**

The preparation of financial statements, in conformity with CPSAS, requires management to make estimates and assumptions that affect the reporting amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenues and expenses during the period. Items requiring the use of significant estimates include the useful life of tangible capital assets, estimated employee future benefits, estimated cost of asset retirement obligations, impairment of assets and liabilities for contaminated sites.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

**(n) Asset retirement obligations**

The Corporation accounts for an asset retirement obligation when the following criteria have been met: (a) there is a legal obligation to incur retirement costs in relation to a tangible capital asset; (b) the past transactions or event giving rise to the liability has occurred; (c) it is expected that future economic benefits will be given up and (d) a reasonable estimate of the amount can be made.

The asset retirement obligation is initially measured using the best estimate of the amount required to retire a tangible capital asset at the financial statement date. At the time of recognition the asset retirement obligation is recorded as a liability and the carrying value of the related tangible capital asset is increased by the same amount. The Corporation amortizes the increased carrying value of tangible capital assets over its remaining useful life.

When the Corporation identifies an asset retirement obligation in connection with a tangible capital asset that has not been recognized, a liability is recorded and the entire estimated cost of the asset retirement obligation is expensed in the same accounting period. Due to the uncertainty of building retirement dates and the large range of retirement for other assets the Corporation has not discounted the costs associated with asset retirement obligations and cannot reliably estimate the timing of expenditures.

The Corporation reconsiders the carrying amount of the liability for an asset retirement obligation at each financial reporting date as new information becomes available regarding the estimated cost to settle the liability.



**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2023**

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**3. Change in significant accounting policy**

Effective April 1, 2022, the Corporation adopted PS 3280 Asset Retirement Obligations which requires public sector entities to record a liability when there is a legal obligation associated with the retirement of a tangible capital asset. The Corporation's accounting policy for these obligations can be found in note 2(n).

*Impact on transition*

The Corporation adopted PS 3280 using the modified retroactive approach which requires restating comparative figures and adjusting opening accumulated surplus at April 1, 2021. Recognition of all liabilities, increases in tangible capital assets and amortization expense have been measured as if PS 3280 had been applied when the applicable tangible capital assets were acquired.

The following table summarizes the changes in comparative figures for the Statements of Financial Position, the Statement of Operations, Statement of Change in Net Debt, Statement of Cash Flows, Note 12, Note 15 and Note 20:

	<b>March 31, 2022, as originally reported</b>	<b>Adjustment required for PS 3280 Adoption</b>	<b>March 31, 2022 Restated</b>
	<b>(000's)</b>	<b>(000's)</b>	<b>(000's)</b>
<b>Statement of Financial Position</b>			
Asset retirement obligations	\$ -	\$ 135,621	\$ 135,621
Total liabilities	128,378	135,621	263,999
Net debt	(74,452)	(135,621)	(210,073)
Tangible capital assets	98,892	1,639	100,531
Non-financial assets	103,461	1,639	105,100
Accumulated surplus (deficit)	29,009	(133,982)	(104,973)
<b>Statement of Operations</b>			
Rental operations expense	48,951	398	49,349
Administration expense	18,179	1	18,180
Total expenses	114,835	399	115,234
Annual deficit	(1,583)	(399)	(1,982)
Accumulated surplus (deficit), beginning of year	30,592	(133,583)	(102,991)
Accumulated surplus (deficit), end of year	\$ 29,009	\$ (133,982)	\$ (104,973)

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2023**

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**3. Change in significant accounting policy (cont.)**

	<b>March 31, 2022, as originally reported</b>	<b>Adjustment required for PS 3280 Adoption</b>	<b>March 31, 2022 Restated</b>
	<b>(000's)</b>	<b>(000's)</b>	<b>(000's)</b>
<b>Statement of Change in Net Debt</b>			
Annual deficit	\$ (1,583)	\$ (399)	\$ (1,982)
Amortization of tangible capital assets	4,627	399	5,026
Total changes in tangible capital assets	3,926	399	4,325
Net debt, beginning of year	(76,752)	(135,621)	(212,373)
Net debt, end of year	(74,452)	(135,621)	(210,073)
<b>Statement of Cash Flows</b>			
Annual deficit	(1,583)	(399)	(1,982)
Amortization of tangible capital assets	4,627	399	5,026
<b>Note 12 Asset Retirement Obligations</b>			
Balance March 31, 2022	-	135,621	135,621
<b>Note 15 Tangible Capital Assets</b>			
Rental properties			
Original cost	242,846	130,353	373,199
Accumulated amortization	204,262	128,725	332,987
Net book value	38,584	1,628	40,212
Office buildings			
Original cost	9,058	635	9,693
Accumulated amortization	5,858	624	6,482
Net book value	3,200	11	3,211
Total original cost	315,208	130,988	446,196
Total accumulated amortization	216,316	129,349	345,665
Total net book value	98,892	1,639	100,531
<b>Note 20 Segmented Information by Object</b>			
Amortization			
Rental operations	3,813	398	4,211
Administration	386	1	387
Total rental operations expense	48,951	398	49,349
Total administration expense	18,179	1	18,180
Total expenses	114,835	399	115,234
Annual deficit	\$ (1,583)	\$ (399)	\$ (1,982)



**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2023**

**4. Accounts receivable**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Harmonized sales tax receivable	\$ 1,707	\$ 1,406
Rents	1,733	985
Other	242	421
	<b>3,682</b>	<b>2,812</b>
Less: provision for doubtful accounts	<b>(927)</b>	<b>(529)</b>
	<b>\$ 2,755</b>	<b>\$ 2,283</b>

**5. Land held for sale**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Land held for sale, beginning of year	\$ 9	\$ 9
Land development costs incurred during the year	-	-
	<b>9</b>	<b>9</b>
Less: cost of earned sales recognized during year	-	-
Land held for sale, end of year	<b>\$ 9</b>	<b>\$ 9</b>

In September 1998, the Province directed the Corporation to divest of the majority of its land holdings. Land held for sale is valued at the lower of cost and net realizable value. The estimated net realizable value is determined using management's best estimates of future sales and costs. Management recognizes that changes in future conditions, such as market demand, assumed in making these estimates, are not predictable. Consequently, adjustments to the carrying value of the asset are possible depending upon the impact of any changes and management's best estimate of them.

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2023**

**6. Due from government and other government organizations**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
CMHC	\$ 29,432	\$ 12,383
Province of Newfoundland and Labrador	6,990	9,017
Municipalities	256	222
	<b>\$ 36,678</b>	<b>\$ 21,622</b>

**7. Loans receivable**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Forgivable loans bearing no interest	\$ 66,714	\$ 72,763
Promissory notes bearing fixed interest rates ranging from 0.47% to 10.5%, repayable in blended monthly principal and interest payments with due dates ranging from April 2023 to February 2050. These notes are unsecured and can be retired prior to maturity.	4,732	4,805
Mortgages bearing fixed interest rates ranging from 0% to 1.7%, repayable in blended monthly principal and interest payments with due dates ranging from June 2031 to September 2040. These mortgages are secured and can be retired prior to maturity.	1,906	2,291
Less: provision for forgivable loans	(66,714)	(72,763)
Less: provision for doubtful accounts	(1,485)	(1,406)
	<b>\$ 5,153</b>	<b>\$ 5,690</b>

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**7. Loans receivable (cont.)**

Forgivable loans bearing no interest are advanced to recipients subject to meeting certain eligibility criteria and are recorded through grants and subsidies expense when advanced. Forgiveness terms include an amortization period ranging between 1 and 25 years, during which time the unamortized portion of the loan is required to be repaid only upon sale of the property. As such, there is a low likelihood of required repayment.

**8. Receivable from municipalities - land transfers**

In September 1998, the Province directed the Corporation to enter into agreements with municipalities to transfer its banked and developed industrial and commercial land. The agreements will transfer these lands to the municipalities under a mortgage arrangement and provide for a share of future land sales revenue to the Corporation.

The receivable is valued at the lower of the carrying value of the land at the date of transfer and the Corporation's share of the net realizable value of the land as outlined in the agreements. The estimated net realizable value is determined using management's best estimates of future sales. Management recognizes that changes in future conditions, such as market demand, assumed in making these estimates are not predictable. Consequently, adjustments to the carrying value of the receivable from municipalities re: land transfers are possible depending on the impact of any changes and management's best estimate of them.

For the year ended March 31, 2023, 21 agreements were in place for the transfer of land to municipalities at a carrying value of \$464,000 (2022 - \$522,000).

**9. Accounts payable and accrued liabilities**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Trade accounts payable	<b>\$ 7,513</b>	<b>\$ 6,029</b>
Salaries and benefits payable	<b>235</b>	<b>153</b>
Accrued leave	<b>2,180</b>	<b>2,119</b>
Liability for contaminated sites (Note 9(a))	<b>877</b>	<b>30</b>
Other	<b>991</b>	<b>829</b>
	<b>\$ 11,796</b>	<b>\$ 9,160</b>



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**9. Accounts payable and accrued liabilities (cont.)**

**(a) Liability for contaminated sites**

The Corporation recognized an estimated environmental liability of \$847,000 related to the removal of abandoned fuel storage facilities in the Stephenville Industrial Park (2022 - \$0). A report from an independent consulting firm with expertise in engineering and environmental services was used as a basis of measurement. No expenditures were incurred during the fiscal year ended March 31, 2023. There are no estimated recoveries anticipated.

The Corporation also recognized an estimated environmental liability of \$30,000 related to soil remediation at Empire Avenue, St. John's (2022 - \$30,000). The nature of the liability is related to the removal of underground fuel storage tanks. Historical costs of previous work of this nature were used as a basis of measurement. No expenditures were incurred during the fiscal year ended March 31, 2023. There are no estimated recoveries anticipated.

A liability has not been recognized in relation to the following contaminated site, since based on past experience, it is not expected that future economic benefits would be given up:

Name of the Contaminated Site	Nature of Contamination
Octagon Pond Area, Paradise	Hydrocarbons and various heavy metals in soil and ground water

A liability has not been recognized in relation to the following contaminated sites since a reasonable estimate of the amount could not be made, due to the unknown extent of contamination:

Name of the Contaminated Site	Nature of Contamination
Various Locations, St. John's	Underground fuel storage tanks
Stephenville Industrial Park	Abandoned fuel storage facilities (in addition to above costs)
Gander Industrial Park	Soil contamination



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**10. Employee future benefits**

Information about obligations for retirement benefits and other employee future benefits is as follows:

**(a) Pension Plan**

The Corporation and its employees contribute to the Public Service Pension Plan in accordance with the Public Service Pensions Act, 2019 (the Act). The plan is administered by Provident<sup>10</sup>, including payment of pension benefits to employees to whom the Act applies.

The plan provides a pension to employees based on the member's age at retirement, their length of service and rates of pay. The maximum contribution rate for eligible employees was 11.85% (2022 - 11.85%). The Corporation contributes an amount equal to the employee contributions to the plan. The pension expense for the Corporation for the year ended March 31, 2023 was \$1,505,054 (2022 - \$1,496,090).

**(b) Retirement and other employee future benefit liabilities**

	2023			2022	
	Retirement life insurance and health care benefits (000's)	Severance pay (000's)	Accumulating Non-vesting Sick leave benefits (000's)	Total Employee Benefits (000's)	Total Employee Benefits (000's)
Accrued employee future benefit obligations, end of year	\$ 21,753	\$ 80	\$ 697	\$ 22,530	\$ 20,597
Unamortized actuarial gain (loss), end of year	2	-	(20)	(18)	2,802
Employee future benefits liability, end of year	\$ 21,755	\$ 80	\$ 677	\$ 22,512	\$ 23,399

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**10. Employee future benefits (cont.)**

**(c) Change in employee future benefits liability**

	2023			2022	
	Retirement life insurance and health care benefits (000's)	Severance pay (000's)	Accumulating Non-vesting Sick leave benefits (000's)	Total Employee Benefits (000's)	Total Employee Benefits (000's)
Current period benefit cost	\$ -	\$ -	\$ 86	\$ 86	\$ 84
Interest on accrued benefit obligation	920	-	35	955	940
Amortization of actuarial (gains) losses	(1,119)	-	35	(1,084)	(853)
Employee future benefits expense (recovery)	(199)	-	156	(43)	171
Less: benefits payments	(553)	(46)	(245)	(844)	(615)
Change in employee future benefits liability	\$ (752)	\$ (46)	\$ (89)	\$ (887)	\$ (444)

**(d) Retirement and other employee future benefits**

**i. Retirement life insurance and health care benefits**

All retired employees of the Corporation are eligible to participate in the group insurance plans. Under the plans, the Corporation pays up to 50% of the total premium charged towards the benefits of both active employees and retirees for life insurance and health care benefits. The Corporation pays 100% of retirees' life insurance premiums after age 65. There are no fund assets associated with these group insurance plans.

**10. Employee future benefits (cont.)**

**(d) Retirement and other employee future benefits (cont.)**

**ii. Severance pay**

Effective May 1, 2014, there will be no further accumulation of severance pay service for unionized employees. Unionized employees who qualified for severance pay on that date could elect to either receive all, or a portion of severance pay accumulated as at April 30, 2014 in advance of resignation, retirement, expiry of recall rights or defer receiving their entitlement to a later date.

On May 31, 2018, the Province enacted legislation affecting severance pay for executives, managers, and non-management/non-union employees. As a result of the legislation, executive, managers and non-management/non-union employees with at least one year of service were entitled to one week of salary for each complete year of service, up to a maximum of 20 weeks, no additional severance accrued beyond May 31, 2018. Employees impacted by this change could elect to either receive all of their entitlement by March 31, 2019, or defer receiving their entitlement to a later date.

The severance liability as at March 31, 2023 represents severance owing to unionized and management employees who deferred receiving their severance entitlement.

**iii. Accumulating, non-vesting sick leave benefits**

All unionized employees hired before May 4, 2004 are credited with 2 days per month and all unionized employees hired thereafter are credited with 1 day per month for use as paid absences in the year due to illness. Employees are allowed to accumulate unused sick day credits each year, up to the allowable maximum provided in their respective employment agreement. Accumulated credits may be used in future years to the extent that the employee's illness exceeds the current year's allocation of credits. The use of accumulated sick days for sick leave compensation ceases on termination of employment. The benefit costs and liabilities are included in the financial statements.

**iv. Actuarial valuation**

The accrued benefit obligations, excluding severance, for employee future benefit plans as at March 31, 2023, are based on valuations performed as at March 31, 2021.



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**10. Employee future benefits (cont.)**

**(d) Retirement and other employee future benefits (cont.)**

**iv. Actuarial valuation (cont.)**

Assumptions about future events used in the calculation of the accrued employee future benefit obligations are as follows:

	<b>2023</b>	<b>2022</b>
Long-term inflation rate	<b>1.75%</b>	1.75%
Compensation increase	<b>2.50%</b>	2.50%
Discount rate	<b>4.75%</b>	4.75%
Health care cost trend	<b>3.50%</b>	3.50%

Other assumptions used in the valuation include termination rates, plan participation rates, utilization rates and mortality rates.

Actuarial assumptions are reviewed and assessed on a regular basis to ensure that the accounting assumptions take into account various changing conditions and reflect the Corporation's best estimate of expectations over the long-term.

**v. Experience gains or losses**

Experience gains or losses are amortized over twelve years, which is the estimated average remaining service life of active participants. The amortization amount will be included with retirement costs in the financial statements commencing in the year subsequent to the year in which the experience gain or loss arose.

**11. Due to government and other government organizations**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
CMHC - accrued interest payable	<b>\$ 652</b>	\$ 685
Federal government business enterprise	<b>1</b>	1
Provincial government	<b>2</b>	6
Provincial government business enterprise	<b>16</b>	17
Municipalities	<b>775</b>	842
	<b>\$ 1,446</b>	\$ 1,551

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**12. Asset retirement obligations**

The Corporation's asset retirement obligations relate to asbestos found in buildings and disposal of oil tanks, septic systems, water wells and air conditioning systems.

The asset retirement obligation for asbestos is amortized on a straight-line basis over the original 40-year useful life of buildings due to buildings having no estimated retirement date. Oil tank asset retirement obligations are expensed in the year of asset acquisition. Water well and septic system asset retirement obligations are amortized on a straight-line basis over ranges of 15-30 years and 15-25 years, respectively.

The liabilities were estimated using a quote provided by an independent third party with expertise in engineering and environmental consulting. During the years ended March 31, 2022 and March 31, 2023 there were no additions of assets with associated asset retirement obligations and no expenditure related to the retirement of assets. There was a \$197,000 settlement of asset retirement obligations in the year ended March 31, 2023 resulting from buildings impacted by fires. A summary of the liability can be found in the table below:

	<b>Asbestos</b>	<b>Oil Tanks</b>	<b>Other</b>	<b>Total</b>
	<b>(000's)</b>	<b>(000's)</b>	<b>(000's)</b>	<b>(000's)</b>
				<b>(Note 3)</b>
Balance March 31, 2021	-	-	-	-
Adjustment on initial application of PS 3280	\$ 130,412	\$ 4,633	\$ 576	\$ 135,621
Adjusted Balance, April 1, 2021	130,412	4,633	576	135,621
Additions	-	-	-	-
Settlement of obligations	-	-	-	-
<b>Balance, March 31, 2022</b>	<b>130,412</b>	<b>4,633</b>	<b>576</b>	<b>135,621</b>
Additions	-	-	-	-
Settlement of obligations	(197)	-	-	(197)
<b>Balance, March 31, 2023</b>	<b>\$ 130,215</b>	<b>\$ 4,633</b>	<b>\$ 576</b>	<b>\$ 135,424</b>

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**13. Deferred revenue**

	Balance, beginning of year (000's)	Billings/receipts during year (000's)	Transferred to revenue (000's)	Balance, end of year (000's)
CMHC Affordable Housing Program	\$ 22,292	\$ 8,940	\$ (10,720)	\$ 20,512
CMHC Provincial Home Repair Program	4,576	3,870	(3,390)	5,056
CMHC Rent Supplement Program	929	-	(163)	766
Seniors Resource Centre Association of Newfoundland and Labrador	206	140	(152)	194
Province of Newfoundland and Labrador	-	4,136	-	4,136
	\$ 28,003	\$ 17,086	\$ (14,425)	\$ 30,664

Deferred revenue from CMHC relates to the unearned balance of funds from CMHC for programs as outlined under various federal-provincial agreements. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2023, CMHC funding in the amount of \$26,344,000 (2022 - \$27,797,000) was received or receivable but not earned.

Deferred revenue from Seniors Resource Centre Association of Newfoundland and Labrador Inc. relates to the unearned balance of funds from Seniors Resource Centre Association of Newfoundland and Labrador Inc. as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2023, Seniors Resource Centre Association of Newfoundland and Labrador Inc. funding in the amount of \$194,000 (2022 - \$206,000) was received but not earned.

Deferred revenue from the Province relates to the unearned balance of funds from the Province as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related capital expenditures are incurred. As of March 31, 2023, Province funding in the amount of \$4,136,000 (2022 - \$0) was receivable but not earned.



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**14. Long-term debt**

Long-term debt reported on the statement of financial position is comprised of the following:

	2023 (000's)	2022 (000's)
Long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement of April 1997 payable to CMHC, bearing fixed interest rates ranging from 7.88% to 19.75%, repayable in blended quarterly principal and interest payments of \$2,815,592 with due dates ranging from January 2025 to January 2038. This debt is not secured and cannot be retired prior to maturity. The principal and interest payments required are funded entirely through the annual CMHC grant pursuant to the Canada - Newfoundland Social Housing Agreement of April 1997.	\$ 55,949	\$ 59,566
CMHC fixed rate term debentures, at variable interest rates of 0.47% to 2.27% repayable in blended monthly installments of \$157,431, with final due dates ranging from April 2023 to January 2030. This debt is not secured and can be retired prior to maturity.	4,697	6,699
CMHC forgivable loan arising under the CMHC Federal Lands Initiative with an anticipated substantial project completion date of March 15, 2026.	1,215	-
	<b>\$ 61,861</b>	<b>\$ 66,265</b>

Anticipated annual principal repayments over the next five years and thereafter are as follows:

	(000's)
2024	\$ 5,555
2025	5,606
2026	5,548
2027	5,493
2028	5,891
2029 - 2038	32,553
Forgivable loan	<u>1,215</u>
	<u>\$ 61,861</u>

Interest expense for the year on outstanding debt totaled \$7,861,000 (2022 - \$8,210,000) and is included in interest and bank charges in the segmented information by object (Note 20).

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**15. Tangible capital assets**

**March 31, 2023**

	Land (000's)	Rental properties (000's)	Office buildings (000's)	Furniture and office equipment (000's)	Maintenance tools and equipment (000's)	Computer hardware (000's)	Computer software (000's)	Vehicles (000's)	Total (000's)
<b>Cost</b>									
Opening balance	\$ 56,443	\$ 373,199	\$ 9,693	\$ 246	\$ 86	\$ 1,508	\$ 2,953	\$ 2,068	\$ 446,196
Additions	1,275	2,671	-	-	-	38	-	471	4,455
Disposals	-	(7)	-	-	-	-	-	(340)	(347)
Write-downs	-	(511)	-	-	-	-	-	-	(511)
Closing balance	\$ 57,718	\$ 375,352	\$ 9,693	\$ 246	\$ 86	\$ 1,546	\$ 2,953	\$ 2,199	\$ 449,793
<b>Accumulated amortization</b>									
Opening balance	\$ -	\$ 332,987	\$ 6,482	\$ 240	\$ 86	\$ 1,431	\$ 2,723	\$ 1,716	\$ 345,665
Amortization	-	4,013	222	2	-	45	112	190	4,584
Disposals	-	-	-	-	-	-	-	(340)	(340)
Write-downs	-	(511)	-	-	-	-	-	-	(511)
Closing balance	-	336,489	6,704	242	86	1,476	2,835	1,566	349,398
<b>Net book value</b>	<b>\$ 57,718</b>	<b>\$ 38,863</b>	<b>\$ 2,989</b>	<b>\$ 4</b>	<b>\$ -</b>	<b>\$ 70</b>	<b>\$ 118</b>	<b>\$ 633</b>	<b>\$ 100,395</b>

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**15. Tangible capital assets (cont.)**

**March 31, 2022**

	Land (000's)	Rental properties (000's) Restated (Note 3)	Office buildings (000's) Restated (Note 3)	Furniture and office equipment (000's)	Maintenance tools and equipment (000's)	Computer hardware (000's)	Computer software (000's)	Vehicles (000's)	Total (000's) Restated (Note 3)
<b>Cost</b>									
Opening balance	\$ 56,276	\$ 372,869	\$ 9,693	\$ 246	\$ 86	\$ 1,453	\$ 2,884	\$ 2,016	\$ 445,523
Additions	167	330	-	-	-	55	69	80	701
Disposals	-	-	-	-	-	-	-	(28)	(28)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	\$ 56,443	\$ 373,199	\$ 9,693	\$ 246	\$ 86	\$ 1,508	\$ 2,953	\$ 2,068	\$ 446,196
<b>Accumulated amortization</b>									
Opening balance	\$ -	\$ 328,519	\$ 6,260	\$ 237	\$ 86	\$ 1,375	\$ 2,616	\$ 1,574	\$ 340,667
Amortization	-	4,468	222	3	-	56	107	170	5,026
Disposals	-	-	-	-	-	-	-	(28)	(28)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	-	332,987	6,482	240	86	1,431	2,723	1,716	345,665
<b>Net book value</b>	<b>\$ 56,443</b>	<b>\$ 40,212</b>	<b>\$ 3,211</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>\$ 77</b>	<b>\$ 230</b>	<b>\$ 352</b>	<b>\$ 100,531</b>



**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**15. Tangible capital assets (cont.)**

Cost of rental properties at March 31, 2023, includes work in progress of \$3,816,000 (2022 - \$1,591,000). Work in progress is not being amortized as it is not yet available for use. There were no contributed tangible capital assets during the year (2022 - \$0).

In accordance with current accounting standards, intangible assets and items inherited by right of the Crown, such as Crown lands, are not recognized as tangible capital assets.

**16. Prepaid expenses**

Prepaid expenses consist of:

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Property taxes and other municipal fees	<b>\$ 3,637</b>	<b>\$ 3,518</b>
Insurance costs	<b>263</b>	<b>256</b>
Workers' compensation fees	<b>232</b>	<b>242</b>
Software licenses	<b>112</b>	<b>90</b>
Rent	<b>6</b>	<b>6</b>
	<b>\$ 4,250</b>	<b>\$ 4,112</b>

**17. Contingent liabilities**

**(a) Guaranteed debt**

The Corporation has provided loan guarantees pursuant to the Canada-Newfoundland Social Housing Agreement in respect of certain CMHC debt of partner managed housing operators. For the year ended March 31, 2023, the amount of the principal outstanding under this guarantee, and limit of the guarantee, was \$11,884,000 (2022 - \$15,673,000). There was no provision for losses during the year on the loan guarantees (2022 - \$0).

**(b) Legal liabilities**

A number of small claims have been filed against the Corporation for alleged breach of contract, general damages and personal claims. These claims have not progressed far enough to enable the formation of a definite opinion as to their outcomes. Therefore, the likelihood and the amount of loss to the Corporation is not determinable at this time.

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**18. Contractual rights**

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The Corporation has entered into the Social Housing Agreement (1997) and the CMHC – Newfoundland and Labrador Bilateral Agreement under the 2017 National Housing Strategy. The contractual rights of the Corporation for future assets and revenues are \$195,814,000 (2022 - \$226,746,000) for the Social Housing Agreement (1997) and \$120,313,000 (2022 - \$137,717,000) for CMHC-Newfoundland and Labrador Bilateral Agreement.

**19. Contractual obligations**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Uncompleted purchase and construction contracts	\$ 4,539	\$ 7,377
Commitments under lending programs	5,495	6,009
Commitments under grant programs	5,738	5,542
	<b>\$ 15,772</b>	<b>\$ 18,928</b>

Contractual obligations are those to outside organizations and individuals in respect of contracts entered into on or before March 31, 2023. These contractual obligations will become liabilities when the terms of the contracts are met.

**20. Segmented information by object**

The Corporation reports its revenue and expenses by program area as outlined in its approved budget.

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**20. Segmented information by object (cont.)**

	Rental operations		Partner managed housing		Affordable housing investments		Rent supplement		Land development		Administration		Total	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
	Restated (Note 3)													
<b>Revenues</b>														
Province of Newfoundland and Labrador operating grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$54,904	\$47,918	\$54,904	\$47,918
CMHC revenue	-	-	-	-	18,348	8,430	171	171	-	-	30,988	31,695	49,507	40,296
Other government sources	248	214	-	-	183	195	-	-	-	-	-	-	431	409
Rent	23,371	23,493	-	-	-	-	-	-	-	-	-	-	23,371	23,493
Interest	-	-	-	-	-	-	-	-	-	-	817	388	817	388
Land sales	-	-	-	-	-	-	-	-	6	-	-	-	6	-
Gain on sale of tangible capital assets	89	2	-	-	-	-	-	-	-	-	-	-	89	2
Profit from land sales by Municipalities	-	-	-	-	-	-	-	-	61	29	-	-	61	29
Other	-	-	-	-	-	-	-	-	-	-	660	717	660	717
	23,708	23,709	-	-	18,531	8,625	171	171	67	29	87,369	80,718	129,846	113,252
<b>Expenses</b>														
Rental property operating costs	29,273	22,523	-	-	-	-	-	-	-	-	-	-	29,273	22,523
Amortization	3,775	4,211	428	428	-	-	-	-	-	-	381	387	4,584	5,026
Grants and subsidies	8,613	8,921	5,734	6,024	39,111	30,392	13,191	10,796	-	-	-	-	66,649	56,133
Other administration	-	-	-	-	-	-	-	-	866	10	2,534	2,487	3,400	2,497
Salaries and benefits	4,497	4,920	-	-	-	-	-	-	-	-	14,989	14,495	19,486	19,415
Interest and bank charges	7,935	8,367	9	10	-	-	-	-	-	-	847	811	8,791	9,188
Valuation allowances	715	407	-	-	166	45	-	-	-	-	-	-	881	452
	54,808	49,349	6,171	6,462	39,277	30,437	13,191	10,796	866	10	18,751	18,180	133,064	115,234
<b>Annual (deficit) surplus</b>	<b>\$(31,100)</b>	<b>\$(25,640)</b>	<b>\$(6,171)</b>	<b>\$(6,462)</b>	<b>\$(20,746)</b>	<b>\$(21,812)</b>	<b>\$(13,020)</b>	<b>\$(10,625)</b>	<b>\$(799)</b>	<b>\$ 19</b>	<b>\$68,618</b>	<b>\$62,538</b>	<b>\$(3,218)</b>	<b>\$(1,982)</b>



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**21. Affordable Housing Investments by Program**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
Emergency Housing	\$ 11,865	\$ 6,017
Transition Housing	9,162	9,012
Supportive Living	7,938	7,862
Home Repair & Modification	5,332	5,019
Home Energy Savings	2,204	954
Provincial Housing & Homelessness Partnership	1,498	125
Hurricane Fiona Rent Relief	819	-
Affordable Housing	475	1,304
Down Payment Assistance	(16)	24
Provincial Homelessness Fund	-	120
	<b>\$ 39,277</b>	<b>\$ 30,437</b>

**22. Related party transactions**

**(a) Transactions with related parties**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
<b>REVENUES</b>		
<b>Province of Newfoundland and Labrador operating grant</b>		
Consolidated Revenue Fund	\$ 54,904	\$ 47,918
<b>Rent</b>		
Consolidated Revenue Fund	160	160
Labrador-Grenfell Regional Health Authority	13	13
<b>EXPENSES</b>		
<b>Rental operations</b>		
Consolidated Revenue Fund	91	108
Nalcor Energy	71	58
<b>Partner managed housing</b>		
Eastern Regional Health Authority	666	516
Western Regional Health Authority	230	280
Central Regional Health Authority	164	133

**NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**  
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**22. Related party transactions (cont.)**

	<b>2023</b>	<b>2022</b>
	<b>(000's)</b>	<b>(000's)</b>
<b>Expenses (cont.)</b>		
Labrador-Grenfell Regional Health Authority	<b>76</b>	<b>41</b>
<b>Affordable housing investments</b>		
Eastern Regional Health Authority	<b>175</b>	<b>175</b>
<b>Administration</b>		
Consolidated Revenue Fund	<b>230</b>	<b>230</b>
Memorial University	<b>9</b>	<b>-</b>
College of the North Atlantic	<b>2</b>	<b>-</b>
Nalcor Energy	<b>1</b>	<b>1</b>

**(b) Balances due from and to related parties**

**Due from government and other government organizations**

Consolidated Revenue Fund	<b>\$ 6,970</b>	<b>\$ 8,968</b>
Labrador-Grenfell Regional Health Authority	<b>(2)</b>	<b>33</b>
Central Regional Health Authority	<b>-</b>	<b>9</b>
Eastern Regional Health Authority	<b>22</b>	<b>4</b>
Western Regional Health Authority	<b>-</b>	<b>3</b>

**Due to government and other government organizations**

Consolidated Revenue Fund	<b>-</b>	<b>1</b>
Nalcor Energy	<b>16</b>	<b>17</b>
Labrador-Grenfell Regional Health Authority	<b>-</b>	<b>5</b>
College of the North Atlantic	<b>2</b>	<b>-</b>

**23. Trust under administration**

For the year ended March 31, 2023, the balance of funds held in trust was \$3,206,000 (2022 - \$3,206,000). The funds are held on behalf of various non-profit housing groups to provide for the future replacement or repair of capital items.

# NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

## NOTES TO FINANCIAL STATEMENTS

March 31, 2023

### 24. Statement of cash flows - other

	2023	2022
	(000's)	(000's)
Accounts receivable	\$ (870)	\$ 441
Accounts receivable - provision for doubtful accounts	398	143
Due from government and other government organizations	(15,056)	3,766
Accounts payable and accrued liabilities	2,636	1,833
Due to government and other government organizations	(105)	(533)
Inventories held for use	(21)	(17)
Prepaid expenses	(138)	(26)
	<b>\$ (13,156)</b>	<b>\$ 5,607</b>

### 25. Financial Risk Management

The Corporation recognizes the importance of managing risks and this includes policies, procedures and oversight designed to reduce risks identified to an appropriate threshold. The risks that the Corporation is exposed to through its financial instruments are credit risk, market risk, and liquidity risk. There was no significant change in the Corporation's exposure to these risks or its processes for managing these risks from the prior year.

#### Credit risk

Credit risk is the risk that the Corporation will incur a loss due to the failure by its debtors to meet their contractual obligations. The Corporation is exposed to credit risk with respect to cash, accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities – land transfers. The Corporation's maximum exposure to credit risk is the carrying amounts of these financial instruments. The Corporation is not exposed to significant credit risk with its cash because this financial instrument is held with a Chartered Bank. The Corporation is not exposed to significant credit risk with due from government and other government organizations and receivables from municipalities - land transfers because of their nature.

The Corporation has policies and procedures for the monitoring and collection of accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities - land transfers so as to mitigate potential credit losses. Also, the Corporation has mitigated its exposure to credit risk on its mortgage loans receivable through claims on real estate properties should borrowers default on paying the loans. In the case of a foreclosure, the Corporation has the option of evicting the tenant and selling the real estate property, using the proceeds to clear the mortgage debt.



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**25. Financial Risk Management (cont.)**

**Credit risk (cont.)**

An estimated impairment of accounts receivable for \$927,000 (2022 - \$529,000) has been provided for through an allowance for decline in value, as disclosed in Note 4. An estimated impairment of loans receivable for \$1,485,000 (2022 - \$1,406,000) has been provided for through an allowance for decline in value, as disclosed in Note 7. The Corporation classifies its loans receivable as impaired in accordance with Note 2(e). The Corporation classifies its accounts receivable as impaired when collection is in doubt and is based on analysis of the balance.

At March 31, 2023, the aging of loans receivable that are past due but not impaired, are as follows:

	(000's)
30 days	\$ 73
60 days	115
90 days	22
Over 90 days	<u>30</u>
	<u>\$ 240</u>

Accounts receivable and loans receivable which are not impaired or past due are considered collectible by the Corporation. There are no provisions for doubtful accounts for the other financial instruments, as all amounts are considered collectible.

**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 (foreign exchange) risk, interest rate risk and other price risk. The Corporation is not exposed to significant currency (foreign exchange) risk or other price risk.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The interest rate exposure relates to cash, loans receivable and long-term debt. For the year ended March 31, 2023, the interest rate exposure on cash is such that a change of 25 basis points in interest rates would result in an increase/decrease in annual surplus of \$36,000 (2022 - \$37,000). The interest rate risk on loans receivable is considered to be low because the interest rates are fixed to maturity. The Corporation is subject to the risks associated with long-term debt financing, including the risk that debt will not be refinanced on terms as favorable as those of the existing debts. There is no interest rate risk on long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement as interest rates are fixed to maturity. For the year ended March 31, 2023, the increase/decrease in annual surplus for each one point change in interest rates on the CMHC fixed rate term debentures amounts to \$34,000 (2022 - \$42,000).

# NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

## NOTES TO FINANCIAL STATEMENTS

March 31, 2023

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### 25. Financial Risk Management (cont.)

#### Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its financial liabilities and contractual obligations as they fall due. The liquidity risk, relating mainly to accounts payable and accrued liabilities, due to government and other government organizations, asset retirement obligations, long-term debt, and contractual obligations, is considered to be low. The anticipated annual principal repayments on the Corporation's long-term debt is disclosed in Note 14. The Corporation maintains adequate cash to ensure all its financial liabilities and contractual obligations can be met when they fall due. The Corporation has an authorized credit facility totaling \$3,000,000 (2022 - \$3,000,000), which is unused as at March 31, 2023.

### 26. Self-insurance

With the exception of certain high-risk projects, the Corporation follows the policy of self-insuring its rental properties for property damage such as fire, water and vandalism. The costs of these repairs are charged to rental properties expenses.

### 27. Budgeted figures

Budgeted figures have been provided for comparison purposes and have been derived from the estimates approved by the Board of Directors and the Lieutenant-Governor in Council. Budgeted figures included in the financial statements are not audited.

### 28. Non-financial assets

The recognition and measurement of non-financial assets is based on their service potential. These assets will not provide resources to discharge liabilities of the Corporation. For non-financial assets, the future economic benefit consists of their capacity to render service to further the Corporation's objectives.