

Consolidated financial statements of

**The Corporation of the  
Town of Newmarket**

December 31, 2020

# The Corporation of the Town of Newmarket

December 31, 2020

## Table of contents

Independent Auditor’s Report ..... 1-2

Consolidated Statement of Financial Position..... 3

Consolidated Statement of operations And Accumulated Surplus.....4-5

Consolidated Statement of Change in Net Financial Assets..... 6

Consolidated Statement of Cash Flows ..... 7-8

Notes to the Consolidated Financial Statements ..... 9-24

Schedule 1 – Tangible Capital Assets – Summary by Category..... 25-26

Schedule 2 – Segment Disclosures – Service Bundle ..... 27-29

## Independent Auditor's Report

To the Members of Council of  
The Corporation of the Town of Newmarket

### Opinion

We have audited the consolidated financial statements of The Corporation of the Town of Newmarket (the "Town"), which comprise the consolidated statement of financial position as at December 31, 2020, and the consolidated statements of operations and accumulated surplus, change in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Town as at December 31, 2020, and the results of its operations, changes in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Town 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 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 Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

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

### Auditor's Responsibilities for the Audit of the 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 GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian GAAS, 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 Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Town to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
Licensed Public Accountants  
June 21, 2021

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Consolidated Statement of Financial Position**

**December 31, 2020**

	<u>2020</u>	<u>2019</u>
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents (Note 4)	\$ 61,522,596	\$ 52,586,372
Temporary investments (Note 5)	64,834,304	62,968,260
Taxes receivable (Note 6) (a)	13,659,099	5,324,399
User charges receivable	10,612,009	6,827,688
Accounts receivable (Note 6) (b)	1,530,855	7,399,855
Inventory for resale (Note 8)	55,809	43,450
Surplus land (Note 9)	155,285	155,285
Loans receivable (Note 6) (c)	7,786,343	120,097
Investment in Newmarket Hydro Holdings Inc. (Note 10)	67,998,430	67,910,617
	<u>228,154,730</u>	<u>203,336,023</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 11)	30,706,653	31,795,118
Interest payable on long-term debt	653,369	710,869
Employee future benefits liability (Note 12)	7,786,842	7,457,790
Long-term disability benefits liability (Note 13)	4,539,602	4,502,355
Deferred revenue (Note 14)	50,586,804	43,008,294
Long-term debt (Note 15)	41,561,103	45,081,715
	<u>135,834,373</u>	<u>132,556,141</u>
<b>NET FINANCIAL ASSETS</b>	<u>92,320,357</u>	<u>70,779,882</u>
<b>NON-FINANCIAL ASSETS</b>		
Inventory (Note 8)	1,092,812	756,772
Prepaid expenses and other (Note 7)	2,167,783	2,322,308
Tangible capital assets (Note 24)	537,113,344	518,383,541
	<u>540,373,939</u>	<u>521,462,621</u>
<b>ACCUMULATED SURPLUS (Note 21)</b>	<u>\$ 632,694,296</u>	<u>\$ 592,242,503</u>

Contingencies and lease agreements (Notes 17 and 18)

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Consolidated Statement of Operations and Accumulated Surplus**  
**Year ended December 31, 2020**

	2020		2019
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
	(Note 2)		
<b>REVENUES</b>			
<b>Taxation and user charges</b>			
Residential and farm taxation	\$ 54,842,182	\$ <b>54,157,793</b>	\$ 52,243,991
Commercial, industrial and business taxation	10,370,591	<b>10,674,327</b>	10,536,717
Taxation from other governments	722,525	<b>949,067</b>	842,041
User charges	56,226,497	<b>51,085,098</b>	55,803,009
	122,161,795	<b>116,866,285</b>	119,425,758
<b>Government Transfers (Note 22)</b>			
Government of Canada	-	<b>92,122</b>	1,106,248
Federal Gas Tax (Note 14)	6,458,000	<b>1,314,489</b>	2,602,483
Province of Ontario	660,891	<b>4,005,588</b>	2,581,618
	7,118,891	<b>5,412,199</b>	6,290,349
<b>Other</b>			
Contribution from developers	13,770,171	<b>31,725,755</b>	8,489,238
Investment income	2,456,604	<b>2,951,303</b>	3,685,633
Fine, penalties and interest	1,839,754	<b>451,176</b>	1,681,254
Rent and other	4,671,760	<b>2,701,638</b>	2,909,993
(Loss) on disposal of tangible capital assets	-	<b>(729,911)</b>	(222,999)
	22,738,289	<b>37,099,961</b>	16,543,119
<b>TOTAL REVENUES</b>	\$ 152,018,975	\$ <b>159,378,445</b>	\$ 142,259,226

**THE CORPORATION OF THE TOWN OF NEWMARKET**  
**Consolidated Statement of Operations and Accumulated Surplus**  
**Year ended December 31, 2020**

	<b>2020</b>		<b>2019</b>
	<u>Budget</u> (Note 2)	<u>Actual</u>	<u>Actual</u>
<b>EXPENSES (Note 25)</b>			
General government	\$ 19,691,858	18,029,151	\$ 17,888,430
Protection to persons and property	20,092,345	20,177,571	19,334,894
Transportation services	14,426,071	13,696,911	16,728,171
Environmental services	43,752,454	39,915,591	40,501,514
Recreation and cultural services	37,152,877	25,294,474	36,081,394
Planning and development	3,459,952	3,029,864	3,655,469
	<b>138,575,557</b>	<b>120,143,562</b>	<b>134,189,872</b>
<b>Income/(loss) From Newmarket Hydro Holdings Inc. (Note 10)</b>	<b>2,336,000</b>	<b>1,423,813</b>	<b>(541,634)</b>
<b>Loss on foreign exchange</b>	<b>-</b>	<b>(206,903)</b>	<b>(543,220)</b>
<b>ANNUAL SURPLUS</b>	<b>15,779,418</b>	<b>40,451,793</b>	<b>6,984,500</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>592,242,503</b>	<b>592,242,503</b>	<b>585,258,003</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 608,021,921</b>	<b>\$ 632,694,296</b>	<b>\$ 592,242,503</b>

THE CORPORATION OF THE TOWN OF NEWMARKET  
Consolidated Statement of Change in Net Financial Assets  
Year ended December 31, 2020

	2020		2019
	Budget	Actual	Actual
	(Note 2)		
<b>Annual surplus</b>	\$ 15,779,418	\$ <b>40,451,793</b>	\$ 6,984,500
Acquisition of tangible capital assets	(31,163,090)	<b>(14,265,592)</b>	(20,493,072)
Contributed tangible capital assets	-	<b>(22,678,699)</b>	(678,434)
Amortization of tangible capital assets	17,193,659	<b>17,396,439</b>	16,857,430
Proceeds on disposal of tangible capital assets	-	<b>88,138</b>	143,441
Loss on disposal of tangible capital assets	-	<b>729,911</b>	222,999
	(13,969,431)	<b>(18,729,803)</b>	(3,947,636)
Changes due to inventory	(15,135)	<b>(336,040)</b>	(205,183)
Changes due to prepaid expenses and other	120,000	<b>154,525</b>	848,619
	104,865	<b>(181,515)</b>	643,436
<b>CHANGE IN NET FINANCIAL ASSETS</b>	1,914,852	<b>21,540,475</b>	3,680,300
<b>NET FINANCIAL ASSETS, BEGINNING OF YEAR</b>	70,779,882	<b>70,779,882</b>	67,099,582
<b>NET FINANCIAL ASSETS, END OF YEAR</b>	72,694,734	<b>92,320,357</b>	70,779,882

**THE CORPORATION OF THE TOWN OF NEWMARKET**

**Consolidated Statement of Cash Flows**

**Year ended December 31, 2020**

	<b>2020</b>		2019
	<u>Budget</u> (Note 2)	<u>Actual</u>	<u>Actual</u>
<b>CASH PROVIDED BY (USED IN):</b>			
<b>OPERATING ACTIVITIES</b>			
<b>Cash received from</b>			
Taxation	\$ 61,369,403	<b>59,668,277</b>	\$ 61,073,205
User charges	52,650,764	<b>47,275,448</b>	54,557,980
Government transfers	4,215,930	<b>8,167,833</b>	5,751,621
Contributions from developers	7,105,000	<b>18,310,991</b>	10,221,897
Investment income	3,792,604	<b>5,494,014</b>	4,427,550
Fine, penalties and interest	1,839,754	<b>448,420</b>	1,700,052
Rent and other	3,335,760	<b>2,769,007</b>	2,913,570
Aurora's share of Central York Fire Services	11,749,295	<b>11,749,047</b>	10,729,902
	146,058,510	<b>153,883,037</b>	151,375,777
<b>Cash paid for</b>			
Salaries, wages and employee benefits	63,889,786	<b>61,046,868</b>	63,257,214
Materials, goods, and supplies	10,374,338	<b>5,137,231</b>	10,170,920
Utilities	4,967,084	<b>3,166,663</b>	4,869,690
Contracted and general services	44,615,600	<b>39,141,109</b>	38,010,421
Capital repairs and maintenance	7,724,037	<b>6,963,252</b>	4,631,409
Interest on long-term debt	1,827,763	<b>1,827,763</b>	2,304,739
Rents and financial	284,257	<b>199,292</b>	278,683
	133,682,865	<b>117,482,178</b>	123,523,076
<b>Net change in cash from operating activities</b>	12,375,645	<b>36,400,859</b>	27,852,701
<b>CAPITAL ACTIVITIES</b>			
Proceeds on disposal of tangible capital assets	-	<b>88,138</b>	143,441
Acquisition of tangible capital assets	(31,163,090)	<b>(14,265,592)</b>	- 20,493,072
<b>Net change in cash from capital activities</b>	(31,163,090)	<b>(14,177,454)</b>	- 20,349,631
<b>INVESTMENT ACTIVITIES</b>			
(Loss)/Gain on Foreign Exchange	-	<b>(206,903)</b>	- 543,220
Temporary investments	20,968,260	<b>(1,866,044)</b>	- 8,886,096
<b>Net change in cash from investment activities</b>	20,968,260	<b>(2,072,947)</b>	- 9,429,316

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

---

**THE CORPORATION OF THE TOWN OF NEWMARKET****Consolidated Statement of Cash Flows****Year ended December 31, 2020**

---

	<u>2020</u>		<u>2019</u>
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
<b>FINANCING ACTIVITIES</b>			
Loans receivable issued during the year	-	<b>(7,693,622)</b>	-
Principal repayment on long-term debt	(3,520,612)	<b>(3,520,612)</b>	- 11,551,246
<b>Net change in cash from financing activities</b>	<b>(3,520,612)</b>	<b>(11,214,234)</b>	- 11,551,246
<b>NET CHANGE IN CASH</b>	<b>(1,339,797)</b>	<b>8,936,224</b>	- 13,477,492
<b>CASH, BEGINNING OF YEAR</b>	<b>52,586,372</b>	<b>52,586,372</b>	<b>66,063,864</b>
<b>CASH, END OF YEAR</b>	<b>\$ 51,246,575</b>	<b>61,522,596</b>	<b>52,586,372</b>
<b>Supplementary information:</b>			
Interest paid		<b>2,076,950</b>	2,304,739
Interest received		<b>686,214</b>	1,815,802

---

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

**The Corporation of the Town of Newmarket  
Notes to the Consolidated Financial Statements  
December 31, 2020**

---

The Town of Newmarket is a municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act, Municipal Affairs Act and related legislation.

**1. SIGNIFICANT ACCOUNTING POLICIES**

The consolidated financial statements ("the financial statements") of the Corporation of the Town of Newmarket (the "Town") are the representation of management prepared in accordance with generally accepted accounting standards for local governments as recommended by the Canadian Public Sector Accounting Board ("PSAB") of Chartered Professional Accountants of Canada (CPA Canada).

Significant accounting policies adopted by the Town are as follows:

(a) (i) Reporting entity

These consolidated financial statements reflect the financial assets, liabilities, operating revenues and expenses of the Town. The reporting entity is comprised of all organizations, local boards and committees accountable for the administration of their financial affairs and resources, to the Town, and which are owned or controlled by the Town. The Newmarket Public Library and the Main Street District Business Improvement Area are accordingly consolidated in these financial statements. All material inter-organizational transactions and balances have been eliminated on consolidation.

(ii) Investment in Newmarket Hydro Holdings Inc.

The Town's investment in Newmarket Hydro Holdings Inc. is accounted for on a modified equity basis, consistent with Canadian Public Sector Accounting Standards for investments in government business enterprises. Under the modified equity basis of accounting, the business enterprise's accounting principles are not adjusted to conform with those of the municipality and inter-organizational transactions and balances are not eliminated. The Town recognizes its equity interest in the annual income or loss of Newmarket Hydro Holdings Inc. in its consolidated statement of operations and accumulated surplus with a corresponding increase or decrease in its investment asset account. Any dividends that the Town may receive from Newmarket Hydro Holdings Inc. will be reflected as reductions in the investment asset account.

(iii) Accounting for Region of York and School Board transactions

The operations of the School Boards and the Region of York are not reflected in the Town's financial statements except to record any resulting receivable or payable balance with the Town at year-end.

(b) Basis of accounting

(i) Accrual basis of accounting

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable; expenses are recognized in the period goods and services are acquired and a liability is incurred or transfers are due.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(b) Basis of accounting (continued)

(ii) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the Change in Net Financial Assets for the year.

(a) Tangible Capital Assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of an asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

	<u>Useful Life -</u> <u>Years</u>
Land improvements	20 - 40
Buildings and building components	20 - 40
Vehicles	4 - 20
Machinery and equipment, including pooled assets	3 - 20
Library collection	7
Linear assets	
- Road base	40
- Road paved surface	20
- Sewer	80
- Watermain	80
- Sidewalks	25
- Trails and walkways	25
- Bridges and structures	25 - 75

Tangible capital assets are amortized in the month following the purchase or in-service date. One half of the annual amortization is charged in the year of acquisition for pooled assets. Assets under construction are not amortized until the tangible capital asset is available for productive use, at which time they are capitalized.

The Town has a capitalization threshold of \$40,000 for all categories except vehicles, machinery and equipment and computer hardware and software in which case the threshold is \$20,000. Individual assets of lesser value are expensed, unless they are pooled because, collectively, they have significant value. Examples of pools are computer systems, library collection, and streetlights. The Town's threshold for pooled assets is \$40,000. The Library pools all of their tangible capital assets and their capitalization threshold is \$10,000.

(b) Contribution of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue.

(c) Interest capitalization

Interest is capitalized whenever external debt is issued to finance the construction of tangible capital assets.

(d) Leases

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

(e) Inventories

Inventories held for consumption are recorded at the lower of cost and net recoverable value. Inventories held for resale are recorded at the lower of cost and net realizable value.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(b) Basis of accounting (continued)

(iii) Surplus Land

The carrying value of the surplus land is based on purchase and development costs and does not reflect any gain that may arise if the land sells for more than the carrying value.

(iv) Liability for contaminated sites

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

(v) Deferred revenue

Deferred revenues includes user charges, government transfers, development charges and other fees which have been collected but for which the related services have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed. The Town receives development charges under the authority of provincial legislation and Town by-laws. These funds, by their nature, are restricted in their use and, until applied to specific capital works, are recorded as deferred revenue. Amounts applied to qualifying capital projects are recorded as revenue in the fiscal period they are expended. See Note 14 for more details.

(vi) Employee future benefits

The present value of the cost of providing employees with future benefit programs is expensed as employees earn these entitlements through service. The cost of the benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of retirement ages of employees and expected health care and dental costs. Vacation entitlements are accrued for as entitlements are earned.

(vii) Long-Term Disability Benefits

The present value of the cost of providing employees with future long-term disability income benefits is expensed as employees earn these entitlements. The cost of the benefits earned by employees is actuarially determined using the projected benefit method for currently disabled employees. Actuarial gains and losses arising in a year are amortized into future years' expenses over the average expected period during which benefits will be paid.

(viii) Pension Plan

The Town is an employer member of the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer, defined benefit pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of assets and administration of the benefits. The Town has adopted defined contribution plan accounting principles for this Plan because insufficient information is available to apply defined benefit plan accounting principles. The Town records as pension expense the amounts paid to OMERS during the year.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(ix) Revenue Recognition

(a) Taxes and user charges

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts.

Charges for wastewater and water usage are recorded as user fees. Connection fee revenues are recognized when the connection has been established.

Sales of service and other revenue is recognized on an accrual basis.

(b) Investment income

Investment income earned is reported as revenue in the period earned. Investment income earned on unspent development charges and other obligatory reserve funds is added to the fund balance and forms part of the deferred revenue balance.

(c) Government transfers

Government transfers include entitlements, transfers under shared cost agreements, and grants. Revenue is recognized when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. 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 stipulation liabilities are settled.

(x) Use of estimates

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year. The principal estimates used in the preparation of these financial statements include the useful life and valuation of tangible capital assets, allowance for doubtful receivables, certain accrued liabilities, employee future benefits liability and long-term disability benefits liability. Actual results could differ from these estimates.

(xi) Budget figures

Budget figures have been reclassified for the purposes of these financial statements to comply with PSAB reporting requirements. The approved operating budget and capital budgets are reflected on the Consolidated Statement of Operations and Accumulated Surplus. The budgets established for capital investment in tangible capital assets are on a project-oriented basis, the costs of which may be carried out over one or more years and, therefore, may not be comparable with current year's actual amounts.

**The Corporation of the Town of Newmarket**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2020**

**2. BUDGET RECONCILIATION**

The authority of Council is required before moneys can be spent by the Town. Approvals are given in the form of an annually approved budget. The budget approved by Council differs from the budget presented on Consolidated Statement of Operations and Accumulated Surplus. The difference is due to several factors. A supplementary Capital budget was approved subsequent to the initial budget approval. The budget has also been adjusted to account for material changes due to PSAB reporting requirements.

	<u>Revenue</u>	<u>Expenses</u>
Council approved budget for 2020:		
Operating fund - December 2, 2020	\$ 134,098,674	\$ 134,098,674
Less: Principal payment on long-term debt	-	(3,411,675)
Less: Transfers to / from other funds	(1,549,735)	(16,306,537)
Capital budget - December 2, 2020	37,810,575	37,810,575
Less: Transfers to / from other funds	(18,442,543)	-
Reserves and reserve funds -	17,450,541	19,698,278
Less: Transfers to / from other funds	<u>(16,012,537)</u>	<u>(19,698,278)</u>
<b>TOTAL COUNCIL APPROVED BUDGET</b>	<u>153,354,975</u>	<u>152,191,037</u>
Less: Tangible Capital Assets Capitalized	-	(31,163,090)
Plus: Budgeted amortization expense	-	17,193,659
Plus: Post-employment benefit expenses	-	353,951
Plus: Investment income from Newmarket Hydro Holdings Inc.	<u>1,000,000</u>	<u>-</u>
Adjusted Budget per Consolidated Statement of Operations and Accumulated Surplus	<u>\$ 154,354,975</u>	<u>\$ 138,575,557</u>

**3. OPERATIONS OF SCHOOL BOARDS AND THE REGION OF YORK**

Further to Note 1(a)(iii), taxation and revenues of the school boards and the Region of York are comprised of the following:

	<u>School Boards</u>	<u>Region</u>
Property taxes and taxation from other governments	\$ 50,982,041	\$ 68,386,196

**4. CASH AND CASH EQUIVALENTS**

Cash is comprised of cash on hand and cash held in financial institutions. Management considers all highly liquid investments with original maturity of three months or less to be cash equivalents.

Cash is segregated as follows:

	<u>2020</u>	<u>2019</u>
Restricted - obligatory reserve funds (refer to Note 14)	\$ 49,071,880	\$ 41,201,994
Designated - reserve funds (refer to Note 21)	50,913,776	40,214,257
Less: temporary investments (Note 5)	<u>(64,834,304)</u>	<u>(62,968,260)</u>
	<u>35,151,352</u>	18,447,991
Unrestricted and undesignated	<u>26,371,244</u>	34,138,381
	<u>\$ 61,522,596</u>	<u>\$ 52,586,372</u>

The Corporation of the Town of Newmarket  
Notes to the Consolidated Financial Statements  
December 31, 2020

5. TEMPORARY INVESTMENTS

Temporary investments are recorded at the lower of cost and market value.

	2020	2019
Cash held in investment accounts	\$ 130,960	216,343
Maturity within 1-2 years	49,459,809	40,024,592
Maturity within 2-3 years	12,745,521	7,139,102
Maturity within 3-4 years	2,498,015	9,466,981
Maturity within 4-5 years	-	6,121,242
	<b>\$ 64,834,304</b>	<b>\$ 62,968,260</b>

6. RECEIVABLES

(a) Taxes receivable

	2020	2019
Current year	\$ 9,740,376	\$ 4,067,972
Stormwater charge	2,199,864	-
Arrears previous years	2,934,602	2,172,170
	<b>14,874,842</b>	<b>6,240,142</b>
Less: allowance	1,215,743	915,743
	<b>\$ 13,659,099</b>	<b>\$ 5,324,399</b>

(b) Accounts receivable

	2020	2019
Government entities	\$ 432,685	\$ 3,965,439
Newmarket Hydro Holdings Inc.	-	379,087
Trade receivables, user fees and other receivables	1,198,650	3,147,401
	<b>1,631,335</b>	<b>7,491,927</b>
Less: allowance	100,480	92,072
	<b>\$ 1,530,855</b>	<b>\$ 7,399,855</b>

(c) Loans receivable

Interest free loans are awarded through the Community Improvement Plan's Financial Incentive Program to upgrade and restore properties within the Community Improvement Plan area. The loans are guaranteed by liens against the properties. The maximum repayment period is 10 years.

A February 2020 site plan agreement with a developer includes a deferral payment of development charges and other fees. The deferral for development charges is for 20 years after issuance of building permits for rental apartments, and 48 months for condo units. Deferral of other fees includes tree security, engineering, planning and finance fees for a deferral period of 48 months, and a 60 month deferral period for parkland contributions.

	2020	2019
Due from Developers	7,693,622	-
Other Community Loans	92,721	120,097
	<b>\$ 7,786,343</b>	<b>\$ 120,097</b>

7. PREPAID EXPENSES AND OTHER

Prepaid expenses include prepaid insurance premiums, software licenses and support and miscellaneous prepaids. Other prepaid expenses represent the Town's payment for the shared use of an artificial turf field with York Region Board of Education for 10 years starting in April 2018 less annual amortization of \$163,982 (2019 - \$117,130).

	2020	2019
Prepays: insurance premiums, and software licenses	\$ 483,417	\$ 481,164
Other prepaids: artificial turf field shared use agreement	1,030,664	1,194,645
Miscellaneous Prepays	653,702	646,499
	<b>\$ 2,167,783</b>	<b>\$ 2,322,308</b>

**The Corporation of the Town of Newmarket**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2020**

**8. INVENTORY FOR RESALE**

Inventory for resale includes water meters to be sold to developers. Inventory included in non-financial assets is comprised of salt and sand used in winter control of area roads, as well as consumable items and parts used by staff.

**9. SURPLUS LAND**

The Town owns three parcels of land that are declared surplus. One is for access to a storm water management pond with a carrying value of \$121,687, the other two small parcels of land is road allowance, with a cumulative carrying value of \$33,598.

**10. INVESTMENT IN NEWMARKET HYDRO HOLDINGS INC.**

Newmarket Hydro Holdings Inc. established by municipal Council in October 2000, is wholly owned by the Corporation of the Town of Newmarket and provides regulated and unregulated services.

Effective May 1, 2007 Newmarket Hydro Ltd. merged with Tay Hydro Electric Distribution Company Inc. to form Newmarket-Tay Power Distribution Ltd. Newmarket Hydro Holdings Inc. owns 93% of the outstanding common shares of Newmarket-Tay Power Distribution Ltd.

The financial statements of Newmarket Hydro Holdings Inc. (the "Corporation") have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and interpretations of the International Financial Reporting Interpretations Committee (IFRS).

Newmarket Hydro Ltd. issued an unsecured promissory note in the amount of \$22,000,000 effective October 1, 2001, to the Town of Newmarket. The note bears interest at a simple annual rate equal to the rate of interest that Newmarket Hydro Ltd. is, from time to time, permitted by the Ontario Energy Board (OEB) to recover in its rates (currently 5.48% per annum). Interest is due on the last day of each fiscal year and on terms and at such time as may be further determined by the Director of Finance/Town Treasurer in consultation with senior corporate officers of the Corporation. Determination of, and changes to, maturity and repayment terms require 13 months notice. The promissory note has been subordinated to a letter of credit of \$2,765,940. The letter of credit with a major chartered bank is a prudential requirement to be an Independent Market Operator and includes restrictive clauses with respect to debt repayment.

The Town's investment in the Corporation at December 31, is as follows:

	<u>2020</u>	<u>2019</u>
Share capital		
Newmarket Hydro Holdings Inc. - 201 Common Shares	<b>\$ 29,609,342</b>	\$ 29,609,342
Promissory note	<b>22,000,000</b>	22,000,000
Retained earnings, end of the year		
Newmarket Hydro Holdings Inc.	<b>16,389,088</b>	16,301,275
<b>Total investment</b>	<b>\$ 67,998,430</b>	<b>\$ 67,910,617</b>

The following summarizes the Town's related party transactions with Newmarket Hydro Holdings Inc. All transactions are in the normal course of operations, and are recorded at the exchange value based on normal commercial rates, or as agreed to by the parties.

	<u>2020</u>	<u>2019</u>
Revenues:		
Investment income	<b>\$ 1,205,600</b>	\$ 1,205,600
Rent, property tax and other	<b>553,148</b>	420,379
Expenses:		
Energy purchases	<b>2,492,803</b>	2,881,949
Services - street light capital & maintenance	<b>4,095</b>	7,070
Dividends received during the year	<b>1,336,000</b>	1,336,000
Accounts payable	<b>245,579</b>	345,993

The Corporation of the Town of Newmarket  
Notes to the Consolidated Financial Statements  
December 31, 2020

10. INVESTMENT IN NEWMARKET HYDRO HOLDINGS INC. (continued)

The following tables provide condensed supplementary financial information for Newmarket Hydro Holdings Inc.

	2020	2019
Financial position		
Current assets	\$ 36,737,100	\$ 38,379,186
Capital assets, future income taxes and other	132,854,563	130,742,459
Regulatory deferral account debit balances	3,637,201	3,914,379
<b>Total assets</b>	<b>173,228,864</b>	<b>173,036,024</b>
Current liabilities	28,561,828	29,377,939
Long term liabilities	92,106,545	92,989,611
<b>Total liabilities</b>	<b>120,668,373</b>	<b>122,367,550</b>
<b>Non-controlling interest</b>	<b>3,180,956</b>	<b>3,193,391</b>
Shareholder equity		
Share capital	29,609,342	29,609,342
Retained earnings	16,519,607	16,350,083
Accumulated other comprehensive (loss)/income	(130,519)	(48,808)
	<b>45,998,430</b>	<b>45,910,617</b>
<b>Regulatory deferral account credit balances</b>	<b>3,381,105</b>	<b>1,564,466</b>
<b>Total liabilities and equity</b>	<b>\$ 173,228,864</b>	<b>\$ 173,036,024</b>
Results of operations		
Revenues	\$ 139,591,338	\$ 124,102,620
Operating expenses	(139,370,504)	(118,681,326)
Financing expenses	(2,118,692)	(2,322,523)
Other income	1,712,986	2,634,862
Non-controlling interest	(94,715)	81,071
Income tax	2,625,193	105,304
Net movement on regulatory accounts	(840,082)	(6,382,169)
<b>Net income/(loss)</b>	<b>1,505,524</b>	<b>(462,161)</b>
<b>Comprehensive loss</b>	<b>(81,711)</b>	<b>(79,473)</b>
<b>Net income/(loss) and Comprehensive income</b>	<b>1,423,813</b>	<b>(541,634)</b>
Retained earnings, beginning of year	16,301,275	18,178,909
Net income/(loss)	1,423,813	(541,634)
Dividends paid	(1,336,000)	(1,336,000)
<b>Retained earnings, end of the year</b>	<b>\$ 16,389,088</b>	<b>\$ 16,301,275</b>

The Corporation of the Town of Newmarket  
Notes to the Consolidated Financial Statements  
December 31, 2020

11. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	<u>2020</u>	<u>2019</u>
Government entities	\$ 11,348,922	\$ 11,962,032
Payroll liabilities	3,017,370	2,290,076
Trade payables and other accrued liabilities	16,340,361	17,543,010
	<u>\$ 30,706,653</u>	<u>\$ 31,795,118</u>

Accounts payable and accrued liabilities to government entities includes water and wastewater charges, development charges, and capital expenditures.

12. EMPLOYEE FUTURE BENEFITS LIABILITY

The Town provides certain employee benefits that will require funding in future periods. Under the post-retirement benefit plan, employees may be entitled to a cash payment after they leave the Town's employment. An actuarial estimate of liabilities for employee future benefits was completed in 2019 which forms the basis for the estimated liability reported in these consolidated financial statements.

	<u>2020</u>	<u>2019</u>
Employee future benefits liability	\$ 7,323,665	\$ 7,006,252
Vacation pay	463,177	451,538
	<u>\$ 7,786,842</u>	<u>\$ 7,457,790</u>

Employee Future Benefits are comprised of health and dental benefits that are provided to retirees and employees currently on a long-term disability. The Town recognizes these post-retirement costs as they are earned during the employee's tenure of service. The projected benefit liability of \$7,323,665 was determined by the last actuarial valuation carried out as at December 31, 2019 using a discount rate of 2.8%.

Total benefit payments to retirees during the year were \$264,393 (2019 - \$258,252). The plan is substantially unfunded and requires no contributions from employees. The benefit liability as at December 31 includes the following components:

	<u>2020</u>	<u>2019</u>
Accrued benefits obligation	\$ 7,131,664	\$ 6,790,658
Unamortized actuarial (gains)/losses	192,001	215,594
Employee future benefits liability	<u>\$ 7,323,665</u>	<u>\$ 7,006,252</u>
Employee future benefits liability, beginning of the year	\$ 7,006,252	\$ 5,682,723
Annual amortization of actuarial losses	(23,593)	2,938
Current period service cost	413,177	1,387,001
Interest cost	192,222	191,842
Benefits paid	(264,393)	(258,252)
Employee future benefits liability, end of the year	<u>\$ 7,323,665</u>	<u>\$ 7,006,252</u>

**12. EMPLOYEE FUTURE BENEFITS LIABILITY (continued)**

Actuarial valuations for accounting purposes are normally performed every three years using the projected benefit method prorated on services. The most recent actuarial report was prepared at December 31, 2019.

Effective October 30, 2019 eligible Central York Services employees who retire on or after January 2018 on an unreduced OMERS pension and with a minimum of 15 years of service will be provided with a non-cumulative HCSA from age 65 to 75. The combined maximum is \$2,500 per year for employee and spouse. This benefit enhancement resulted in an increase in the accrued benefits obligation as at December 31, 2019 of \$1,047,282.

The assumptions used in the December 31, 2019 actuarial valuation were:

(a) Interest (discount) rate

The present value as at December 31, 2020 of the future benefits was determined using a discount rate of 2.80% (2019 - 2.80%).

(b) Health costs

Health cost premiums were assumed to increase at a 4.00% rate to 2024 (2019 - 4.0%) and increase linearly to 4.75% in 2029.

(c) Dental costs

Dental cost premiums were assumed to increase at a 4.88% rate until 2024 (2019 - 4.88%) and decrease linearly to 4.81% in 2029.

**13. LONG-TERM DISABILITY BENEFITS PAYABLE**

The Town provides disabled employees who meet the requirements for Long Term Disability (LTD) monthly disability income, life insurance, health, and dental benefits. An actuarial valuation for currently disabled employees was completed as at December 31, 2020.

	2020	2019
Accrued benefits obligation	\$ 4,818,493	\$ 4,091,744
Unamortized actuarial	(278,891)	410,611
<b>Long-term disability benefits payable</b>	<b>\$ 4,539,602</b>	<b>\$ 4,502,355</b>
Long-term disability benefits payable, beginning of year	\$ 4,502,355	\$ 4,461,290
Annual amortization of actuarial gains	(223,250)	(366,668)
Current period service cost	649,065	812,956
Interest cost	124,788	92,230
Benefits paid	(513,356)	(497,453)
<b>Long-term disability benefits payable, end of year</b>	<b>\$ 4,539,602</b>	<b>\$ 4,502,355</b>

Actuarial valuations for accounting purposes are normally performed every two years using the projected benefit method. The most recent actuarial report was prepared at December 31, 2020. The unamortized actuarial gain will be amortized into future years' expenses over 5 years, the average expected period during which benefits will be paid.

The assumptions used in the December 31, 2020 actuarial valuation were:

(a) Interest (discount) rate

The present value of the future benefits as at December 31, 2020 was determined using a discount rate of 2.0% (2019 - 3.0%).

(b) Health and dental costs

Health trend rates are assumed to increase by 6.5% starting in 2022 and decrease linearly to 4.5% per year in 2030. Dental cost premiums are assumed to increase by 4.0% per year starting in 2022.

**The Corporation of the Town of Newmarket**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2020**

**14. DEFERRED REVENUE**

Development Charges are levies against new development, and are a primary source of funding growth-related capital facilities and infrastructure. Development charges are imposed on all lands, buildings or structures that are developed for residential or non-residential uses. These charges are payable by the developer on the issuance a building permit, unless they are for town-wide engineering services, in which case they are payable upon registration of a subdivision agreement. Development charges are not recognized as revenue until the identified capital costs for growth are incurred.

A requirement of PSAB is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as provincial legislation restricts how these funds may be used and under certain circumstances how these funds may be refunded. Parkland contributions are restricted to parks or recreation purposes. The Gas Tax grant is restricted to infrastructure and require annual reporting. The following funds have statutory restrictions and as such are classified as deferred contributions:

	Beginning Balance 2020	Inflows	Outflows	Ending Balance 2020
Parkland	\$ 1,834,160	\$ 3,606,012	\$ 250,000	\$ 5,190,172
Development Charges	28,094,696	10,641,198	5,733,223	33,002,671
Building Permit Fees	4,158,885	61,491	1,505,800	2,714,576
Engineering Administration	505,399	582,690	944,572	143,517
Gas Tax	6,608,854	2,726,579	1,314,489	8,020,944
Sub-total Obligatory Reserve Funds	41,201,994	17,617,970	9,748,084	49,071,880
Other	1,806,300	3,727,608	4,018,984	1,514,924
Total	\$ 43,008,294	\$ 21,345,578	\$ 13,767,068	\$ 50,586,804

**15. LONG-TERM DEBT**

(a) The balance of long-term debt reported on the Consolidated Statement of Financial Position is comprised of the following:

			2020	2019
Long-term debt incurred by the Town			\$ 41,561,103	\$ 45,081,715
Purpose	Rates	Maturity Date	2020	2019
Mulock Farm	3.490%	2048	24,978,405	25,498,038
Land for recreation facilities	5.724%	2024	3,673,856	4,469,874
Youth Centre	5.724%	2024	851,259	1,035,703
Downtown renewal	5.724%	2024	270,013	328,518
Recreation facility	5.246%	2024	3,480,675	4,243,900
Parklands	5.246%	2024	739,934	902,182
Traffic flow improvements	5.246%	2024	426,383	519,878
Downtown revitalization	5.246%	2024	116,023	141,463
Recreation facility	4.756%	2026	5,826,999	6,648,199
Federation of Canadian Municipalities loan for Operations Centre	2.000%	2031	1,197,556	1,293,960
			\$ 41,561,103	\$ 45,081,715

**The Corporation of the Town of Newmarket  
Notes to the Consolidated Financial Statements  
December 31, 2020**

---

**15. LONG-TERM DEBT (Continued)**

(b) Principal repayments for each of the next five years and thereafter are due as follows:

2021	3,696,231
2022	3,880,833
2023	4,074,965
2024	4,279,095
2025	1,763,054
2026 and thereafter	23,866,925
	<b>\$ 41,561,103</b>

Interest expense on long-term debt amounted to \$1,770,263 (2019 - \$2,094,086). Interest expense (c) includes the net decrease in accrual amount of \$57,500 (2019 - \$210,653).

**16. INSURANCE COVERAGE**

The Town is self insured for insurance claims up to \$10,000 for any individual claim and for any number of claims arising out of a single occurrence.

Claim costs incurred during the year amounted to \$58,602 (2019 - \$54,719).

Insurance premiums of \$1,391,048 (2019 - \$1,015,031) were expensed during the year on the "Consolidated Statement of Operations and Accumulated Surplus".

**17. CONTINGENCIES**

The Town has been named as a defendant in certain legal actions. The outcome of these actions is not determinable as at the date of reporting and accordingly, no provision has been made in these financial statements for any liability which may arise.

**18. LEASE AGREEMENTS**

The Town has entered into lease agreements for vehicles, office equipment and safety equipment. The aggregate minimum payments under these leases over the next three years are as follows:

2021	\$ 148,818
2022	148,086
2023	108,410
	<b>\$ 405,314</b>

**19. CONTRACTUAL OBLIGATIONS**

During the year the Town performed work on several major projects relating to the construction, repair and replacement of certain facilities and infrastructure. The total purchase commitment from such contracts amounted to approximately \$66,100,000 (2019 - \$53,560,000) of which expenses of approximately \$21,500,000 (2019 - \$16,900,000) were outstanding as at December 31, 2020.

The Town also entered into various multiple-year contracts for the delivery of services with respect to waste collection, snow plowing, infrastructure and facility maintenance. The total purchase commitment from such contracts amounted to approximately \$81,200,000 (2019 - \$64,100,000), of which expenses of approximately \$29,900,000 (2019 - \$19,500,000) were outstanding as at December 31, 2020.

## 20. PENSION AGREEMENTS

OMERS provides pension services to over 500,000 active and retired members from approximately 1,000 participating employers. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the "Plan") by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted as at December 31, 2020. The results of this valuation disclosed total actuarial liabilities of \$113.1 million in respect of benefits accrued for service with actuarial assets at that date of \$109.8 million indicating an actuarial deficit of \$3.2 million. Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Town does not recognize any share of the OMERS pension surplus or deficit.

Contributions in 2020 ranged from 9% to 15.8% depending on the proposed retirement age and level of earnings. Contributions made by the Town to OMERS on account of current service for the year were \$4,932,027 (2019 - \$4,813,590).

## 21. ACCUMULATED SURPLUS

The Accumulated Surplus is comprised of the following:

	2020	2019
<b>Reserves set aside for specific purposes by Council</b>		
Reserves for operating purposes	\$ 10,612,811	\$ 8,247,696
Reserves for capital purposes	3,607,567	3,559,717
Newmarket Public Library	974,027	606,104
Water & Wastewater Rate Stabilization	5,400,466	1,754,643
<b>Total Reserves</b>	<b>20,594,871</b>	<b>14,168,160</b>
<b>Reserve funds set aside for specific purposes by Council</b>		
Asset replacement funds	31,720,559	22,319,524
Reserve funds for operating purposes	5,468,176	5,910,476
Reserve funds for capital purposes	9,096,868	7,150,036
Self-insured long-term disability	4,628,173	4,834,221
<b>Total Reserve Funds</b>	<b>50,913,776</b>	<b>40,214,257</b>
<b>Total Reserves and Reserve Funds</b>	<b>71,508,647</b>	<b>54,382,417</b>
Invested in tangible capital assets	537,113,344	518,383,541
Less: amount financed by long-term debt	(41,561,103)	(45,081,715)
Equity in Newmarket Hydro Holdings Inc. (Note 10)	67,998,430	67,910,617
Employee future benefits to be recovered	(4,541,937)	(5,206,897)
Operating	486,339	-
Capital Fund Balance	1,690,576	1,854,540
<b>Accumulated Surplus</b>	<b>\$ 632,694,296</b>	<b>\$ 592,242,503</b>

## 22. GOVERNMENT TRANSFERS

Government transfers include monetary transfers based on cost-sharing agreements between the three levels of government. Some funds are transferred when the Town provides evidence that the qualifying expenditures have been incurred. The Town also receives government transfers once certain criteria have been met or with the stipulation that the funds are used for specific programs or expenses (grants with stipulations). Any transfers received where the transfer stipulations have not been met by year-end are recorded as deferred revenue (see note 14). Grants are also received to support specific program areas such as the Library, Museum, or the Seniors Centre. The following kinds of transfers were included in revenue:

	2020	2019
Grants with stipulations	\$ 1,314,489	\$ 2,602,483
Other grants	4,097,710	3,687,866
	<b>\$ 5,412,199</b>	<b>\$ 6,290,349</b>

### 23. CENTRAL YORK FIRE SERVICES

Effective January 1, 2002, the Town of Newmarket entered into a Joint Venture Agreement with the Town of Aurora with respect to the provision of Fire and Emergency services. Under the Agreement, the Town of Newmarket assumed responsibility for the combined Central York Fire Services. The cost of these services is shared between the two municipalities based on a cost sharing formula.

	<u>2020</u>	<u>2019</u>
Net expenses before allocation	\$ 28,473,742	\$ 26,754,923
Less: Aurora's allocation (2020 - 41.38%; 2019 - 40.1%)	(11,782,434)	(10,729,932)
<b>Newmarket's net allocation</b>	<b>\$ 16,691,308</b>	<b>\$ 16,024,991</b>

### 24. TANGIBLE CAPITAL ASSETS

Schedule 1 provides information on the tangible capital assets of the Town by major asset category, as well as for accumulated amortization.

Tangible capital assets are segmented by asset class according to the Financial Information Return. General Capital Assets exclude the Infrastructure Asset class and include Parks, Recreation Facilities, and Fire. Infrastructure assets are composed of linear assets and their associated specific components, generally constructed or arranged in a continuous and connected network. They include Roads, including bridges, and Environmental Infrastructure (water delivery systems, waste water treatment, storm drainage systems).

a) Tangible capital assets recognized at nominal value.

Certain assets have been assigned a nominal value because of the difficulty of determining a valuation. The most significant such asset is the land under the Town's roads which has been assigned a nominal value of one dollar per kilometer of road length. The 2020 road network had 251 kilometers (2019 - 243 kilometers).

b) Capitalization of interest

No interest was capitalized in 2020 (2019 - \$nil).

c) Construction in Progress

The financial statements and accompanying schedules include \$10,084,262 (2019 - \$15,420,528) of tangible assets that have not been amortized.

d) Contributed Tangible Capital Assets

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. These assets are mainly in the subdivisions assumed during the year.

	<u>2020</u>	<u>2019</u>
Linear Assets	\$ 22,241,000	\$ -
Storm Water Management Pond	-	155,733
Streetlights	437,699	522,701
	<b>\$ 22,678,699</b>	<b>\$ 678,434</b>

## **25. SEGMENTED INFORMATION**

Certain allocation methodologies are employed by the Town in the preparation of segmented financial information. Government grants, user charges, transfers from other funds, and other revenues are allocated to the specific program or service they relate to. Expense allocations are both internal and external. There is an external allocation to the Town of Aurora for its share of the costs of running Central York Fire Services (see Note 23). Activity based costing is used to allocate internal support costs to departments. These costs include the net expenses for departments, such as human resources, information systems, finance and others, commonly referred to as overhead. Measures of activity, or drivers, are used to apportion the support costs.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

### **Schedule 2 Service Bundles**

The Town's services and programs are grouped and reported based on a customer driven service bundle in Schedule 2. Revenues are reported by source, while expenses are reported by object. The Town determines an individual tax rate for each service to attain full cost recovery. Tax revenues are allocated according to the tax billing. Net revenues before financing include capital expenses, reserves, reserve funds and transfers. The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

### **Fire & Emergency Services**

Central York Fire Services provides fire services to the residents of Newmarket and Aurora. They are responsible to provide fire suppression service, fire prevention programs, training and education related to prevention, detection or extinguishment of fires. The cost of these services is shared between the two municipalities based on a cost sharing formula described in Note 23.

### **Water, Wastewater & Solid Waste**

The Town provides drinking water to its citizens and collects wastewater. The solid waste and recycling program includes curbside collection of recyclables, organics, yard waste and garbage.

### **By-law & Licensing Services**

The Town issues a variety of licenses including marriage, taxicab and animal licenses. It ensures an acceptable quality of building construction and maintenance of properties through enforcement of construction codes, building standards and by-law for the protection of occupants. It facilitates economic development by providing services for the approval of all land development plans, the application and enforcement of zoning by-laws and the processing of building permit applications.

### **Roads, Bridges & Sidewalks**

The Public Works and Environmental Services department is responsible for the cleanliness, safety and maintenance of the Town's paved roads, bridges and sidewalks.

### **Planning & Development Services**

The Town creates plans for Newmarket's future. It manages urban development for business interests, environmental concerns, heritage matters, local neighbourhoods and the downtown through Town planning, community development, parks and riverbank planning.

### **Community Programs & Events**

The Town provides public services that contribute to neighbourhood development and sustainability through the provision of recreation and leisure services such as fitness and aquatic programs. It also hosts community special events throughout the year.

### **Facilities, Parks & Trails**

The Town maintains numerous recreation facilities, as well as indoor community space for booking and community use. It also maintains parks and playgrounds, open spaces, and a vast trail system.

**25. SEGMENTED INFORMATION (Continued)**

**Corporate Support & Governance**

The Town Council, the Office of the CAO, Legal and other support staff and services are included here.

**Public Library Services**

The provision of library services contributes towards the information needs of the Town's citizens. The library also provides programs to local residents.

**Main Street District BIA**

The Main Street District BIA promotes the Main Street area as a business, shopping and entertainment area. This department has been separately disclosed from other Planning & Development Services, due to its requirement to have audited financial statements.

**26. PANDEMIC RESPONSE**

On March 11, 2020, the World Health Organization characterized the outbreak of a strain of the novel corona virus ("COVID -19") as a pandemic which has resulted in a series of public health and emergency measures that have been put in place to combat the spread of the virus. The duration and impact of COVID -19 is unknown at this time and it is not possible to reliably estimate the impact that the length and severity of these developments will have on the financial results and condition of the Town of Newmarket in future periods.

Pending approval of Bill C-25, the federal government announced that it will top-up the federal Gas Tax Fund with a one-time transfer in 2021. The Town of Newmarket's allocation is suggested to be \$2,567,878. All funds are to be used in accordance with the current agreement with AMO.

**27. RELATED PARTIES**

A consulting company has provided services to the Town of Newmarket during 2020 in the amount of \$605,170 (\$1,532,306 in 2019). A member of the company's management was the spouse of a Director for the Town at the time the services were contracted.

Note 10, Investment in Newmarket Hydro Holdings Inc. discloses related party transactions with the Town's business enterprises. In addition, there were other related party transactions amounting to less than \$100,000 in total, each of which are not of a significant amount and are done on market terms.

The Corporation of the Town of Newmarket  
Tangible Capital Assets - Summary By Asset Category  
December 31, 2020

Schedule 1

	Cost				Accumulated Amortization				2020	
	2020 Opening Balance	Additions and Betterments	Disposals/ Transfers	Write Downs	2020 Closing Balance	2020 Opening Balance	2020 Amortization Expense	Accumulated Amortization on Disposals	2020 Ending Balance	Net Book Value
<b>General Capital Assets</b>										
Land	\$ 99,598,894	\$ 4	\$ -	\$ -	\$ 99,598,898	\$ -	\$ -	\$ -	\$ -	\$ 99,598,898
Land improvements	14,785,870	2,019,285	-	-	16,805,155	3,430,423	520,712	-	3,951,135	12,854,020
Buildings and building components	99,686,427	651,612	-	-	100,338,039	43,311,496	2,805,415	-	46,116,911	54,221,128
Machinery and Equipment	18,194,139	2,087,469	167,563	-	20,114,045	10,684,138	1,715,354	138,769	12,260,723	7,853,322
Vehicles	7,478,816	437,103	76,687	-	7,839,232	3,446,383	561,218	76,677	3,930,924	3,908,308
Library Collection	1,620,883	120,749	215,840	-	1,525,792	932,910	125,041	215,840	842,111	683,681
	<b>\$ 241,365,029</b>	<b>\$ 5,316,222</b>	<b>\$ 460,090</b>	<b>\$ -</b>	<b>\$ 246,221,161</b>	<b>\$ 61,805,350</b>	<b>\$ 5,727,740</b>	<b>\$ 431,286</b>	<b>\$ 67,101,804</b>	<b>\$ 179,119,357</b>
<b>Infrastructure Assets</b>										
Land	\$ 18,492,537	\$ -	\$ -	\$ -	\$ 18,492,537	\$ -	\$ -	\$ -	\$ -	\$ 18,492,537
Land improvements	25,036,935	-	-	-	25,036,935	19,594,248	541,985	-	20,136,233	4,900,702
Buildings and building components	25,261,361	-	1,551,772	-	23,709,589	7,031,896	814,658	1,551,772	6,294,782	17,414,807
Machinery and Equipment	2,549,735	683,691	80,316	-	3,153,110	1,473,990	163,993	80,316	1,557,667	1,595,443
Vehicles	2,707,614	503,222	174,200	-	3,036,636	1,529,327	282,138	174,200	1,637,265	1,399,371
Linear Assets	507,643,296	35,641,024	2,629,823	-	540,654,497	228,658,683	9,865,925	1,976,976	236,547,632	304,106,865
	<b>\$ 581,691,478</b>	<b>\$ 36,827,937</b>	<b>\$ 4,436,111</b>	<b>\$ -</b>	<b>\$ 614,083,304</b>	<b>\$ 258,288,144</b>	<b>\$ 11,668,699</b>	<b>\$ 3,783,264</b>	<b>\$ 266,173,579</b>	<b>\$ 347,909,725</b>
<b>Construction in Progress</b>	<b>\$ 15,420,528</b>	<b>\$ 6,092,057</b>	<b>\$ 11,428,323</b>	<b>\$ -</b>	<b>\$ 10,084,262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,084,262</b>
<b>Total Tangible Capital Assets</b>	<b>\$ 838,477,035</b>	<b>\$ 48,236,216</b>	<b>\$ 16,324,524</b>	<b>\$ -</b>	<b>\$ 870,388,727</b>	<b>\$ 320,093,494</b>	<b>\$ 17,396,439</b>	<b>\$ 4,214,550</b>	<b>\$ 333,275,383</b>	<b>\$ 537,113,344</b>

The Corporation of the Town of Newmarket  
Tangible Capital Assets - Summary By Asset Category  
December 31, 2018

Schedule 1

	Cost				Accumulated Amortization				2019	
	2019 Opening Balance	Additions and Betterments	Disposals/ Transfers	Write Downs	2019 Closing Balance	2019 Opening Balance	2019 Amortization Expense	Accumulated Amortization on Disposals	2019 Ending Balance	Net Book Value
<b>General Capital Assets</b>										
Land	\$ 99,598,888	\$ 6	\$ -	\$ -	\$ 99,598,894	\$ -	\$ -	\$ -	\$ -	\$ 99,598,894
Land improvements	14,535,428	250,442	-	-	14,785,870	2,959,911	470,512	-	3,430,423	11,355,447
Buildings and building components	97,718,129	1,968,298	-	-	99,686,427	40,570,984	2,740,512	-	43,311,496	56,374,931
Machinery and Equipment	17,493,894	1,110,388	410,143	-	18,194,139	9,548,922	1,539,899	404,683	10,684,138	7,510,001
Vehicles	6,661,324	1,357,078	539,586	-	7,478,816	3,473,810	512,156	539,583	3,446,383	4,032,433
Library Collection	1,658,121	196,476	233,714	-	1,620,883	964,521	202,103	233,714	932,910	687,973
	<b>\$ 237,665,784</b>	<b>\$ 4,882,688</b>	<b>\$ 1,183,443</b>	<b>\$ -</b>	<b>\$ 241,365,029</b>	<b>\$ 57,518,148</b>	<b>\$ 5,465,182</b>	<b>\$ 1,177,980</b>	<b>\$ 61,805,350</b>	<b>\$ 179,559,679</b>
<b>Infrastructure Assets</b>										
Land	\$ 18,492,537	\$ -	\$ -	\$ -	\$ 18,492,537	\$ -	\$ -	\$ -	\$ -	\$ 18,492,537
Land improvements	24,881,202	155,733	-	-	25,036,935	18,976,309	617,939	-	19,594,248	5,442,687
Buildings and building components	24,846,461	414,900	-	-	25,261,361	6,236,255	795,641	-	7,031,896	18,229,465
Machinery and Equipment	2,215,852	333,883	-	-	2,549,735	1,337,213	136,777	-	1,473,990	1,075,745
Vehicles	2,677,286	328,733	298,405	-	2,707,614	1,506,292	321,440	298,405	1,529,327	1,178,287
Linear Assets	503,423,767	5,571,993	1,352,464	-	507,643,296	220,426,390	9,520,451	1,288,158	228,658,683	278,984,613
	<b>\$ 576,537,105</b>	<b>\$ 6,805,242</b>	<b>\$ 1,650,869</b>	<b>\$ -</b>	<b>\$ 581,691,478</b>	<b>\$ 248,482,459</b>	<b>\$ 11,392,248</b>	<b>\$ 1,586,563</b>	<b>\$ 258,288,144</b>	<b>\$ 323,403,334</b>
<b>Construction in Progress</b>	<b>\$ 6,233,623</b>	<b>\$ 13,551,850</b>	<b>\$ 4,364,945</b>	<b>\$ -</b>	<b>\$ 15,420,528</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,420,528</b>
<b>Total Tangible Capital Assets</b>	<b>\$ 820,436,512</b>	<b>\$ 25,239,780</b>	<b>\$ 7,199,257</b>	<b>\$ -</b>	<b>\$ 838,477,035</b>	<b>\$ 306,000,607</b>	<b>\$ 16,857,430</b>	<b>\$ 2,764,543</b>	<b>\$ 320,093,494</b>	<b>\$ 518,383,541</b>

The Corporation of the Town of Newmarket  
Segment Disclosures - Service Bundle  
Year ended December 31, 2020

Schedule 2

	Fire & Emergency Services		Water, Wastewater & Solid Waste		Bylaw & Licensing Services		Roads, Bridges & Sidewalks	
	2020	2019	2020	2019	2020	2019	2020	2019
<b>EXPENSES</b>								
Salaries and wages	\$ 23,221,865	\$ 21,887,315	\$ 3,020,925	\$ 2,984,615	\$ 1,636,527	\$ 1,483,143	\$ 2,525,070	\$ 2,666,574
Materials, goods and supplies	882,375	1,061,909	1,005,126	2,693,217	74,469	84,394	904,665	1,284,288
Utilities	168,785	170,685	27,180	25,385	-	-	815,928	1,055,088
Contracted and general services	631,879	753,604	30,627,376	31,044,455	527,188	519,589	720,454	925,555
Rents and financial	31,212	30,600	84,500	78,561	11,925	8,567	1,598	2,325
Interest on long-term debt	-	-	22,597	198,780	-	-	-	-
Capital repairs and maintenance	163,982	901,581	1,288,439	1,365,745	-	-	945,394	2,082,039
Amortization expenses	550,760	507,714	3,098,720	3,085,920	25,843	25,843	7,745,770	7,516,169
Allocations	(9,288,479)	(8,356,926)	3,394,253	1,586,858	861,072	720,080	1,262,139	3,258,806
<b>Total expenses</b>	<b>16,362,379</b>	<b>16,956,482</b>	<b>42,569,116</b>	<b>43,063,536</b>	<b>3,137,024</b>	<b>2,841,616</b>	<b>14,921,018</b>	<b>18,790,844</b>
<b>REVENUES</b>								
Taxation	18,851,183	17,304,734	3,711,255	3,542,595	2,506,664	1,820,284	10,535,543	10,056,751
User charges	446,540	331,878	43,825,255	42,001,281	492,228	514,910	107,084	131,011
External non-tax revenues	787,112	34,111	17,693,951	5,506,081	360,444	601,930	12,960,100	6,244,478
(Loss)/Gain on sale of tangible capital assets	6,171	17,601	(256,337)	(88,220)	-	-	(473,100)	(175,667)
<b>Total revenues</b>	<b>20,091,006</b>	<b>17,688,324</b>	<b>64,974,124</b>	<b>50,961,737</b>	<b>3,359,336</b>	<b>2,937,124</b>	<b>23,129,627</b>	<b>16,256,573</b>
Income (Loss) from Newmarket Hydro Holdings Inc.	-	-	-	-	-	-	-	-
<b>Annual Surplus (Deficit)</b>	<b>\$ 3,728,627</b>	<b>\$ 731,842</b>	<b>\$ 22,405,008</b>	<b>\$ 7,898,201</b>	<b>\$ 222,312</b>	<b>\$ 95,508</b>	<b>\$ 8,208,609</b>	<b>\$ (2,534,271)</b>

Note: Allocations are based on estimates of the support services provided to other departments.

The Corporation of the Town of Newmarket  
Segment Disclosures - Service Bundle  
Year ended December 31, 2020

Schedule 2

	Planning & Development Services		Community Programs & Events		Facilities, Parks & Trails		Corporate Support & Governance	
	2020	2019	2020	2019	2020	2019	2020	2019
<b>EXPENSES</b>								
Salaries and wages	\$ 4,426,567	\$ 4,594,089	\$ 4,140,920	\$ 6,735,505	\$ 7,053,853	\$ 8,370,343	\$ 13,015,767	\$ 12,596,321
Materials, good and supplies	107,805	243,610	43,421	160,883	1,822,077	3,363,876	710,615	466,418
Utilities	-	-	2,748	3,053	1,796,752	2,332,566	504,477	630,436
Contracted and general services	263,894	303,704	520,614	1,545,602	916,603	1,711,903	3,604,869	3,560,916
Rents and financial	31	-	31,216	53,259	18,319	51,559	20,243	53,006
Interest on long-term debt	-	-	-	-	-	-	1,747,666	1,895,306
Capital repairs and maintenance	153,600	553,049	-	-	1,052,919	2,011,189	(52,359)	271,602
Amortization expenses	-	-	72,497	72,497	4,529,878	4,353,606	956,734	875,045
Allocations	3,255,046	2,650,422	2,120,376	2,178,767	3,602,256	2,985,245	(17,584,985)	(16,333,254)
<b>Total expenditures</b>	<b>8,206,943</b>	<b>8,344,874</b>	<b>6,931,792</b>	<b>10,749,566</b>	<b>20,792,657</b>	<b>25,180,287</b>	<b>2,923,027</b>	<b>4,015,796</b>
<b>REVENUES</b>								
Taxation	4,372,523	4,126,615	4,818,409	4,599,434	16,646,226	18,287,800	-	-
User charges	3,672,746	3,236,410	1,069,440	5,376,311	908,420	2,478,134	551,216	1,663,975
External non-tax revenues	1,331,245	1,873,953	276,877	934,197	2,127,070	1,101,715	7,572,592	6,441,438
(Loss)/Gain on sale of tangible capital assets	-	-	-	-	(6,645)	23,287	-	-
<b>Total revenues</b>	<b>9,376,514</b>	<b>9,236,978</b>	<b>6,164,726</b>	<b>10,909,942</b>	<b>19,675,071</b>	<b>21,890,936</b>	<b>8,123,808</b>	<b>8,105,413</b>
Income (Loss) from Newmarket Hydro Holdings Inc.	-	-	-	-	-	-	1,423,813	(541,634)
<b>Annual Surplus (Deficit)</b>	<b>\$ 1,169,571</b>	<b>\$ 892,104</b>	<b>\$ (767,066)</b>	<b>\$ 160,376</b>	<b>\$ (1,117,586)</b>	<b>\$ (3,289,351)</b>	<b>\$ 6,624,594</b>	<b>\$ 3,547,983</b>

Note: Allocations are based on estimates of the support services provided to other departments.

The Corporation of the Town of Newmarket  
Segment Disclosures - Service Bundle  
Year ended December 31, 2020

Schedule 2

	Public Library Services		Main Street District BIA		Consolidated	
	2020	2019	2020	2019	2020	2019
<b>EXPENSES</b>						
Salaries and wages	\$ 2,496,628	\$ 2,587,639	\$ -	\$ -	\$ 61,538,122	\$ 63,905,544
Materials, good and supplies	358,156	302,607	2,768	18,975	5,911,477	9,680,177
Utilities	85,969	95,916	-	-	3,401,839	4,313,129
Contracted and general services	80,460	102,914	9,119	1,712	37,902,456	40,469,954
Rents and financial	1,867	2,057	-	-	200,911	279,934
Interest on long-term debt	-	-	-	-	1,770,263	2,094,086
Capital repairs and maintenance	219,127	134,315	-	-	3,771,102	7,319,520
Amortization expenses	416,237	420,636	-	-	17,396,439	16,857,430
Allocations	629,275	580,100	-	-	(11,749,047)	(10,729,902)
<b>Total expenditures</b>	<b>4,287,719</b>	<b>4,226,184</b>	<b>11,887</b>	<b>20,687</b>	<b>120,143,562</b>	<b>134,189,872</b>
<b>REVENUES</b>						
Taxation	4,309,384	3,854,536	30,000	30,000	65,781,187	63,622,749
User charges	12,169	69,099	-	-	51,085,098	55,803,009
External non-tax revenues	132,680	310,386	-	8,178	43,242,071	23,056,467
(Loss)/Gain on sale of tangible capital assets	-	-	-	-	(729,911)	(222,999)
<b>Total revenues</b>	<b>4,454,233</b>	<b>4,234,021</b>	<b>30,000</b>	<b>38,178</b>	<b>159,378,445</b>	<b>142,259,226</b>
(Loss)/Income From Newmarket Hydro Holdings Inc.	-	-	-	-	1,423,813	(541,634)
(Loss)/Gain on foreign exchange	-	-	-	-	(206,903)	(543,220)
<b>Annual Surplus (Deficit)</b>	<b>\$ 166,514</b>	<b>\$ 7,837</b>	<b>\$ 18,113</b>	<b>\$ 17,491</b>	<b>\$ 40,451,793</b>	<b>\$ 6,984,500</b>

Note: Allocations are based on estimates of the support services provided to other departments.