Appendix A - 2020 Financial Statements

ECONOMIC DEVELOPMENT REGINA INC.

FINANCIAL STATEMENTS

December 31, 2020



To the Chairman and Members of the Board of Directors of Economic Development Regina Inc.:

Opinion

We have audited the financial statements of Economic Development Regina Inc. (the "Organization"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization 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. 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 Organization 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 Organization'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 Organization or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



KINCENTRIC> Best Employer ACCOUNTING > CONSULTING > TAX SUITE 900, ROYAL BANK BUILDING, 2010 - 11TH AVENUE, REGINA SK, S4P 0J3 1.877.500.0780 T: 306.790.7900 F: 306.790.7990 MNP.ca As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization'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 Organization'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 Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Regina, Saskatchewan

MNPLLP

March 25, 2021

Chartered Professional Accountants



Statement of Financial Position

As at December 31, 2020

	2020	2019
FINANCIAL ASSETS	 	
Cash (Note 7)	\$ 539,673	\$ 149,137
Short-term investments (Note 5)	1,100,000	800,000
Accounts receivable (Note 6)	797,155	168,226
Total financial assets	2,436,828	1,117,363
FINANCIAL LIABILITIES		
Accounts payable and accrued charges (Note 7)	475,114	170,005
Capital lease obligation (Note 8)	22,499	31,512
Deferred revenue (Note 9)	963,825	498,062
Total financial liabilities	1,461,438	699,579
Net financial assets	975,390	417,784
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 10)	86,101	108,903
Prepaid expenses	21,595	29,790
	107,696	138,693
ACCUMULATED SURPLUS (Note 11)	\$ 1,083,086	\$ 556,477

See accompanying notes

APPROVED BY THE BOARD

Director

Director

Statement of Operations

Year Ended December 31, 2020

	2020		
	 Budget	 2020	 2019
REVENUE			
City of Regina core funding	\$ 1,848,240	\$ 1,848,240	\$ 1,812,000
Regina Hotel Association	579,000	154,627	687,593
Partner contributions	980,000	658,653	790,361
Project funding	100,000	100,000	224,094
Rental	78,000	75,900	81,840
Other income	9,000	26,205	32,826
	3,594,240	2,863,625	3,628,714
EXPENSES			
Administration (Schedule 1)	647,240	597,972	651,452
Enterprise (Schedule 2)	1,167,000	1,089,307	1,155,829
Tourism, Events, Conventions & Tradeshows (Schedule 3)	1,133,000	778,720	1,181,421
Corporate (Schedule 4)	647,000	281,929	555,015
	3,594,240	2,747,928	3,543,717
EXCESS OF REVENUE OVER EXPENSES	-	115,697	84,997
OTHER INCOME			
Canada Emergency Wage Subsidy (Note 14)	_	394,052	_
Canada Emergency Rent Subsidy (Note 14)	-	16,860	_
	_	410,912	_
		,	
ACCUMULATED SURPLUS, BEGINNING OF YEAR	556,477	556,477	471,480
ACCUMULATED SURPLUS, END OF YEAR	\$ 556,477	\$ 1,083,086	\$ 556,477

See accompanying notes

Statement of Changes in Net Financial Assets

Year Ended December 31, 2020

	 2020	2019			
Excess of revenue over expenses	\$ 526,609	\$	84,997		
Acquisition of tangible capital assets Amortization of tangible capital assets	(4,876) 27,678		(23,937) 28,883		
	22,802		4,946		
Acquisition of prepaid expenses Use of prepaid expenses	(21,595) 29,790		(29,790) 27,232		
	8,195		(2,558)		
Use of inventory	-		1,211		
INCREASE IN NET FINANCIAL ASSETS	557,606		88,596		
NET FINANCIAL ASSETS, BEGINNING OF YEAR	417,784		329,188		
NET FINANCIAL ASSETS, END OF YEAR	\$ 975,390	\$	417,784		

See accompanying notes

Statement of Cash Flows

Year Ended December 31, 2020

	2020	2019
OPERATING ACTIVITIES		
Excess of revenue over expenses	\$ 526,609	\$ 84,997
Add non-cash items:		
Amortization of tangible capital assets	27,678	28,883
Bad debts	8,908	-
Changes in non-cash working capital items:		
Accounts receivable	(637,837)	40,182
Prepaid expenses	8,195	(2,558)
Accounts payable and accrued charges	305,109	(65,999)
Inventory	-	1,211
Deferred revenue	465,763	110,452
Cash provided by operating activities	704,425	197,168
CAPITAL ACTIVITIES		
Purchase of tangible capital assets	(4,876)	(23,937)
Cash applied to capital activities	(4,876)	(23,937)
FINANCING ACTIVITIES		
Repayment of capital lease obligation	(9,013)	(9,013)
Cash applied to financing activities	(9,013)	(9,013)
INVESTING ACTIVITIES		
Purchase of short-term investments	(1,700,000)	(1,650,000)
Proceeds from disposal of short-term investments	1,400,000	1,300,000
Cash applied to investing transactions	(300,000)	(350,000)
NET INCREASE (DECREASE) IN CASH	390,536	(185,782)
CASH, BEGINNING OF YEAR	149,137	334,919
CASH, END OF YEAR	\$ 539,673	\$ 149,137

See accompanying notes

1. DESCRIPTION OF OPERATIONS

Economic Development Regina Inc. ("EDR") is incorporated under *The Non-Profit Corporations Act, 1995*, with the City of Regina as its sole voting member.

The mandate of EDR is to create and implement an economic development strategy to grow and sustain prosperity in the Regina region.

2. BASIS OF ACCOUNTING

The financial statements of EDR have been prepared in accordance with Canadian Public Sector Accounting Standards ("PSAS"), as recommended by the Chartered Professional Accountants of Canada ("CPA"). The financial statements are included in the consolidated financial statements of the City of Regina.

3. SIGNIFICANT ACCOUNTING POLICIES

EDR's significant accounting policies are as follows:

a) Measurement uncertainty

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards ("PSAS") requires management to make estimates and assumptions that affect reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates include the amortization of tangible capital assets.

b) Significant Event

During the year, there was a global outbreak of COVID-19 (coronavirus), which has had a significant impact on the economy through restrictions put in place by the Canadian, provincial and municipal governments regarding travel, business operations and isolation/quarantine orders. EDR's operations were impacted by COVID-19 including changes in revenue and the lay-off of employees. At this time, it is unknown the extent of the impact COVID-19 may have on EDR's business and financial condition as this will depend on future developments that are highly uncertain and that cannot be predicted with confidence.

c) Tangible capital assets

Tangible capital assets are recorded at cost. Amortization has been provided using the straight-line method over the following years:

Furniture and equipment	10 years
Computer hardware	5 years
Computer software	2-3 years
Leasehold improvements	3 years

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

When conditions indicate that a tangible capital asset no longer contributes to EDR's ability to provide goods or services, or that the value of future economic benefits associated with the tangible capital asset is less than its net book value an impairment loss is recognized against the cost of the tangible capital asset and an expense is recognized in the Statement of Operations.

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 and recorded as tangible capital assets. Assets under capital lease are amortized on a straight-line basis, over their estimated useful lives. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

d) Revenue recognition

Government transfers without eligibility criteria or stipulations are recognized as revenue when the transfer is authorized. Government transfers with eligibility criteria but without stipulations are recognized as revenue when the transfer is authorized and all eligibility criteria have been met. Government transfers with or without eligibility criteria but with stipulations are recognized as revenue 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.

Value in kind revenue is recorded at fair market value on the date of the contribution if fair value can be reasonably measured.

Grant revenue is recognized in the period in which the funds are received unless the grant is restricted. If the grant is restricted by the contributor, the revenue is deferred and recognized when the conditions of the grant have been met.

Partner contributions, including Regina Hotel Association contributions, are recognized as they become receivable under the terms of applicable agreements. Contributions received under arrangements that relate to a subsequent fiscal period are reflected as deferred revenue on the statement of financial position in the year of receipt. If the contributions are restricted by the partner, the revenue is deferred and recognized when the conditions of the agreement have been met.

Government assistance, including the Canada Emergency Wage Subsidy and Canada Emergency Rent Subsidy, is recognized in the period EDR has met the conditions to qualify for the assistance and the amount can be reasonably measured.

Rental revenue is recognized over the rental term.

e) Financial instruments

All financial instruments are initially recognized at fair value. The fair value of a financial instrument is the amount of consideration that would be agreed upon in an arm's-length transaction between knowledgeable, willing parties who are under no compulsion to act. The fair value of a financial instrument on initial recognition is the transaction price, which is the fair value of the consideration given or received.

All financial instruments are subsequently measured at cost. Losses on financial instruments are written down to reflect other than temporary declines in value and are included in the Statement of Operations.

4. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

a) Currency risk

EDR is not exposed to significant foreign currency risk.

b) Interest rate risk

EDR is not exposed to significant interest rate risk.

c) Credit risk

EDR's credit risk is primarily attributable to its accounts receivable. The amounts disclosed in the Statement of Financial Position are net of allowance for doubtful accounts.

d) Liquidity risk

EDR's objective is to have sufficient liquidity to meets its liabilities when due. EDR manages liquidity risk through cash flow forecasting and regular monitoring of cash requirements to ensure that it has sufficient funds to fulfill its obligations.

5. SHORT-TERM INVESTMENTS

Short-term investments consist of a \$600,000 redeemable term deposit with an interest rate of 1.9% maturing on March 5, 2021, a \$400,000 non-redeemable term deposit with an interest rate of 1.95% maturing on March 5, 2021, and a \$100,000 redeemable term deposit with an interest rate of 1.7% maturing on April 2, 2021 (2019 - \$500,000 redeemable term deposit with an interest rate of 2.4% and \$300,000 redeemable term deposit with an interest rate of 2.6%).

6. ACCOUNTS RECEIVABLE

Accounts receivable includes the following:

Item	2020	2019
Western Economic Diversification Canada project claims	\$272,154	\$ 32,687
CanExport Community Investments project claim	62,500	37,998
Canada Revenue Agency GST refund	17,864	25,528
Canada Emergency Wage Subsidy	394,052	-
Canada Emergency Rent Subsidy	16,860	-
Interest accrual	17,105	15,557
Miscellaneous customer receivables	16,620	56,456
	\$797,155	\$ 168,226

7. ACCOUNTS PAYABLE AND ACCRUED CHARGES

Accounts payable and accrued charges includes the following:

Item	2020	2019
Tourism Saskatchewan regional support	\$ 227,989	\$ -
Payroll liabilities and accrued charges	135,685	126,802
Miscellaneous vendor payables and accrued charges	111,440	43,203
	\$475,114	\$ 170,005

On behalf of Tourism Saskatchewan, EDR agreed to administer funding to regional destination marketing organizations and tourism partners to develop coordinated marketing campaigns to drive visitation. On August 5, 2020, an agreement was executed to administer \$365,000 in funding of which \$227,989 remains to be adjudicated. Tourism Saskatchewan assumes responsibility for the oversight and appropriate adjudication of each destination marketing organization / industry association's program use. The \$227,989 remaining to be adjudicated is included in cash and is restricted for this specific use.

8. CAPITAL LEASE OBLIGATION

EDR has a 5-year furniture lease with Path Cowork. EDR will take ownership of the furniture at the end of the lease term.

The lease is interest free and the future minimum lease payments under the capital lease over the next three years are as follows:

Year	Principal
2021	\$ 9,013
2022	9,013
2023	4,473
	\$22,499

9. DEFERRED REVENUE

Deferred revenue represents unspent resources externally restricted for specific projects.

EDR managed several projects during the year which were funded by various governments and other parties. At the year end, not all funds received were expended on the related projects. These amounts will be included in income as the related expenses are incurred.

ECONOMIC DEVELOPMENT REGINA INC. Notes to the Financial Statements December 31, 2020

9. DEFERRED REVENUE (CONTINUED)

Changes in the deferred revenue balances are as follows:

	Balance, beginning o year		inning of	Amounts received		rec	nounts ognized revenue	lance, l of year
Think Big / CMC		\$	29,852	\$	-	\$	-	\$ 29,852
Special Event			7,500		7,500		(7,500)	7,500
Investment Partnership Program			449,549		125,000		-	574,549
City of Regina RCMP Heritage Centre			-		15,000		(12,500)	2,500
City of Regina Economic Growth Plan			6,161		-		(6,161)	-
WESK Tech Mentorship			5,000		-		(5,000)	-
Tourism Saskatchewan Recovery Grant			-		330,000		(107,728)	222,272
Audacity Future Event			-		2,152		-	2,152
City of Regina Competitiveness Framework			-		25,000		-	25,000
City of Regina Canada Water Agency			-		100,000		-	100,000
	2020	\$	498,062	\$	604,652	\$	(138,889)	\$ 963,825
	2019	\$	387,610	\$	452,500	\$	(342,048)	\$ 498,062

10. TANGIBLE CAPITAL ASSETS

Tangible capital assets consist of the following:

	Net Book Value					
	2020	2019				
Leasehold improvements	\$ 6,935	\$ 11,559				
Furniture and equipment	16,127	22,437				
Computer hardware	24,668	30,648				
Computer software	206	617				
Leased asset - copier	4,365	5,335				
Leased asset - furniture	33,800	38,307				
	\$ 86,101	\$ 108,903				

For additional information, refer to Schedule 5.

ECONOMIC DEVELOPMENT REGINA INC. Notes to the Financial Statements

December 31, 2020

11. ACCUMULATED SURPLUS

	Ur	restricted	1	ivested in Fangible ital Assets	Sur	Restricted plus Capital provements	Restricted Surplus Special Projects	Restricted Surplus Tourism Recovery	Restricted rplus Ag & Food	2020	2019
Balance, beginning of the year	\$	151,699	\$	77,391	\$	105,966	\$ 221,421	\$ -	\$ -	\$ 556,477	\$ 471,480
Excess (deficiency) of revenue over expenses		554,287		(27,678)		-	-	-	-	526,609	84,997
Tangible capital assets investment		(13,889)		13,889		-	-	-	-	-	-
Transfer of surplus from operations		(500,000)		-		-	(50,000)	300,000	250,000	-	-
Balance, end of the year	\$	192,097	\$	63,602	\$	105,966	\$ 171,421	\$ 300,000	\$ 250,000	\$ 1,083,086	\$ 556,477

a) Capital Improvements

The purpose of the Capital Improvements internally restricted surplus is to update old equipment and furniture for EDR's office and other capital requirements, subject to a Board approved budget.

b) Special Projects

The purpose of the Special Projects internally restricted surplus is for Special Project initiatives that would advance EDR's strategic business plan, subject to a Board approved project business case and budget. At year-end, the Board approved the transfer of \$100,000 from unrestricted net assets to Special Projects internally restricted surplus.

c) Tourism Recovery

At year-end, the Board approved the transfer of \$300,000 from unrestricted net assets to establish the Tourism Recovery internally restricted surplus. The purpose of the Tourism Recovery internally restricted surplus is for initiatives that would enhance the recovery of the tourism, events, conventions and tradeshows sectors, subject to a Board approved project business case and budget.

d) *Ag* & *Food*

At year-end, the Board approved the transfer of \$100,000 from unrestricted net assets to establish the Ag & Food internally restricted surplus. The purpose of the Ag & Food internally restricted surplus is for initiatives that would advance the Ag & Food cluster strategy, subject to a Board approved project business case and budget. An additional \$150,000 from the Special Projects internally restricted surplus had been approved by the Board on June 11, 2020 for this purpose and has been transferred to the Ag & Food internally restricted surplus.

12. COMMITMENTS

Effective July 15, 2018, EDR signed a 5-year lease for space located within Path Cowork on Broad Street, with an option to extend for two additional terms. The minimum annual lease payment is \$199,200 including common area costs, plus applicable taxes, paid monthly.

On January 29, 2020, EDR and the City of Regina jointly committed \$25,000 towards the development of a business case for the future strategic direction of the RCMP Heritage Centre, of which \$12,500 has been disbursed as at December 31, 2020. An agreement is in place for the remaining contribution of \$12,500 to be paid by EDR in 2021.

ECONOMIC DEVELOPMENT REGINA INC. Notes to the Financial Statements December 31, 2020

13. CONTRACTUAL RIGHTS

Effective July 15, 2018, EDR signed a 5-year sub-lease with each of Regina Hotel Association and Women Entrepreneurs of Saskatchewan for sublet space located within EDR's leased space at Path Cowork. The annual lease collections are \$35,880 and \$33,720 respectively, including common area costs, plus applicable taxes, invoiced monthly.

EDR has signed agreements with various organizations and companies who contribute to the Investment Partnership Program. Future collections from contributors to the Investment Partnership Program are as follows:

Year	Amount
2021	\$ 245,000
2022	120,000
2023	25,000

14. GOVERNMENT ASSISTANCE

In response to the negative economic impact of COVID-19, the Government of Canada announced the Canada Emergency Wage Subsidy (CEWS) program. CEWS provides a wage subsidy on eligible remuneration to eligible employers based on certain criteria. This subsidy is retroactive to March 15, 2020. EDR has determined that it has qualified for the CEWS and has applied for and expects to receive government assistance in the amount of \$394,052 which has been reflected in income and is included in accounts receivable at December 31, 2020.

Additionally, the Government of Canada announced the Canada Emergency Rent Subsidy (CERS) program. CERS provides financial assistance in the form of non-repayable subsidies for rent to eligible Canadian businesses, charities and non-profits based on certain criteria. This subsidy is retroactive to September 27, 2020. EDR has determined that it has qualified for the CERS and has applied for and expects to receive government assistance in the amount of \$16,860 which has been reflected in income and is included in accounts receivable at December 31, 2020.

Schedule 1 - Administration

	2020 Budget			2020		2019	
Salaries & benefits	\$	205,240	\$	179,724	\$	183,538	
Occupancy		269,500		251,067		263,222	
General & administration		85,000		90,260		94,328	
Professional services		27,500		37,278		30,769	
Conference, seminar & staff development		20,000		24,649		41,072	
Meetings & promotion		18,500		5,572		21,655	
Board & committee		7,500		4,947		4,245	
Staff travel		14,000		4,475		12,623	
	\$	647,240	\$	597,972	\$	651,452	

Schedule 2 - Enterprise

		2020 udget	2020		2019	
Salaries & benefits	\$	660,000	\$	593,664	\$	614,036
Sector development		50,000		18,123		14,170
Investment attraction		35,000		17,985		37,997
Audacity, entrepreneurship & business services		120,000		138,479		132,097
Regional industrial land initiative		12,000		34,682		9,438
Ag and food cluster activation		193,000		184,889		149,163
Square One program		62,000		61,848		62,000
Saskatchewan Immigrant Nominee program		-		-		92,171
Strategic & competitive intelligence		35,000		39,637		44,757
	\$ 1,	167,000	\$	1,089,307	\$	1,155,829

Schedule 3 - Tourism, Events, Conventions & Tradeshows

	2020			
	Budget	2020	2019	
Salaries & benefits	\$ 488,000	\$ 438,227	\$ 452,012	
Tourism destination marketing & product	190,000	149,658	221,327	
Events, conventions & tradeshows	345,000	117,251	440,869	
Tourism stakeholder engagement	40,000	39,525	35,777	
Activation & visitor services	70,000	25,151	31,436	
Bad debts	-	8,908	-	
	\$ 1,133,000	\$ 778,720	\$ 1,181,421	

Schedule 4 - Corporate

	2020 Budget		2020		 2019
Salaries & benefits	\$	235,000	\$	212,064	\$ 219,723
Stakeholder & partnership engagement		22,000		2,912	13,921
Strategic planning		60,000		20,897	128,933
Corporate communications and marketing		20,000		9,140	12,782
Regina advantage business to business		230,000		36,916	100,213
Funding & investment model		20,000		-	4,055
Investment partnership program servicing		35,000		-	5,375
Opportunities assessment		25,000		-	7,513
Post traumatic stress disorder initiative		-		-	62,500
	\$	647,000	\$	281,929	\$ 555,015

Schedule 5 - Tangible Capital Assets

As at December 31, 2020

Tangible capital asset cost:

	December 31, 2019		Additions		Disposals and write downs		December 31, 2020	
Leasehold improvements	\$	13,871	\$	-	\$	-	\$	13,871
Furniture and equipment		120,414		-		-		120,414
Computer hardware		113,141		4,876		-		118,017
Highway turnout		21,049		-		-		21,049
Computer software		61,661		-		-		61,661
Leased asset - copier		9,700		-		-		9,700
Leased asset - furniture		45,067		-		-		45,067
Balance, end of year	\$	384,903	\$	4,876	\$	-	\$	389,779

Accumulated amortization:

	Decen	December 31, 2019		ortization harged ring year	Disposals a dow		December 31, 2020		
Leasehold improvements	\$	2,312	\$	4,624	\$	-	\$	6,936	
Furniture and equipment		97,977		6,310		-		104,287	
Computer hardware		82,493		10,856		-		93,349	
Highway turnout		21,049		-		-		21,049	
Computer software		61,044		411		-		61,455	
Leased asset - copier		4,365		970		-		5,335	
Leased asset - furniture		6,760		4,507		-		11,267	
Balance, end of year	\$	276,000	\$	27,678	\$	-	\$	303,678	
Net book value	\$	108,903					\$	86,101	