

Financial Statements of
Calgary Olympic Development Association
Operating as

WINSPORT™

And Independent Auditor's Report thereon
Year ended June 30, 2023



KPMG LLP
205 5th Avenue SW
Suite 3100
Calgary AB T2P 4B9
Tel 403-691-8000
Fax 403-691-8008
www.kpmg.ca

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of WinSport (operating name for the Calgary Olympic Development Association)

Opinion

We have audited the financial statements of WinSport™ (the Entity), which comprise:

- the statement of financial position as at June 30, 2023;
- the statement of operations for the year then ended;
- the statement of changes in fund balances for the year then ended;
- the statement of cash flows for the year then ended;
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the “financial statements”).

In our opinion, the accompanying financial statements, present fairly, in all material respects, the financial position of the Entity as at June 30, 2023, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “Auditor’s Responsibilities for the Audit of the Financial Statements” section of our auditor’s report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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

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

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Calgary, Canada

October 26, 2023

WINSPORT

Statement of Financial Position

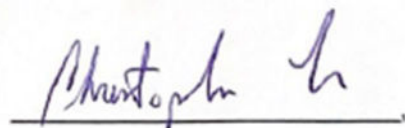
As at June 30, 2023 with comparative information for 2022

(\$000's)	Operating Fund	Restricted Fund	Endowment Fund	June 30 2023	June 30 2022
Assets					
Current Assets					
Cash	1,224	10,940	-	12,164	13,295
Accounts receivable	1,357	4	-	1,361	801
Investments (Note 3)	3,122	7	1,073	4,202	4,822
Inventories	237	-	-	237	190
Prepaid expenses and deposits	538	-	-	538	340
	6,478	10,951	1,073	18,502	19,448
Non-current Assets					
Accounts receivable	272	-	-	272	118
Investments (Note 3)	9,325	744	108,718	118,787	111,076
Property, plant and equipment (Note 4)	-	165,172	-	165,172	170,230
Total Assets	16,075	176,867	109,791	302,733	300,872
Liabilities and Fund Balances					
Current Liabilities					
Accounts payable and accruals (Note 18)	5,932	670	118	6,720	4,701
Deferred revenue and deposits (Note 6)	3,699	49	-	3,748	4,175
Current portion of obligation under capital leases (Note 7)	-	226	-	226	285
	9,631	945	118	10,694	9,161
Non-current liabilities					
Obligations under capital lease (Note 7)	-	1,007	-	1,007	-
Deferred capital asset contributions (Note 8)	-	85,520	-	85,520	89,762
Deferred revenue and deposits (Note 6)	70	-	-	70	13
Externally restricted funds (Note 10(b))	-	721	-	721	660
Total Liabilities	9,701	88,193	118	98,012	99,596
Fund Balances (Deficit)					
Unrestricted (Note 9)	6,374	-	-	6,374	(1,641)
Internally restricted (Note 10(a))	-	29	-	29	26
Invested in property, plant and equipment	-	88,645	-	88,645	90,473
Endowment (Note 11)	-	-	109,673	109,673	112,418
	6,374	88,674	109,673	204,721	201,276
Total Liabilities and Fund Balances	16,075	176,867	109,791	302,733	300,872

Commitments and Contingencies (Note 12)
See accompanying notes to financial statements.

Approved by the Board of Directors:

 Director

 Director

WINSPORT

Statement of Operations

Year ended June 30, 2023, with comparative information for 2022

(000's)	Operating Fund	Restricted Fund	Endowment Fund	June 30 2023	June 30 2022
Revenues					
Investment					
Interest, dividends, and capital gains/losses	40	1	3,633	3,674	10,041
Change in unrealized gains/losses	435	3	11,543	11,981	(24,286)
Realized deferred capital contributions (Note 8)	-	4,811	-	4,811	5,047
Instructional and lift tickets	10,137	-	-	10,137	7,375
Facility rental and tours	9,635	-	-	9,635	8,819
Expense recovery and other	3,458	25	-	3,483	2,834
Food and beverage	4,906	-	-	4,906	2,424
Sponsorship and donations	365	-	-	365	301
Competition and training	555	-	-	555	500
Equipment rental	761	-	-	761	474
Retail sales	35	-	-	35	69
Tourist rides	110	-	-	110	65
Saddledome Foundation Contribution	652	-	-	652	552
Customer credit provision (Note 6)	276	-	-	276	199
Total Revenues	31,365	4,840	15,176	51,381	14,414
Expenses					
Wages and benefits	18,222	-	-	18,222	14,747
Canada Emergency Wage Subsidy (note 2(k))	-	-	-	-	(1,765)
Depreciation	9,643	-	-	9,643	10,407
Supplies and services	5,719	-	-	5,719	4,182
Utilities	3,228	-	-	3,228	2,769
Repairs and maintenance	2,123	-	-	2,123	1,902
Insurance, licenses, and property tax (Note 16)	1,195	-	-	1,195	1,326
Investment fees	42	-	783	825	894
Professional fees	593	-	-	593	497
Interest and bank charges	523	-	-	523	433
Cost of goods sold:					
Food and beverage	1,656	-	-	1,656	828
Retail	13	-	-	13	50
Advertising and exhibits	350	-	-	350	297
Bad debt (recovery) expense	(3)	-	-	(3)	24
Travel and meetings	75	-	-	75	23
Total Expenses	43,379	-	783	44,162	36,615
Sports Development					
Olympic Oval:					
Operating Expenses (Note 11(a))	3,089	-	-	3,089	2,922
Capital Expenses (Note 11(b))	-	-	650	650	866
Scholarships and bursaries	8	27	-	35	39
Total Distributions	3,097	27	650	3,774	3,827
Excess (Deficiency) of Revenues Less Expenses and Distributions	(15,111)	4,813	13,743	3,445	(26,027)

See accompanying notes to financial statements.

WINSPORT

Statement of Changes in Fund Balances

Year ended June 30, 2023, with comparative information for 2022

(\$000's)	Operating Fund	Restricted Fund	Endowment Fund	June 30 2023	June 30 2022
Balance – Beginning of Year	(1,641)	90,499	112,418	201,276	227,303
Excess (Deficiency) of revenues over expenses and distributions	(15,111)	4,813	13,743	3,445	(26,027)
Inter-fund transfers					
Transfer from Endowment Fund to Operating Fund (Note 11)	16,488	-	(16,488)	-	-
Transfer from Deferred Capital Contributions to Operating Fund	217	(217)	-	-	-
Investment in property, plant & equipment	6,421	(6,421)	-	-	-
Balance – End of Year	6,374	88,674	109,673	204,721	201,276

See accompanying notes to financial statements.

WINSPORT

Statement of Cash Flows

Year ended June 30, 2023 with comparative information for 2022

(\$000's)	2023	2022
Cash provided by (used in)		
Operating activities		
Excess (deficiency) of revenues over expenses and distributions	3,445	(26,027)
Items not affecting cash:		
Depreciation	9,643	10,407
Interest, dividends, realized gains and losses re-invested	(3,674)	(10,041)
Changes in unrealized gains and losses	(11,981)	24,286
Change in Externally Restricted Funds Liability	(87)	88
Scholarship expense paid by Restricted Funds	27	35
Investment fees	825	894
Gain on disposal of property, plant and equipment	(129)	(35)
Deferred capital asset contributions recognized	(4,811)	(5,047)
Withdrawals from investment portfolio	5,138	7,373
	(1,604)	1,933
Changes in non-cash working capital items (Note 19)	338	1,955
	(1,266)	3,888
Investing activities		
Additions of property, plant and equipment	(4,765)	(3,063)
Proceeds from Government assistance related to capital expenditures	613	121
Proceeds on disposal of property, plant and equipment	248	94
Changes in Restricted Fund accounts payable and accruals	424	(182)
	(3,480)	(3,031)
Financing activities		
Advances on capital leases	1,276	-
Repayments of capital leases	(328)	(568)
Decrease in OCO Reserve Investments	2,667	-
	3,615	(568)
(Decrease) increase in Cash	(1,131)	290
Cash – Beginning of Year	13,295	13,006
Cash – End of Year	12,164	13,295

See accompanying notes to financial statements.

WINSPORT

Notes to Financial Statements

1. Nature of Organization

The Calgary Olympic Development Association (“CODA” or “the Organization”) was incorporated on April 4, 1979 under the Societies Act of the Province of Alberta as a non-profit organization and is registered as a tax-exempt Canadian Amateur Athletic Association under the Income Tax Act. CODA conducts its business under the trade name of WinSport™ while continuing to use its formal legal name for contracts and other legal matters.

The Organization’s financial statements are prepared using Canadian accounting standards for Not-for-Profit Organizations in accordance with Part III of the Chartered Professional Accountants (“CPA”) Canada Handbook.

WinSport’s purpose is ‘to inspire and activate human potential through the spirit of sport’ and its vision is ‘to be a world leading centre for winter sport excellence and athletic development’. WinSport will strive to achieve its purpose and vision through its mission ‘to provide opportunities for Canadians to discover, develop and excel at sport through world-class training facilities and exceptional experiences’.

In fulfilling its mission, the Organization maintains and operates the facilities located at Canada Olympic Park (“COP”) in Calgary, the Bill Warren Training Centre (“BWTC”) in Canmore and the high-altitude training facility at the Becky Scott High Performance Training Centre on Haig Glacier. Subject to the conditions of the Amended and Restated Olympic Endowment Fund Trust, the Amended Restated Oval Long Term Operating Agreement and the Amended Restated Legacy Agreement, the Organization provides funding to the University of Calgary towards the operating and capital expenditures of the Olympic Oval.

In addition, the Organization is trustee of the Endowment Funds established under the terms of the Olympic Endowment Fund and the OCO Trust Fund as outlined in Note 11. These funds, in addition to certain Operating and Restricted Funds, are professionally managed in accordance with the Organization’s Investment Policy as outlined in Note 3.

2. Significant Accounting Policies

(a) Fund Accounting:

The Organization follows the fund method of accounting. The Operating Fund includes the assets (except for the property, plant and equipment) and liabilities related to the operations of the Organization, including the OCO Reserve, while the Restricted Fund includes the assets and liabilities of government capital and business operations, other restricted funds with specific purposes and all property, plant and equipment of COP, Canmore facilities and the Becky Scott High Performance Training Centre on Haig Glacier. The Endowment Fund includes the assets and liabilities of the Olympic Endowment Fund (“OEF”), the Oval Capital Reserve Fund and the OCO Trust Fund.

WINSPORT

Notes to Financial Statements

2. Significant Accounting Policies (cont'd)

(b) Investments:

Investments are recorded at fair value at the trade date and adjusted to fair value based on closing prices at the end of the reporting period. Investment income includes interest and dividends earned in each period and realized and unrealized gains and losses on the investments. The amount recorded for unrealized gains and losses each period is the change in the difference between the cost and the fair value of investments held at the beginning and the end of each period. Accordingly, this amount is dependent on the changes in the fair value of the investments held, as well as the timing of the sale of the investments. At the time of the sale of an investment, any amounts previously recorded for unrealized gains or losses are then included in realized gains and losses calculated on an average cost basis.

(c) Donated Services:

The Organization relies on certain services provided by volunteers. Due to the difficulty of determining the fair value of these services, they have not been recognized in the financial statements.

(d) Revenue Recognition:

The Organization follows the deferral method of accounting for contribution revenue. Contributions restricted by third parties are recognized as revenue in the year in which the related expenses are incurred. Contributions externally restricted for the purchase of capital assets or for other purposes are recorded as receivable when the amount can be reasonably estimated and collection is reasonably assured, recorded as deferred capital asset contributions or externally restricted funds and recognized as revenue of the restricted fund on the same basis and at the same time that the corresponding capital asset is depreciated or otherwise utilized. Unrestricted contributions are recognized as revenue in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Contributions for endowment are recognized as direct increases in the balance in the Endowment Fund. Investment income earned on endowment funds is recognized as revenue of the Endowment Fund when it is not required to be added to the principal amount of the endowment. Investments in funds have been internally pooled and net investment income is allocated proportionately to the net assets of the funds.

Revenue from fees, contracts and sale of goods and services is recognized when the services are provided, or the goods are sold.

The Organization recognizes rent from leases such that where leases provide for increases in rent during their term, the rents are recognized on a straight-line basis over the terms of the respective leases. Recoveries from tenants are recognized as revenues in the period the applicable costs are incurred.

Deferred revenue related to customer credits, gift cards, and other discounts are recorded in revenue as utilized. Unused amounts are taken into revenue based on empirical experience over time.

WINSPORT

Notes to Financial Statements

2. Significant Accounting Policies (cont'd)

(e) Inventories:

Inventories are recorded at the lower of cost and net realizable value. Cost is determined on a first in, first out basis.

Inventory consists primarily of retail, and food and beverage items. The cost of inventories recognized as an expense during the year was \$1.7 million (2022 - \$0.9 million). No reversals of previously recorded inventory write-downs were recorded.

(f) Property, Plant and Equipment:

Property, plant and equipment purchased by the Organization are recorded at historical cost while property, plant and equipment donated to the Organization are recorded at estimated fair value at the date of contribution where such value can be reasonably estimated; otherwise the assets are recorded at nominal value. Assets acquired under capital leases are depreciated over the estimated life of the assets or over the lease term, as appropriate.

Property under development is recorded at cost. Cost includes all expenditures incurred with the acquisition, development and construction of the property under development. These expenditures include all direct costs, development fees, leasing fees, utility costs and salary costs of certain employees. Capitalization continues until the property achieves a satisfactory level of occupancy, subject to a reasonable period of time. Interest costs associated with construction or purchase of an asset are not capitalized but expensed as incurred.

The cost of an item of property, plant and equipment made up of significant separable component parts is allocated to the component parts when practicable and when estimates can be made of the lives of the separate components.

All land held for development is recorded at the lower of cost or net realizable value. The Organization capitalizes all direct costs on land held for development and land held for sale. Any deposits received in advance of closing a sale are recorded as a liability until the sale is complete.

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable and exceeds its fair value. When a capital asset no longer contributes to the Organization's ability to provide services, its carrying amount is written down to its residual value. The cost of property, plant and equipment is depreciated over the estimated useful life of the asset using the methods and rates shown below. Tenant improvements are capitalized and depreciated over the initial lease term.

Facilities	5% - 20% declining balance and straight-line
Buildings	5% declining balance and straight-line
Equipment	5% - 20% declining balance and straight-line
Equipment under capital lease	5% - 20% declining balance and straight-line
Vehicles	20% declining balance and straight-line

WINSPORT

Notes to Financial Statements

2. Significant Accounting Policies (cont'd)

(f) Property, Plant and Equipment (cont'd):

Other:

Rental equipment	Straight-line over 2-3 years
Furniture and fixtures	20% declining balance and straight-line
Computers	Straight-line over 3 years
Signage and pageantry	20% declining balance and straight-line
Building improvements	Straight-line over 5 years
Tenant improvements	Straight-line over the initial lease term
Real estate commissions	Straight-line over the initial lease term

(g) Tenant Improvements:

Payments to tenants under lease obligations are characterized as either tenant improvements owned by the landlord or tenant incentives. When the obligation is determined to be a tenant improvement owned by the Organization, the Organization is considered to have acquired an asset. If the Organization determines that for accounting purposes it is not the owner of the tenant improvement, then the obligations under lease are treated as tenant incentives. Tenant improvements and tenant incentives are depreciated on a straight-line basis over the initial term of the lease. The depreciation of tenant improvement is recorded as depreciation expense and tenant incentives are depreciated to rental revenue.

(h) Financial Instruments:

Financial instruments are recorded at fair value including transaction costs, on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Organization has not elected to carry any such financial instruments at fair value except for investments held in bond and debentures (note 3). Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

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

WINSPORT

Notes to Financial Statements

2. Significant Accounting Policies (cont'd)

(i) Financial Risks:

Credit Risk - Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Organization is exposed to credit risk on its cash held at banks, accounts receivable from its customers and on its investment bond portfolio disclosed in Note 3; however, the Organization believes there is no significant concentration of credit risk.

The Organization manages its investment portfolio to earn investment income and invests according to a Statement of Investment Policy approved by the Board. The Organization is not involved in any financial hedging relationships and does not hold or use any derivative financial instruments for trading purposes.

Interest Rate Risk - The Organization is exposed to interest rate risk on bonds and debentures held in investments and obligations under capital leases. Bank indebtedness and term loans are variable-rate instruments, so fluctuations in market rates will impact interest expense. Additional information on these amounts is provided in Notes 3, 5 and 7.

Liquidity Risk - Liquidity risk is the risk that the Organization will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Organization manages its liquidity risk by monitoring its operating requirements. The Organization prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

Foreign Currency Exchange Risk - The Organization is exposed to financial risks as a result of exchange rate fluctuations and the volatility of these rates. The Organization is exposed to foreign currency fluctuations on marketable securities and bonds and debentures held in foreign denominated currencies in Investments. Based on the investment policy approved by the Board of Directors, investments denominated in foreign currencies provide the Organization with significant diversification of foreign currency risk by holding investments that are not denominated in Canadian dollars.

There has been no change to the risk exposures from 2022.

(j) Cash:

Cash includes cash on hand and short-term deposits with third-party Canadian financial institutions, which are highly liquid with original maturities of less than three months.

WINSPORT

Notes to Financial Statements

2. Significant Accounting Policies (cont'd)

(k) Use of Estimates:

The preparation of financial statements 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 revenue and expenses during the period. Actual results could differ from those estimates. Significant areas requiring estimates include valuation of accounts receivable, investments, and property, plant and equipment, the useful life and recoverability of property, plant and equipment, accruals for legal claims, and the customer credit provision relating to unused deferred revenue.

Canada Emergency Wage Subsidy/Tourism and Hospitality Recovery Program

In response to the impact of the COVID-19 pandemic on Canadian businesses, the Canadian government announced the Canada Emergency Wage Subsidy (“CEWS”) program on March 27, 2020. Under this program, an eligible employer is entitled to receive a percentage of their employees’ wage as a wage subsidy assuming they meet certain criteria scaled by time period between March 15, 2020, and October 23, 2021. Once the CEWS program ended the government instated The Tourism and Hospitality Recovery Program (THRP). The Organization was eligible for this subsidy program from October until November 2021 with various changes in the maximum amount per week per employee as well as changes to the qualifying revenue criteria.

The Organization recognized wage subsidies of \$nil (2022 - \$1.8 million) in respect of its employees for the year, with \$nil (2022 - \$nil) recorded in accounts receivable at June 30, 2023. Such subsidy amounts have been presented as a direct reduction in wages and benefits expense in the Statement of Operations. While qualifications and subsidy amounts may be subject to audit by the Canada Revenue Agency, the Organization is confident with respect to its entitlement to the subsidies received.

WINSPORT

Notes to Financial Statements

3. Investments

June 30, 2023 (\$000's)	Operating Fund	Restricted Fund	Endowment Fund	June 30 2023
Cash and short-term equivalents	122	7	1,073	1,202
Bonds and debentures	1,615	97	14,244	15,956
Marketable equity securities	10,710	647	94,474	105,831
Total	12,447	751	109,791	122,989

June 30, 2022 (\$000's)	Operating Fund	Restricted Fund	Endowment Fund	June 30 2022
Cash and short-term equivalents	2,667	13	2,142	4,822
Bonds and debentures	-	101	16,572	16,673
Marketable equity securities	-	573	93,830	94,403
Total	2,667	687	112,544	115,898

Investments are held through indirect holding of securities in pooled funds with the investment fund managers, professionally managed in accordance with the Organization's Investment Policy, and are comprised of the following:

Cash and short-term equivalents are readily liquidated securities with a term to maturity of not more than one year.

Bonds and debentures represent investments in government and corporate bonds and debentures substantially all denominated in Canadian dollars with a minimum credit rating of BBB at purchase. The duration of the portfolio is managed on a constrained basis and typically targets portfolio duration within +/- 30% relative to the DEX Universe Bond Index.

Marketable equity securities represent investments in equity securities of domestic and foreign issuers that are traded on recognized stock exchanges. The Organization has placed limitations on holdings of securities in any one issuer as well as minimum market capitalization.

During the year WinSport transitioned \$12 million from the Endowment Fund over to the Operating Fund according to a Board resolution. See note 11(a) for additional information.

WINSPORT

Notes to Financial Statements

3. Investments (cont'd)

As of June 30, 2023, the investment target and ranges by asset class from the Investment Policy, as well as the actual holdings in marketable equity securities, bonds and debentures and cash and accrued income are as follows:

Asset Class %'s	Lower Range	Target	Upper Range	Actual 2023	Actual 2022
Global equity	55.0	65.0	75.0	64.9	62.1
Real estate	7.5	10.0	12.5	10.4	11.3
Hedge fund of funds	7.5	10.0	12.5	10.7	10.5
Bonds and debentures	10.0	15.0	20.0	13.0	14.6
Cash and equivalents	-	-	10.0	1.0	1.5
		100.0		100.0	100.0

On a quarterly basis, the Investment Trustee Committee of the Board of Directors reviews the asset mix of the portfolio and recommends corrective action as necessary.

On June 30, 2023 & 2022, the asset class weighting is in range for all classes.

WINSPORT

Notes to Financial Statements

4. Property, Plant and Equipment

June 30, 2023 (\$000's)	Cost	Accumulated Depreciation	Net Book Value
Land Canada Olympic Park	32,124	-	32,124
Land held for development	1,121	-	1,121
Land development costs	5,711	-	5,711
Facilities	246,256	137,520	108,736
Facilities – work-in-progress	14	-	14
Buildings	27,914	20,981	6,933
Buildings – work-in-progress	2,233	-	2,233
Equipment	14,281	10,452	3,829
Equipment under capital lease	10,152	8,801	1,351
Vehicles	4,627	3,866	761
Tenant improvements	4,402	3,499	903
Real estate commissions	366	69	297
Other	7,626	6,467	1,160
	356,827	191,655	165,172

June 30, 2022 (\$000's)	Cost	Accumulated Depreciation	Net Book Value
Land Canada Olympic Park	32,124	-	32,124
Land held for development	1,121	-	1,121
Land development costs	5,680	-	5,680
Facilities	245,866	130,458	115,408
Facilities – work-in-progress	13	-	13
Buildings	27,543	20,433	7,110
Buildings – work-in-progress	666	-	666
Equipment	13,955	9,986	3,969
Equipment under capital lease	10,607	8,737	1,870
Vehicles	4,395	3,713	682
Tenant improvements	3,887	3,419	468
Real estate commissions	367	11	356
Other	6,804	6,042	763
	353,028	182,798	170,230

As at June 30, 2019, the sliding track (consisting of facilities, buildings, equipment and vehicles) was decommissioned as part of the sliding track upgrade and the assets were written down to a nominal value. As per note 8, this upgrade has been paused and the track in its current form is not functional for winter sliding. The sliding track completed its final season of use in summer 2022 and it was subsequently decommissioned as a summer bobsled facility. The Organization does not have clear visibility on when or if the sliding track project or summer bobsled may resume.

Under certain limited conditions outlined in agreements, the Government of Canada may regain the title to assets donated to the Organization.

WINSPORT

Notes to Financial Statements

4. Property, Plant and Equipment (continued)

Lease Revenue

The Organization has entered into various lease agreements for rental of office and telecommunications space as part of the normal course of its operations. As at June 30, 2023 and 2022, the future minimum lease payments to be received related to these leases that are recoverable within an ten-year time frame are outlined in the table below.

(\$000's)	2023	2022
Years 1 – 5	5,717	5,261
Years 6 – 10	970	1,541
	6,687	6,802

5. Credit Facility

The Organization has a \$4.0 million credit facility (2022 - \$4.0 million), with a Canadian chartered bank, bearing interest at the bank's prime rate plus 0.25% per annum (2022 - bank's prime rate plus 0.25% per annum). This facility is collateralized by an assignment of accounts receivable and a first fixed charge on a portion of the Organization's land held for development and sale. As at June 30, 2023, the Organization had drawn \$nil on this facility (2022 - \$nil).

The Organization also has a \$200,000 (2022 - \$200,000) business credit card facility. As at June 30, 2023, the Organization had drawn \$81,068 on this facility (2022 - \$69,945), which is included in accounts payable and accruals.

6. Deferred Revenue and Deposits

The Organization records deferred revenue throughout the year related to pre-sales of season passes, winter programming and various deposits on catering and ice rental deposits. A provision of \$0.3 million (2022 - \$0.2 million) was recognized as revenue from credits issued in the fiscal years of 2010 through to 2023 that are not expected to be utilized. The Organization updates this provision on an ongoing basis based on empirical evaluation of its historical customer credit usage.

(\$000's)	June 30 2023	June 30 2022
Programming	1,985	1,964
Customer credits/gift cards	2,472	2,265
Less provision for customer credits	(1,722)	(1,446)
Customer credits/gift cards	750	819
Catering and ice rental deposits	613	662
Hill passes	135	374
Miscellaneous deposits	286	316
Restricted Fund	49	53
Deferred Revenue and Deposits	3,818	4,188

The Organization's non-current deferred revenue and deposits are comprised of long-term contract revenue in operations.

WINSPORT

Notes to Financial Statements

7. Obligations Under Capital Lease

(\$000's)	June 30 2023	June 30 2022
Obligations under capital lease	1,233	285
Less: current portion	(226)	(285)
Non-current portion	1,007	-

The per-lease obligation totals as at June 30, 2023 are as follows:

(\$000's)	June 30 2023	June 30 2022
NSS Expansion & Equipment facility	1,233	-
Chairlift facility	-	285
	1,233	285

Total lease payments of \$0.3 million, including interest, principal and required deposits, were made during fiscal 2023 (2022 - \$0.6 million). The obligations described below are secured against the respective assets.

Expected future lease principal payments are as follows:

(\$000's)	
2024	226
2025	240
2026	256
2027	272
2028	239
	1,233

NSS Expansion & Equipment Facility

In fiscal 2023 the Organization established a \$1.3 million lease facility with a Canadian chartered bank to finance the National Sport School Expansion space located in the office tower. The new facility financed a \$1.3 million capital acquisition completed in fiscal 2023 at an interest rate of 6.10% per annum. The principal remaining on the new facility as at June 30, 2023 was \$1.2 million.

Chairlift Facility

In fiscal 2012 the Organization established a lease facility with a Canadian chartered bank, to finance the use of chair lifts associated with its ski operations. The facility financed a \$4.0 million capital acquisition completed in fiscal 2012 at an interest rate of 3.97% per annum. The principal remaining on this facility at June 30, 2017 was \$2.2 million. In March 2018, this facility was renewed to reschedule the \$2.0 million balloon payment over five years and reduce the interest rate to 3.91% per annum. The principal remaining on the new facility as at June 30, 2023 was \$nil (2022 - \$0.3 million).

WINSPORT

Notes to Financial Statements

8. Deferred Capital Asset Contributions

(\$000's)	June 30 2023	June 30 2022
Opening balance	89,762	94,688
Government of Alberta contributions	475	60
Other contributions and interest accrued	138	61
	613	121
Total contribution revenue recognized	(4,811)	(5,047)
Net change	(4,198)	(4,926)
Prior year funding reallocated to operating expenses	(44)	-
Ending balance	85,520	89,762

Government Assistance for the Centre of Sport Excellence ("COSE")

In previous fiscal years, the Organization received commitments from all levels of government to assist in fulfillment of its vision for creation of a Centre of Sport Excellence. Balances currently within Deferred Capital Asset Contributions have largely arisen from these government contributions. The provincial, federal and municipal governments committed \$69 million, \$40 million, and \$20 million to this project respectively. The multi-year construction of the Markin MacPhail Centre ("MMC") and related assets was largely completed in fiscal 2014, and as at June 30, 2017 all government commitments had been received in full.

In accordance with the Contribution Agreement governing the City of Calgary's commitment, the following two amounts are available within the Organization's operating reserves:

- A \$0.4 million capital reserve, calculated as two percent (2%) of the funding received, to be applied toward the repair, replacement and maintenance of the facility; and
- A \$0.3 million operating reserve, calculated as at least ten percent (10%) of the annual operating expenses of the facility.

Daylodge Renovation Project

In 2018 and 2019 the Organization received grants totaling \$5M and \$5.2M, respectively, from the Government of Alberta to assist with the refurbishment of the 1988 Olympic sliding track.

On August 29, 2022, the Government of Canada announced over \$17.4 million in federal funding for the renovation of the WinSport Day Lodge. On October 4, 2022 the Government of Alberta announced \$17.5 million in provincial funding for the renovation of the WinSport Day Lodge, of which \$10.5 million, the June 30, 2022 balance of the sliding track deferred capital contributions, was reallocated by the Province of Alberta from the Sliding Track Refurbishment Project to the Day Lodge Renovation Project.

The balance of this account as at June 30, 2023 is \$10.9 million (2022 - \$10.5 million) and as at June 30, 2023 Management has not allocated any Day Lodge expenditures to grants from the Government of Alberta.

WINSPORT

Notes to Financial Statements

9. Operating Funds

The Operating Fund consists of the balance of the OCO Reserve fund (investments held in the Operating Fund) and the deficit from the Organization's operating activities.

(\$000's)	June 30 2023	June 30 2022
OCO Reserve Fund	12,447	2,667
Deficit from Operations	(5,867)	(4,151)
WinSport Mission Development Fund	(206)	(157)
	6,374	(1,641)

10. Restricted Funds

(a) Internally Restricted:

(\$000's)	June 30 2023	June 30 2022
Dennis Kadatz Scholarship Fund	29	26
	29	26

The Dennis Kadatz Scholarship Fund was established by the Organization in 1999 to honour former President, Dennis Kadatz. This fund provides an annual scholarship to a National Sport School student. One award was honored in the amount of \$1,000 during the year (2022 - \$1,000).

(b) Externally Restricted:

(\$000's)	June 30 2023	June 30 2022
WinSport Athlete Development Fund	429	384
Neil Daffern Award for Excellence Fund	174	172
VW 2010 Excellence Fund	104	92
Joan Snyder NSS Scholarship Fund	14	12
	721	660

WinSport Athlete Development Fund

Previously known as the National Sport School Fund, and originally the TransCanada Pipelines Limited ("TransCanada") Naturbahn Capital Renewal Fund. In 2014, WinSport and TransCanada agreed to new terms to provide the following awards to aspiring athletes: a) TransCanada Academic Sport Award, b) WinSport Sport Development Award, c) WinSport Sport Performance Award. Twelve scholarships of \$500 were honored in the amount of \$6,000 in fiscal 2023 to NSS students (2022 - \$5,000).

WINSPORT

Notes to Financial Statements

10. Restricted Funds (cont'd)

(b) Externally Restricted (cont'd):

Neil Daffern Award for Excellence Fund

The Organization, along with Tony and Gillian Daffern, established the Neil Daffern Award for Excellence Fund in December 2001. The purpose of the fund is to provide awards to snowboard athletes that demonstrate excellence in the sport of snowboarding and to support the building of facilities for developing snowboard athletes. This year two awards of \$10,000 each were awarded (2022 - \$30,000).

VW 2010 Excellence Fund

The VW 2010 Excellence Fund was established in 2006 through an agreement with the Vancouver 2010 Bid Corporation for the funding of development of winter sport athletes from British Columbia.

Joan Snyder National Sport School Scholarship Fund

The Joan Snyder National Sport School Scholarship Fund was established by a donation to support a scholarship program for female hockey players. Consistent with discussions between the donor and the University of Calgary, this gift will provide annual awards to support female undergraduate students at the University of Calgary. No payments were made out of this fund in fiscal 2023 or 2022.

11. Endowment Funds

June 30, 2023 (\$000's)	OEF Unreserved	Oval Capital Reserve Fund	OCO Trust Fund	Total
Balance – Beginning of Year	79,388	5,000	28,030	112,418
Investment revenues (net of fees)	9,996	610	3,787	14,393
Transfer to Operating Fund	(16,488)	-	-	(16,488)
Olympic Oval Capital Expenditure	-	(650)	-	(650)
Balance – End of Year	72,896	4,960	31,817	109,673

June 30, 2022 (\$000's)	OEF Unreserved	Oval Capital Reserve Fund	OCO Trust Fund	Total
Balance – Beginning of Year	94,316	6,578	34,038	134,932
Investment revenues (net of fees)	(10,715)	(712)	(3,708)	(15,135)
Transfer to Operating Fund	(4,213)	-	(2,300)	(6,513)
Olympic Oval Capital Expenditure	-	(866)	-	(866)
Balance – End of Year	79,388	5,000	28,030	112,418

WINSPORT

Notes to Financial Statements

11. Endowment Funds (cont'd)

(a) Olympic Endowment Fund Unreserved:

The Olympic Endowment Fund ("OEF") was established by a trust agreement between the Government of Canada and the Organization dated December 31, 1987. The principal purpose of the OEF is the promotion of high-performance sport and such other charitable purposes as the "Trustee" (the Board of Directors of the Organization) approves from time to time.

During fiscal 2011, the Organization, jointly with the University of Calgary, submitted a revision request to Sport Canada, resulting in approval of the Amended and Restated OEF Fund Trust agreement, the key elements of which are:

- Cash draws from OEF-Unreserved were established in fiscal 2011 at \$2.4 million to the Olympic Oval and \$1.1 million to Canada Olympic Park, with future annual draw increases indexed to the Canadian Consumer Price Index;
- That contributions from the University of Calgary to the operations of the Olympic Oval were established at \$1.0 million with ongoing annual commitments indexed to the Canadian Consumer Price Index;
- No encroachments are allowed at any time through to 2030 on the original fund balance of \$34.7 million (value in 1987 upon inception of the OEF-Unreserved);
- In the event the value of the OEF-Unreserved declines to \$42.0 million, the fund must be reviewed by the parties to assess the fund's ability to continue funding annual distributions; and
- The parties to the amended and restated agreement must meet three years prior to March 31, 2030 to review the trust fund and determine whether the Olympic Oval should continue to be operated as a training and competition facility after that date.

For fiscal 2023, the indexed authorized draw from the OEF-Unreserved was \$4.5 million (2022 - \$4.2 million). Of the \$4.5 million drawn in the current fiscal year, \$3.1 million was paid or payable to the University of Calgary for Olympic Oval operating costs (2022 - \$2.9 million) and \$1.4 million was retained by the Organization for Canada Olympic Park operating costs (2022 - \$1.3 million).

Included in the \$16.5 million transferred from the Olympic Endowment Fund to the Operating Fund was a balance of \$12 million, authorized by the Government of Canada on March 2, 2020 to be used to pay the operating loss at Canada Olympic Park as defined in the Amended and Restated Park Long-Term Operating Agreement. As at June 30, 2023 no amount of this \$12 million has yet been used to pay for the operating loss at Canada Olympic Park and the balance remains invested in the Organization's portfolio governed by the Strategic Investment Policy as per the Board Resolution dated February 8, 2023. Management has Board approval to use the first \$3 million tranche of this \$12 Million OEF funds for operations during fiscal 2024 and this amount plus associated investment income has been moved into current assets.

WINSPORT

Notes to Financial Statements

11. Endowment Funds (cont'd)

(b) Oval Capital Reserve Fund:

Under the terms of the OEF Trust Agreement and the Oval Long Term Operating Agreement (dated December 31, 1987, and amended and restated September 29, 2010, between the Government of Canada, the University of Calgary and the Organization), an Olympic Oval Capital Renewal Reserve was established to fund capital expenditures for building and equipment repair, renovation and replacement at the Olympic Oval. The original reserve was comprised of a Building Reserve and Special Equipment Reserve with eligible expenditures from each reserve defined by agreement. The Building Reserve required an annual provision of \$0.4 million up to a maximum amount in the reserve of \$3.0 million while the Special Equipment Reserve must maintain a minimum balance of \$1.0 million, adjusted for CPI increases.

(b) Oval Capital Reserve Fund (cont'd):

As part of the terms of the new Amended and Restated OEF Fund Trust agreement and supporting agreements, the need for perpetual capital reserve allowances was eliminated (no further contributions to the reserve). As a result, the two previous reserves were consolidated into a single Oval Capital Reserve. Should the existing capital reserves deplete prior to March 31, 2030, the University of Calgary is solely responsible to fund required capital expenditures.

The OEF-Capital Reserve continues to earn investment income. Capital replacement expenditures of \$0.7 million were incurred during fiscal 2023 (2022 - \$0.9 million).

(c) OCO Trust Fund:

The OCO Trust Fund was established by a trust agreement between OCO '88 and the Organization dated November 28, 1984 whereby OCO '88 initially advanced \$3.0 million to the Organization. By a trust agreement dated December 31, 1987 between OCO '88 and the Organization, OCO '88 made a further contribution to the OCO Trust Fund of \$33.0 million. The net revenue of the OCO Trust Fund is to be used:

- (i) to pay for operation, maintenance and management expenses related to Canada Olympic Park pursuant to the Park Long Term Operating Agreement and the Legacy Agreement;
- (ii) to pay the Organization's administrative expenses, including a loss for any prior fiscal year; and
- (iii) to allocate the remaining portion in the absolute discretion of the Trustee within the purposes of this Trust.

Pursuant to a Board of Director resolution, the allocation of net revenue from the OCO Trust Fund to the Operating Fund in a given fiscal year is limited to 5.0% of the market value of the OCO Trust fund as at March 31 of the previous year. Withdrawal of earnings in excess of 5.0% are allowable subject to additional Board of Directors approval. Such approval was obtained in fiscal 2021 and 2022.

For fiscal 2023 \$nil (2022 - \$2.3 million) was drawn from the OCO Trust fund for use in fulfilling the Organization's mandate.

WINSPORT

Notes to Financial Statements

11. Endowment Funds (cont'd)

(c) OCO Trust Fund (cont'd):

In fiscal 2017, pursuant to a Board of Directors resolution a further \$6.9 million of previously capitalized earnings from the OCO Trust Fund was withdrawn (reducing the OCO Trust Fund value to approximately \$33.0 million, equal to the fund's initial principal) and placed in the OCO Reserve, to be used to fund future operating cash requirements, subject to further Board approval which was received in June of 2019. During the year ended June 30, 2020, draws of \$4.3 million were made on this Board-restricted balance of \$6.9 million. The final \$2.6 million was drawn from the OCO Reserve and into the Operating Fund in fiscal 2023.

12. Commitments and Contingencies

In the normal course of operations, the Organization is subject to a variety of legal and other claims. Management and the Organization's legal counsel evaluate all claims on their apparent merits and accrue management's best estimate of the costs to satisfy such claims. Management believes that the outcome of existing legal and other claims filed against the Organization may result in a liability that approximates \$447,000 (2022 - \$487,000) resulting from injury and other claims outstanding as of June 2023. Accordingly, Management has recorded a corresponding amount in accounts payable and accruals at the year end.

The Organization uses energy plan contracts to manage the risk of fluctuating electricity and gas prices, upon which the Organization heavily relies to operate its facilities. These hedge contracts are not considered derivative contracts, as they are for normal purchase and use requirements.

Calendar Years	Electricity	Gas
2023	Load following contract with a volumetric band width of +/- 25% at \$42.48/MWh. Effective until Dec 31, 2023	Shaped block contract, providing a firm physical partial hedge on gas (up to 50% of volumes base on normalized usage profiles) at \$5.32/GJ. Effective until October 31, 2027.
2024	Load following contract with a volumetric band width of +/- 25% at \$61.90/MWh. Effective Jan 2024 until Dec 31, 2026	
2025		
2026		
2027	None	

WINSPORT

Notes to Financial Statements

12. Commitments and Contingencies (cont'd)

In the normal course of business, the Organization has a number of multi-year maintenance and information technology contracts. The commitment under these contracts is as follows.

(\$000's)	
2024	1,991
2025	1,315
2026	240
2027	125
2028	93
	3,764

13. Pension Plan

The Organization participates in a defined contribution pension plan whereby the Organization and participating employees contribute equal amounts to the maximum allowed under the Income Tax Act. During the year ended June 30, 2023, the Organization contributed \$260,000 (2022 – \$234,000) as its share towards the pension plan. The Organization does not have any unfunded liability relating to this plan and there have been no changes to the plan during the year.

14. Related Party Transactions

The Organization conducts business with firms in which some current members of the Board of Directors are partners or members of senior management. These transactions are initiated by management and are disclosed on an annual basis to the Board of Directors. The revenues earned and expenses incurred on these services in 2023 were \$499,000 and \$94,000, respectively (2022 - \$289,000 and \$300,000, respectively). These transactions are provided in the normal course of business under the same terms and conditions as unrelated companies.

Donations to WinSport's program and events costs of \$27,706 (2022 - \$19,925) were received from members of WinSport's Board of Directors.

The amount of these transactions for the current and prior year is summarized by category in the table below.

(\$000's)	2023	2022
Revenues		
Catering, event and facility use	499	289
Capital assets purchased		
Realty commission	85	285
Expenses		
Miscellaneous expenses	9	15
Donations		
WinSport programs and events	28	20

WINSPORT

Notes to Financial Statements

15. Capital Management

The Organization views its capital as the combination of its indebtedness and the fund balances. The Organization manages its capital, and adjusts to it, as economic conditions evolve and subject to the availability of sport facility opportunities. In order to facilitate the management of its capital requirements, the Organization prepares annual capital and operating budgets that are updated as necessary depending on various factors, including the market valuation of its investments and general industry conditions. The annual budgets are approved by the Board of Directors.

The Organization currently has a working capital surplus of \$7.8 million (2022 - \$10.3 million surplus). The Organization's working capital position will fluctuate from year to year subject to how the Organization's funds are invested in longer term facilities or held as cash.

As disclosed in Note 11(c), in fiscal 2017 the Organization received approval to draw approximately \$6.9 million of previously capitalized earnings from the OCO Trust Fund, to be placed in the OCO Reserve and used to fund future operating cash requirements, subject to Board approval, which approval was received in June 2019. During the year ended June 30, 2020, draws of \$4.3 million were made on this Board-restricted \$6.9 million. The remaining \$2.67 million was drawn in fiscal 2023.

As at June 30, 2023, the Organization has an operating reserve of \$12.4 million invested according to the Strategic Investment Policy, of which funds are to be used to pay for the operating loss at Canada Olympic Park.

16. Insurance, Licenses and Taxes

Included in insurance, licenses and taxes are estimates of insurance claim deductible expenses in the amount of \$110,000 (2022 - \$273,000).

17. Charitable Fund-raising Act and Regulation

For the year ended June 30, 2023:

- Gross contributions received during fiscal 2023 were \$50,946.
- Gross contributions received during fiscal 2023 were disposed as follows:
 - WinSport Mission Development Fund - \$48,946
 - NSS Bursary Fund - \$2,000
- The Organization incurred \$nil expenses and wages for the purposes of soliciting contributions.

For the year ended June 30, 2022:

- Gross contributions received during fiscal 2022 were \$60,639.
- Gross contributions received during fiscal 2022 were disposed as follows:
 - WinSport Mission Development Fund - \$40,439
 - NSS Bursary Fund - \$13,200
 - Dennis Kadatz Fund - \$7,000
- The Organization incurred \$nil expenses and wages for the purposes of soliciting contributions.

WINSPORT

Notes to Financial Statements

18. Government remittances payable at the end of the year

Accounts payable and accruals:

Included in accounts payable and accruals as at June 30, 2023 are government remittances payable of \$0.4 million (2022 – \$0.2 million) relating to federal and provincial sales taxes, payroll taxes, health taxes and workers' safety insurance.

19. Supplemental Cash Flow Information

(\$000's)	2023	2022
Changes in non-cash working capital		
Accounts receivable	(714)	642
Inventories	(47)	5
Prepaid expenses and deposits	(198)	273
Accounts payable and accruals (Operating Fund)	1,603	223
Deferred revenue and deposits	(370)	936
Internally & Externally restricted funds	64	(124)
	338	1,955