

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**DECEMBER 31, 2022**

**ESCARPMENT BIOSPHERE CONSERVANCY INC.  
DECEMBER 31, 2022**

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**JEFFREY D. MILGRAM PROFESSIONAL CORPORATION**  
**Chartered Professional Accountant/Licensed Public Accountant**

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of  
Escarpment Biosphere Conservancy Inc.

**Opinion**

I have audited the financial statements Escarpment Biosphere Conservancy Inc. which comprises the statement of financial position as at December 31, 2022, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Escarpment Biosphere Conservancy Inc. as at December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

**Basis for Opinion**

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

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

Management is responsible for the preparation and fair presentation of these 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 Organization's ability to continue as a going concern disclosing, as applicable, matters related to a 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.

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

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the 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.

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

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

A handwritten signature in cursive script that reads "Jeffrey D. Milgram Professional Corporation". The signature is written in black ink and is positioned above the printed name of the firm.

**JEFFREY D. MILGRAM PROFESSIONAL CORPORATION**

Authorized to practise public accounting by the  
Chartered Professional Accountants of Ontario

**TORONTO, ONTARIO**

**JUNE 20, 2023**

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2022**

	<u>2022</u>	<u>2021</u>
	\$	\$
<b><u>ASSETS</u></b>		
<b>CURRENT</b>		
Cash and cash equivalents	1,646,025	528,426
Short term investments (Note 3)	245,011	285,254
Accounts receivable (Note 9)	59,910	52,359
Prepaid expenses	<u>93,108</u>	<u>14,793</u>
	2,044,054	880,832
<b>LONG TERM INVESTMENTS (Note 4)</b>	933,518	990,072
<b>CONSERVATION LANDS AND AGREEMENTS (Note 5)</b>	44,511,133	34,497,125
<b>EQUIPMENT (Note 6)</b>	<u>29,961</u>	<u>35,051</u>
	<u><b>47,518,666</b></u>	<u><b>36,403,080</b></u>

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

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2022**

	<u>2022</u>	<u>2021</u>
	\$	\$
<b><u>LIABILITIES AND NET ASSETS</u></b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities (Note 7)	167,188	89,041
Government payroll remittances payable	<u>9,531</u>	<u>14,604</u>
	<u>176,719</u>	<u>103,645</u>
<b>LONG TERM</b>		
Private loan payable (Note 8)	<u>137,000</u>	<u>137,000</u>
<b>DEFERRED</b>		
Deferred revenue pertaining to capital (Note 9)	<u>3,177</u>	<u>4,538</u>
	<u>316,896</u>	<u>245,183</u>
<b>NET ASSETS</b>		
Acquisition fund	407,672	(273,096)
Capital Fund	45,507,480	34,709,451
Stewardship fund	(275,945)	(102,270)
Operating fund	<u>1,562,563</u>	<u>1,823,812</u>
	<u>47,201,770</u>	<u>36,157,897</u>
	<u>47,518,666</u>	<u>36,403,080</u>

APPROVED ON BEHALF OF THE BOARD:

*Saba Ahmad*

DIRECTOR

\_\_\_\_\_ DATE

*Jel Cowan*

DIRECTOR

\_\_\_\_\_ DATE

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

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**STATEMENT OF CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>Acquisition</u> <u>Fund</u> \$	<u>Capital</u> <u>Fund</u> \$	<u>Stewardship</u> <u>Fund</u> \$	<u>Operating</u> <u>Fund</u> \$	<u>2022</u> <u>Total</u> \$	<u>2021</u> <u>Total</u> \$
Fund balances, beginning of year	(273,096)	34,709,451	(102,270)	1,823,812	36,157,897	31,720,632
Fund transfers	-	(1,000)	11,147	(10,147)	-	-
	(273,096)	34,708,451	(91,123)	1,813,665	36,157,897	4,437,265
Excess of revenue over expense (expense over revenue) for the year	<u>680,768</u>	<u>10,799,029</u>	<u>(184,822)</u>	<u>(251,102)</u>	<u>11,043,873</u>	<u>4,437,265</u>
Fund balances, end of year	<u>407,672</u>	<u>45,507,480</u>	<u>(275,945)</u>	<u>1,562,563</u>	<u>47,201,770</u>	<u>36,157,897</u>

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

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**STATEMENT OF OPERATIONS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>Acquisition</u> <u>Fund</u> \$	<u>Capital</u> <u>Fund</u> \$	<u>Stewardship</u> <u>Fund</u> \$	<u>Operating</u> <u>Fund</u> \$	<u>2022</u> <u>Total</u> \$	<u>2021</u> <u>Total</u> \$
<b>REVENUES</b>						
<b>Grants and donations:</b>						
Grants- foundations and other	3,140	7,830,526	29,452	110,132	7,973,250	1,546,998
Land donations and easements (Note 8)	855,000	2,747,000	-	-	3,602,000	1,050,900
Donations (Note 8)	215,068	224,763	14,300	183,938	638,069	2,309,911
<b>Investment income:</b>						
Interest and dividend income	-	-	1,364	33,036	34,400	29,572
Realized gain (loss) on investments	-	-	-	(2,001)	(2,001)	7,500
Unrealized gain (loss) on investments	-	-	(31,867)	(160,243)	(192,110)	100,712
Foreign exchange gain (loss)	-	-	-	-	-	-
<b>Earned income:</b>						
Government excise tax rebate	-	-	-	38,982	38,982	31,759
Rental and right of way income	-	-	46,130	10,239	56,369	64,989
Telecom and carbon credit sales	-	-	-	30,613	30,613	108,348
Other	-	-	-	2,012	2,012	2,121
	<u>1,073,208</u>	<u>10,802,289</u>	<u>59,379</u>	<u>246,708</u>	<u>12,181,584</u>	<u>5,252,811</u>
<b>EXPENSES</b>						
Acquisition expenses	376,382	-	-	-	376,382	202,923
Alvar Bay operations	-	-	3,108	-	3,108	8,612
Amortization	-	-	-	5,090	5,090	5,772
Bank charges and interests	-	-	-	3,933	3,933	4,296
Education	-	-	-	3,686	3,686	-
Freer Point operations	-	-	9,702	-	9,702	2,148
Fundraising and development	-	3,260	-	5,736	8,996	27,925
Management contract services	-	-	-	50,000	50,000	50,000
Office and general	-	-	-	30,186	30,186	35,093
Outreach	-	-	-	59,411	59,411	33,153
Professional fees	-	-	-	25,593	25,593	13,051
Property management	-	-	181,296	-	181,296	194,675
Property taxes	-	-	50,095	-	50,095	38,732
Rent (Note 9)	-	-	-	12,000	12,000	12,000
Telecom and carbon expenses	-	-	-	21,250	21,250	3,890
Travel	16,058	-	-	144	16,202	12,799
Wages and benefits	-	-	-	280,781	280,781	170,476
	<u>392,440</u>	<u>3,260</u>	<u>244,201</u>	<u>497,810</u>	<u>1,137,711</u>	<u>815,545</u>
Excess of revenue over expense (expense over revenue) for the year	<u>680,768</u>	<u>10,799,029</u>	<u>(184,822)</u>	<u>(251,102)</u>	<u>11,043,873</u>	<u>4,437,265</u>

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



**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**STATEMENT OF CHANGES IN CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>2022</u>	<u>2021</u>
	\$	\$
<b>FUNDS PROVIDED BY:</b>		
<b>OPERATING ACTIVITIES</b>		
Operating activities		
Excess of revenue over expenses	11,043,873	4,437,265
Adjustments:		
Amortization	5,090	5,772
Amortization of deferred capital grant	(1,361)	(1,945)
Fair market valuation of investments – unrealized gain	192,110	(100,712)
Real property acquisitions by donation	<u>(3,602,000)</u>	<u>(1,050,900)</u>
	7,637,712	3,289,480
Accounts receivable	(7,551)	(37,473)
Prepaid expenses	(78,315)	748
Accounts payable and accrued liabilities	78,147	14,670
Government excise tax receivable/payable	-	-
Government remittance payable	<u>(5,073)</u>	<u>10,746</u>
<b>NET FUNDS PROVIDED BY OPERATING ACTIVITIES</b>	<u><b>7,624,920</b></u>	<u><b>3,278,171</b></u>
<b>INVESTING AND FINANCING ACTIVITIES</b>		
Real property acquisitions by purchase	(6,412,008)	(2,937,100)
Short-term investments	29,827	415,047
Long-term investments	(125,140)	(564,053)
Mortgage payable	<u>-</u>	<u>137,000</u>
<b>NET FUNDS (USED) PROVIDED BY INVESTING ACTIVITIES</b>	<u><b>(6,507,321)</b></u>	<u><b>(2,949,106)</b></u>
<b>INCREASE IN CASH</b>	1,117,599	329,065
<b>CASH AND CASH EQUIVALENTS, beginning of year</b>	<u>528,426</u>	<u>199,361</u>
<b>CASH AND CASH EQUIVALENTS, end of year</b>	<u><b>1,646,025</b></u>	<u><b>528,426</b></u>

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

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**1. Organization**

**Operations:**

The Escarpment Biosphere Conservancy Inc. (EBC) was incorporated, without share capital, by letters patent in the Province of Ontario, and has operated since March 17, 1997 as a registered charitable organization which is exempt from income tax in Canada under Section 149(1)(f) of the Income Tax Act of Canada.

As a charity, the primary sources of revenue are contributions from the public, including gifts of land, membership revenues and grants from both government and other organizations. These resources are used to carry out the Organization's mandate as described below. EBC continually seeks funding to continue its conservation activities and to meet its ongoing administrative requirements and to fund on-going costs associated with the ownership, maintenance and up-keep of such conservation assets.

**Purpose:**

The Escarpment Biosphere Conservancy Inc.'s mission is:

- To establish, maintain and manage a system of nature reserves in the area of the Niagara Escarpment (including the Niagara Escarpment World Biosphere Reserve), including the maintenance of physical features of scientific and/or ecological, cultural, historic or scenic interest; to maintain, enhance or restore areas of native species or natural habitat: and to encourage and support scientific research and educational services related thereto
- To educate the public about conservation and preservation of the landscape, ecology and wildlife of the Niagara Escarpment partly through providing low impact, ecologically sustainable recreational opportunities which complement and do not substantially conflict with this objective.

**Accounting Framework**

The Organization prepares its financial statements in accordance with the Institute of Chartered Professional Accountant's (CPA, Canada) Handbook, Part III, Canadian accounting standards for not-for-profit organizations (ASNPO) applied on a basis consistent with that of the preceding year. Outlined below are those policies considered particularly significant.

**Fund Accounting**

The organization follows the fund method of accounting for contributions. All funds are discretionary and are increased or decreased at the discretion of management.

ESCARPMENT BIOSPHERE CONSERVANCY INC.  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

2. Significant Accounting Policies – Continued

Fund Accounting - Continued

Acquisition Fund

The fund accounts for contributions designated or allotted by management for the purchase of future land purchases and easements. The fund has been set up in support of the costs of acquisition, such as surveys, appraisals, legal fees and transfer of title costs.

Capital Fund

The fund accounts for all current land holdings less any liability obligations held against those lands and easements.

Stewardship Fund

The fund accounts for contributions designated or allotted by management for the continued maintenance of land inventory held in the Capital fund. The fund has been set up in support of the costs such as insurance, realty taxes, and ongoing maintenance.

Operating Fund

The Operating Fund accounts for all other operations of the Organization not specifically designated or allotted by management as being covered by the above mentioned funds.

Cash and Cash Equivalents

Bank and equivalents include cash on hand, current bank deposits and investment deposits with a maturity of 90 days or less from the year end date.

Investments

Mutual funds and fixed income investments with maturities of greater than 90 days but less than one year from the year end date are classified as short-term investments. Due to the short period held and that maturity is reached in under 365 days, management has estimated that the fair value of these financial instruments approximates their stated value plus accrued interest to the year end date, as applicable.

Those investments whose maturity exceeds 365 days, along with equity investment in publicly traded shares, are classified as long-term. Long term investments are stated at amortized cost which approximates the financial instruments' fair value. Investments in marketable securities are stated at the lower of cost and net realizable value after adjustment for any impairment in value. The quoted market price was used to estimate the fair value of the financial instruments held as marketable securities.

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**2. Significant Accounting Policies – Continued**

**Conservation Lands and Agreements**

A conservation covenant (“agreement”) is a voluntary, written agreement between a landowner and one or more covenant holders. It can cover all or part of a parcel of property. In the agreement, the landowner promises to protect the land or features on the land in ways that are specified in the agreement. The conservation agreement is registered against title to the property in the Ontario land Title Register under the 1990 Land Titles Act as amended. A conservation agreement registered under this section may be modified by the holder of the charge and the owner of the land charged or discharged by the holder of the charge.

Once registered on title, that agreement runs with the title and binds all future owners. Conservation lands and agreements are either purchased or donated. Purchased conservation lands and agreements are recorded at cost when title is transferred. Contributed conservation lands and agreements are recorded at fair market value when title is transferred. Landowners may receive an income tax receipt for the donation of a conservation agreement to a registered charity. The value of the receipt is determined by a certified land appraiser and usually represents the difference in the appraised value of the property before and after the conservation restrictions are in place. An agreement’s value is measured as the difference between the fair value of the property before and after the agreement is registered.

The contributions are recorded as revenue (“land donations and easements”) and also as an asset (“conservation lands and agreements”). Properties transferred to others are recorded as a reduction of conservation land and agreements and net assets invested in conservation agreements.

**Equipment and Land Assets**

The Organization holds both real and depreciable assets (“capital assets”). Those assets owned by the Organization that pertain to real property holdings, are carried at either purchased or donated cost, supported by independent appraisal of value, as applicable, with no requirement to provide for amortization. Depreciable equipment is amortized over the estimated useful life of the asset, as follow:

Solar generator equipment	5% straight line
Solar panels	30% declining balance

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**2. Significant Accounting Policies – Continued**

**Impairment of Investments and Capital Assets**

The Organization's long-term assets are comprised of capital assets and long-term investments. The Organization recognizes an impairment loss for a long-term asset when events or changes in circumstances cause the carrying value to exceed the total undiscounted cash flows expected from its use and eventual disposition. An impairment loss is measured as the excess of the carrying value of the asset over its fair value. The Organization has recorded an impairment charge, pertaining to donated artwork, for the current fiscal year, as detailed in Note 4.

**Revenue Recognition**

The Organization follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year and are allocated to the appropriate fund. Unrestricted contributions are recognized as revenue in the Operating Fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Revenues generated from land rights, rentals, harvesting, grants and general contributions are recognized as revenue as received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Interest and memberships are recognized as earned.

Government assistance received towards continuing operations is included in determining net revenue for the year when approved. Subsidies and grants awarded under Coronavirus 19 pandemic (Covid-19) legislation, whether government or privately funded, is recognized as approved by the funding agency.

Assistance related to the purchase of depreciable capital assets is deferred and brought into revenue on the same basis as the capital asset is amortized to expense.

Assistance related to the acquisition of real estate holdings is brought into income when title transfers on the land acquired.

Investment income is recognized as revenue when earned.

**Contributed Property and Services**

Contributions in kind are recognized as revenue when received or receivable. Donations of materials and supplies are valued by the Organization and are recorded in the accounts based on best estimate of value.

Contributions in kind of real property are booked at appraised value which is independently determined at the time of title transfer.

ESCARPMENT BIOSPHERE CONSERVANCY INC.  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

2. Significant Accounting Policies – Continued

Contributed Property and Services – Continued

The work of the Organization is also heavily dependent on the voluntary service of its members. Since these services are not normally purchased by the Organization, and because of the difficulty of determining their fair value, the value of donated volunteer services is not recognized in these statements.

Estimates

The preparation of financial statements in accordance with Canadian generally accepted accounting principles for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reported period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in earnings in the period in which they become known.

During the year management booked estimates to the accounts pertaining to the prepaid expenses, the valuation of certain gifts in kind and certain payables and accrued liabilities.

Financial Assets and Financial Liabilities

(i) Measurement of financial instruments

The Organization initially measures its financial assets and financial liabilities at fair value adjusted by, in the case of a financial instrument that will not be measured subsequently at fair value, the amount of transaction costs directly attributable to the instrument.

The Organization subsequently measures all its financial assets and financial liabilities at amortized cost. Changes in fair value are recognized in the statements of operations in the period incurred. Financial assets measured at amortized cost include cash and cash equivalents, accounts receivable and short-term income investments. Financial liabilities measured at amortized cost include accounts payable and accrued liabilities and deferred revenues.

(ii) Impairment

At the end of each reporting period, the Organization assesses whether there are any indications that a financial asset measured at amortized cost may be impaired. Objective evidence of impairment includes observable data that comes to the attention of the Organization, including but not limited to the following events: significant financial difficulty of the issuer; a breach of contract, bankruptcy or other financial indicators indicating distress relating to the item valued.

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**2. Significant Accounting Policies - Continued**

**Financial Assets and Financial Liabilities - Continued**

**(ii) Impairment – Continued**

When there is an indication of impairment, the Organization determines whether a significant adverse change has occurred during the period in the expected timing or amount of future cash flows from the financial asset.

When the Organization identifies a significant adverse change in the expected timing or amount of future cash flows from a financial asset, it reduces the carrying amount of the asset to the highest of the following:

- a) the present value of the cash flows expected to be generated by holding the asset discounted using a current market rate of interest appropriate to the asset;
- b) the amount that could be realized by selling the asset at the statement of financial position date; and
- c) the amount the Organization expects to realize by exercising its rights to any collection action less the costs necessary to exercise those actions.

When the Organization determines an adjustment to the carrying value is required, the carrying amount of the asset is reduced directly or through the use of an allowance account. The amount of the reduction is recognized as an impairment loss in the statements of operations. When the extent of impairment of a previously written-down asset decreases and the decrease can be related to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed to the extent of the improvement, directly or by adjusting the allowance account. The amount of the reversal is recognized in the statements of operations in the period the reversal occurs.

**(iii) Transaction costs**

Transaction costs are recognized in the statements of operations in the period incurred, except for financial instruments that will be subsequently measured at amortized cost. Transaction costs associated with the acquisition and disposal of fixed income investments are capitalized and are included in the acquisition costs or reduce proceeds on disposal. Investment management fees associated with managing of the Organization's portfolio investment holdings are expensed as incurred.

**Income Tax Status**

The organization is exempt from income tax in Canada as a registered charity under Section 149(1)(f) of the Income Tax Act of Canada.

**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**2. Significant Accounting Policies - Continued**

**Foreign Currencies**

Accounts in foreign currencies have been translated into Canadian dollars using the temporal method. Under this method, monetary assets and liabilities have been translated at the year end exchange rate. Revenues and expenditures have been translated at either the average rate of exchange during the year or the rate in existence on the date of the transaction.

Foreign exchange gains and losses on current monetary assets and liabilities are included in the determination of earnings.

**3. Short-term Investments**

The following investments are included in the short term investment holdings of the Organization:

	<u>Face Value</u>	<u>Fair Value</u>
	\$	\$
Mutual funds – Canadian Imperial Bank of Commerce	79,731	69,315
Mutual funds – Desjardins	<u>184,855</u>	<u>175,696</u>
	<u>264,586</u>	<u>245,011</u>

**4. Long-term Investments**

The following investments are included in the long term investment holdings of the Organization:

	<u>Face Value</u>	<u>Fair Value</u>
	\$	\$
Artwork – 8 pieces	1	1
Goodwill – Escarpment Telecom	1	1
Interest in life insurance policy	245,912	245,912
Canadian equities	<u>719,880</u>	<u>687,604</u>
	<u>965,794</u>	<u>933,518</u>

**Interest in life insurance policy:** This asset, initially donated to a related charitable organization to Escarpment Biosphere Conservancy Inc. (Note 9) with an original assessed value of \$164,012; has been listed as an asset at the last actuarially assessed value. Management has estimated, based on the age and health of the insured, that no material change in the value of the asset has occurred since the last valuation date.



**ESCARPMENT BIOSPHERE CONSERVANCY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**4. Long-term Investments - Continued**

**Art Collection:** The art collection represents an initial acquisition of 24 pieces of artwork donated from a related charitable organization (Note 8). In fiscal 2020, further contributions were donated to the Organization for an aggregate value of \$1,400. The value of the works of art has been excluded from the statement of financial position except for a nominal value of \$1. Accessions of art for the collection, both purchased and those gifted, are expensed in the year of acquisition. Gifted works of art are recorded as revenue at values based on appraisals by independent appraisers for valuations in excess of \$1,000 or by management for items of lesser value, if known or assessable. As a collection of art, this asset is not subject to amortization as works of art may have cultural and historical value that is worth preserving and the Organization has the commitment and resources to protect and preserve them.

**Goodwill – Escarpment Telecom:** The goodwill intangible asset related to the marketing and cash flow of Escarpment Telecom was donated to the Organization from a related charitable organization to Escarpment Biosphere Conservancy Inc. (Note 8) with an assigned estimated value of \$1.

**Canadian equities:** Equities held by the Organization are stated at fair value as represented by their trading value as quoted by the Canadian stock exchange on which the equity is listed on December 31, 2022.

**5. Conservation Lands and Agreements**

The Organization holds title to 172 Nature Reserves with over 12,500 acres of land in Ontario with an aggregated cost of \$22,175,793 which are held for purposes of conservation and education.

	<u>2022</u>	<u>2021</u>
	\$	\$
Land owned in fee simple	30,834,801	22,175,793
Conservation agreements	<u>13,676,332</u>	<u>12,321,332</u>
	<u>44,511,133</u>	<u>34,497,125</u>

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**6. Capital Assets**

	<u>2022</u>			<u>2021</u>
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
	\$	\$	\$	\$
Solar generator equipment	70,000	43,750	26,250	29,750
Solar panel installation	<u>31,543</u>	<u>27,832</u>	<u>3,711</u>	<u>5,301</u>
	<u>101,543</u>	<u>71,582</u>	<u>29,961</u>	<u>35,051</u>

**7. Deferred Capital Grants**

The Organization received a capital grant in the 2017 fiscal year pertaining to the solar panel installation (Note 6). The capital grant was deferred and is recognized as revenue at the same rate as the capital assets is expensed through amortization to the statement of operations.

**8. Private Loan Payable**

The loan to the organization has been privately place with an unrelated individual. The loan is non-interest bearing, unsecured, and has no set terms of repayment.

**9. Related Party Transactions**

During the 2017 fiscal year, a related charitable organization, the Biosphere Conservation Foundation Inc. contributed the following assets to the Escarpment Biosphere Conservancy Inc. based on the historic values available or as estimated by management pursuant to an agreement between the two organizations dated December 27, 2017.

1. 1 remaining piece of art work;
2. Cash and current bank account balances;
3. "Goodwill" and intangibles of Escarpment Telecom;
4. Assignment of life policy

Assets numbered 1, 3, and 4 are still retained by the Organization and are valued at year end as detailed in Note 4.

The Escarpment Biosphere Conservancy Inc.'s Executive Director and co-founder of the organization, exercises significant influence over the operations of EBC. All transactions with the Executive Director are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by both parties.

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**9. Related Party Transactions - Continued**

During the year, the following transactions took place between the Organization and the Executive Director:

	<u>2022</u>	<u>2021</u>
	\$	\$
Rent occupancy costs	<u>12,000</u>	<u>12,000</u>
Management contract services	<u>50,000</u>	<u>50,000</u>
Accounts payable	<u>79,887</u>	<u>56,240</u>
Travel reimbursements	<u>14,132</u>	<u>8,374</u>
Travel reimbursements donated back	<u>-</u>	<u>4,680</u>

**10. Donations in Kind**

During the year the Organization received the following contributions in kind:

	<u>2022</u>	<u>2021</u>
	\$	\$
Real property acquisitions by donation	<u>3,602,000</u>	<u>1,050,900</u>
Contribution of publicly traded shares	<u>138,668</u>	<u>669,193</u>
Supplies, travel reimbursements, equipment	<u>2,892</u>	<u>21,185</u>

**11. Risk**

**General**

The Organization holds financial assets in the form of cash, short and long term investments, and various accounts receivable. It is management's opinion that the fair value of these financial instruments approximates their stated value, plus accrued interest where applicable, due to the short term to maturity for the items held at year end.

The Organization also holds financial liabilities in the form of accounts payable and accrued liabilities. Unless otherwise noted, the fair value and stated carrying value of the financial liabilities approximate each other at year end due to the short term to maturity of the liabilities and debts held at December 31, 2022.

**Liquidity**

The Organization manages its liquidity risk by monitoring actual and projected cash flows, from general operations and fundraising events, to ensure that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses.

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11. Risk - Continued

Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market price of the investments held. Market risk comprises three types of risk; currency risk, interest risk, and price risk.

(i) Interest Rate Risk

Interest rate risk arises from the possibility that changes in interest rates will affect the future cash flows or the fair value of financial instruments.

Interest rate risk arises when the Organization invests in interest-bearing financial instruments. The organization is exposed to the risk that the value of such financial instruments will fluctuate due to the prevailing levels of market interest rates.

As at December 31, 2022, the Organization cash and investment portfolio includes amounts on deposit with financial institutions that earn interest at market rates. The EBC manages its exposure to the interest rate risk on its cash and short-term investments by maximizing the interest income earned on excess funds while maintaining the liquidity necessary to conduct operations on a day-to-day basis. Fluctuations in market rate of interest on cash do not have a significant impact on the Organization's results of operations.

(ii) Price Risk

Price risk refers to the risk that the fair market value of the financial instruments or future cash flows associated with the instruments held will fluctuate because of changes in the market prices of the equity positions held, whether those changes are caused by factors specific to the individual investment or its issuer or factors affecting all similar instruments in the market. The Organization holds several equity positions as part of its long-term investment portfolio and is therefore subject to price risk on its holdings; however, management estimates that changes in the market price of the equities held do not pose a significant risk for the Organization.

(ii) Other Risks

It is management's opinion that the Organization is not exposed to significant credit or exchange risk arising from the financial instruments held as at its year end date.