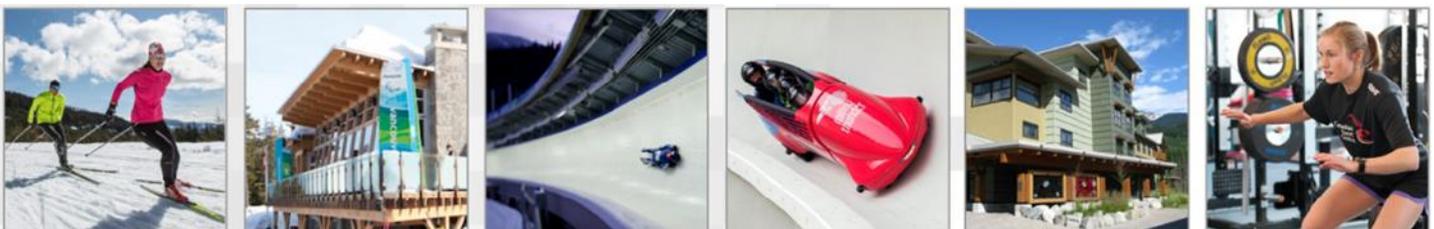


# Whistler Sport Legacies

# Annual Report

April 1, 2020 – March 31, 2021



# TABLE OF CONTENTS

## Table of Contents

Executive Summary _____	3
Year in Review _____	4
Financial Review _____	9
Attachments – Whistler Sport Legacies Audited Financial Statements _____	10

## Executive Summary

This report covers the tenth year of operation for the Whistler 2010 Sport Legacies Society from January 1, 2020 to March 31, 2021.

The effects of the COVID-19 pandemic on Whistler Sport Legacies (WSL) during the year were significant, revenues and operations were dramatically impacted as we continued to provide our athletes uninterrupted facilities to train at.

As the world began to close down in March 2020, the one advantage that WSL had, was that we were coming to the end of our winter season and we were able to pay out our seasonal colleagues and reduce the payroll expenses immediately. This quick response was further enhanced by the remainder of the team taking a 20% pay reduction for the spring and summer 2020.

Further to those reductions, WSL received notification in late April 2020 that our facilities qualified for the government wage subsidy, which was a true lifeline. But even with that subsidy, the decision was taken to trim expenses throughout the summer knowing that the revenue reduction in the winter would be significant.

By early September 2020, we had a good idea of how the winter would unfold and the expectations of the athletes and teams whom would train on our venues. The Whistler Sliding Centre (WSC) facilitated only sport programming for that entire season but due to greater demand for outdoor recreation, Whistler Olympic Park (WOP) was able to conduct a relatively normal year for the community and athletes, albeit without competition or school programs. For safety reasons, the Athletes' Lodge remained closed to individual athletes but was able to provide teams traveling and training in a bubble, a safe environment to base themselves whilst training in Whistler. By October 2020, we knew that any major international competitions scheduled for the winter would be cancelled, this included the Luge World Championships which were scheduled for Whistler in February 2021.

We continued the remainder of the year as we had started, keeping a close eye on operational expenses, capital expenditures and payroll. By year end, WSL had positive financial results with the knowledge that many of the capital expenditures would be carried over into the following year.

Outside of our sporting operations, we continued to work on the apartment building project. In November 2020, the WSL Board approved the engagement of Kindred Construction Ltd. to oversee the project and to deliver a maximum price contract. Construction started in March 2021, with a completion date expected in September 2022. WSL successfully applied and received a mortgage for the project from the Canadian Mortgage and Housing Corporation which will greatly assist in our projection of a positive cash flow during the first year of operation.

As we are now focusing on the upcoming winter season 2021-22, there is still uncertainty regarding international travel and competition; we have already seen one major event move from our venue to Europe. WSL appreciates the stewardship of the GOT Board and how they support WSL. For the fiscal year end 2021, WSL is requesting the Board distribute 100% of both the Whistler fund and the contingency fund to assist us in recovering from these unprecedented times, so we can continue our mission to "Grow Sport" now and into the future.

## Year in Review

### STRATEGIC HIGHLIGHTS

This report covers the tenth year of operations for Whistler 2010 Sport Legacies Society from January 1, 2020 to March 31, 2021.

The world started to shut down on March 12, 2020 due to the COVID-19 pandemic, the impact of the virus cut short the 2019-20 winter season and reshaped the whole year for WSL and our delivery of sporting programs and events. From March 2020 to September 2020, WSL was in a holding pattern but focused on a reduction in expenses. In late August, we started to plan for the winter operations, not knowing what to expect, but with the knowledge that we had requests from our sport partners and athletes who were planning to commence training no matter what restrictions were in place.

Our three venues all faced different challenges as we prepared for operating under the COVID-19 restrictions throughout the winter.

At the Athletes' Lodge, we decided to close our doors in March 2020 and only operated for group bookings for teams and training camps to maintain a 'bubble' environment. We remained closed to all individual bookings until July 2021.

At the Sliding Centre, we delayed the opening of the track until late October but once it was established that carded athletes would be allowed to travel within Canada, all three of our Canadian sliding teams came to train at the WSC. This was closely followed by all three development teams in early November and by late November, the BC Sliding Development Centre (BCSDC) programs commenced. For the first time ever, we had our Olympic athletes training on-venue for an extended period of time alongside our beginners, which was quite inspirational for the young athletes.

Due to the impact of the COVID-19 restrictions, the national sliding teams did not travel abroad until after Christmas, at which time they joined the World Cup Circuit in Europe. By December, we had also received notice that the Luge World Championships scheduled for Whistler in February 2021 had to be cancelled due to the pandemic travel restrictions. For the first time since 2010, the WSC would not host a major international sliding event during its winter season. The season continued with athlete-only training, and due to social distancing and bubble requirements, we made the decision to not operate our tourist rides for the general public. These restrictions were a challenge, but we made the most of the extra track time with additional sessions for the development athletes.



# YEAR IN REVIEW

At WOP, we had a hunch that the season was going to be a busy one due to the Nordic activities being naturally outdoors and social distancing being quite obtainable. Our assumptions were not wrong, fortunately we opened early with our stored snow and Mother Nature was not too far behind, which enabled us to offer the earliest opening date on record. For the remainder of the season, the weather cooperated and although we were unable to host competitions, our athletes and recreational users had a fantastic season with excellent conditions and the most ski days ever offered at 142 by season's end.

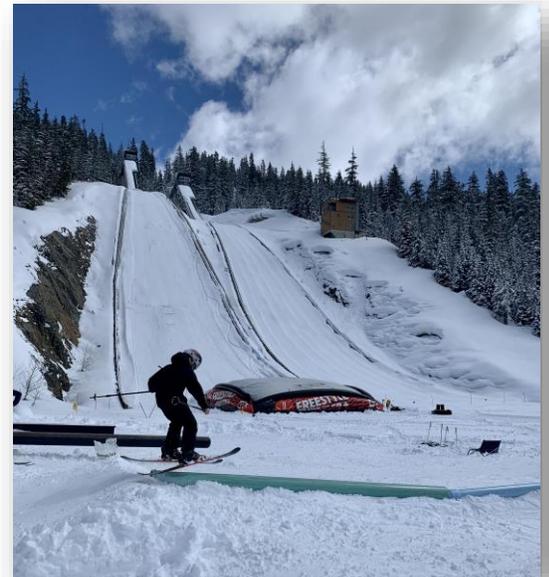
Because there were restrictions on Whistler Blackcomb throughout the winter and ultimately their season was terminated prematurely by provincial health orders, WOP was able to assist other snow sports to support late season training. These sports included the National Freestyle Team, Whistler's Freestyle Team and The Whistler Alpine Racing Team.

Similar to the sliding athletes, our Nordic high performance athletes competed in Europe after Christmas and the development athletes stayed between Whistler and Canmore, Alberta in preparation for the 2022 Beijing Winter Olympics.

Financially, COVID-19 had a huge impact on WSL's revenues during the fiscal year with the Sliding Centre and the Athletes' Lodge experiencing a combined reduction of 60% compared to historical levels. Fortunately, we were able to plan for the winter season knowing that it could be challenging, so we operated as we saw the situation unfold. The savior of the year was WSL's ability to apply and receive the federal government wage subsidy, especially after it was extended beyond the initial six-month timeframe. This subsidy allowed us to keep our core group of colleagues employed and enabled us to provide field of play for our sport partners throughout the season.

With the lower revenue predicted, a reduced capital plan was forecasted and only critical replacement and maintenance projects were initiated. The largest project that WSL continued to fund was the preliminary work on the construction of the employee housing project which broke ground in March 2021. This project took five years to get to the starting line, so delaying it through the pandemic did not seem wise or cost-effective.

The federal government wage subsidy, by year end March 31, 2021, had replaced all of the lost revenue that WSL had typically seen in a normal year, and helped the organization surpass the conservative budget put in place by over \$2.5 million dollars and an improved operating deficit by almost \$2.3 million dollars. Although these are extremely positive results, with the ongoing challenges and uncertainty around travel and the anticipated reduction in wage subsidies, we expect to use much of this surplus in supporting our operations throughout fiscal year 2022.



# YEAR IN REVIEW

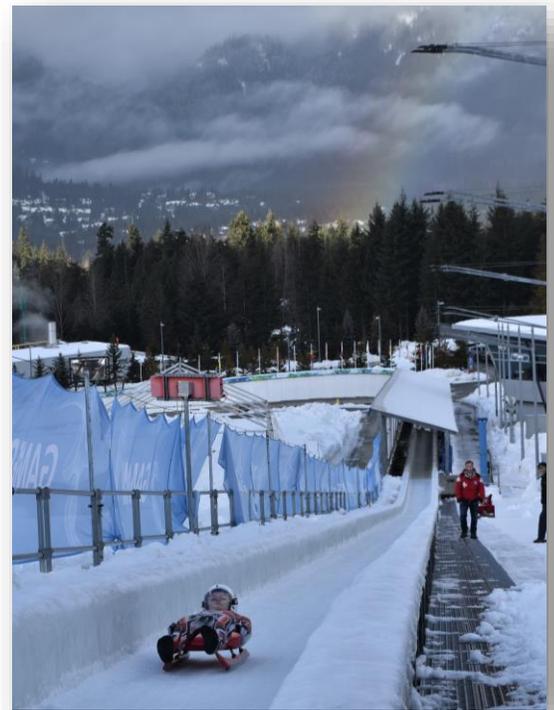
## FIELD OF PLAY STANDARDS

WSL is very proud to say that its venues are still homologated and sanctioned as competition-compliant by the international governing bodies of all seven sports that they were built for prior to the 2010 Olympic Winter Games. In the 2020-21 season, we facilitated all seven sports for many of Canada's top athletes, and although we were unable to host the competitions scheduled as planned, we did give our athletes the training facilities needed in preparation for their delayed winter season in Europe and in preparation for the 2022 Beijing Olympics.

## HIGH PERFORMANCE ACCESS

As mentioned above, WSL continued to host Canada's top athletes on our venues this year. Without the public and competition schedule at the WSC, the sliding development programs benefited with increased access. Access to ice time has become increasingly challenging for Canadian sliders with the continued closure of the Calgary track. This situation will not change for the coming season and maybe not in the near future as funding for the refurbishment in Calgary has yet to be secured.

Once again, WOP was able to provide early on-snow training with stored snow (Callaghan Gold), and with the early onset of winter, there was a seamless transition from Callaghan Gold to the entire park opening with natural conditions. For the remainder of the season, WOP experienced some of the best conditions in its history. The majority of our high performance exposure was with the Canadian youth development squads, especially biathlon. The Whistler Nordic Development Centre (WNDC) continues to produce a number of the next generation athletes who represented our nation in Europe. In 2020, the venue also hosted the Canadian National Biathlon team for a summer camp using the Park's extensive roller ski network whilst basing themselves in a bubble at the Athletes' Centre.



## PROGRAMMING & COMMUNITY IMPACT

Programming throughout the year was hampered by the COVID-19 restrictions, this was especially the case when it came to our typically successful elementary school snow literacy programs. All of the public schools in the Sea to Sky Corridor cancelled their offsite activities for the school year, although we did still see a small amount of private schools coming up from Vancouver for the programs.

On the positive side, the lack of school activity was made up for with private and WSL school break programming which was in heavy demand and quickly oversubscribed for almost every session. We believe

## YEAR IN REVIEW

that as the Nordic environment offered hassle free, socially distanced outdoor recreation, it was the year that families decided to give Nordic activities a try. These included cross-country skiing, snowshoeing and generally enjoying the wide open spaces and the fresh air that WOP offers. This was again the case on our community-minded 'Wednesday Night' programming, which saw continued success and introduced users to skiing or snowshoeing at significantly discounted pricing. This year, we worked on a reservation system to improve the health and safety of the event series and almost all ten dates sold out. Unfortunately, the other community-focused events we would normally facilitate throughout the season had to be postponed due to the COVID-19 protocols.

At the Sliding Centre, sport programming was able to continue as the majority of novice sliders came from within the same provincial health district. The national high performance athletes were all carded and permitted to travel to/from Whistler for training. As mentioned, due to international travel restrictions, the 2020-21 winter season at the WSC was the busiest for sport training on record since the 2009-10 Winter Olympic season. And although it was busy, we did not experience any COVID-19 outbreaks within the athlete community on-site.

Finding coaches for WSL's programs continues to be challenging, and every year we seem to be desperately searching for the right individuals to teach these extremely technical sports. As the sports are European-centric and the Canadian system does not seem to want to train future coaches, we oftentimes have to resort to overseas candidates to take on these important roles. This is not the most efficient process, and with the legal and transportation costs that it involves, it is not the most economical. It is hoped that within time, all of the WSL programs will become more like our biathlon program (WNDC) where athletes will train year-round, live and work at WSL. This concept would certainly help in attracting coaches to relocate to the region.

This year, we moved our coaching education programs from in person to online with course series in April and in September. These programs are aimed at equipping amateur coaches, teachers and volunteers of all sports with the tools to teach basic movement and physical literacy, strength and conditioning for young athletes, along with more advanced education in nutrition and mental strength. The courses were well-received and attended virtually by individuals across Canada. Moving these programs to an online platform meant that we could attract participants from further afield and since it proved to be successful, we will continue to offer some programs exclusively online in the future.



# YEAR IN REVIEW

## SAFETY COMMITMENT

This is the seventh consecutive year that WSL has achieved the Certificate of Recognition (COR) Certification with WorkSafe BC. This program is a structured approach to keeping our venues, colleagues and guests safe. It requires ongoing compliance, accountability and improvements to our safety processes. COR is the provincially recognized program that provides financial incentives to employers who go beyond the legal requirements of workplace safety regulations by taking a 'best practice' approach. The program is administered through go2hr, and WSL is measured through an audit performed in February/March of each year.

## LOOKING AHEAD

After reaching our eleventh anniversary, WSL is now focusing further ahead and looking at ways to continue to stay relevant within the sporting community in our region by hosting other sports on our venues. In order to do this, WSL adapts existing facilities and terrain that are underutilized by our core sports to meet the needs of the alternate sport i.e. the ski jumps being used by freestyle ski and downhill racers as well as a downhill area for a snow cross training.

Looking further ahead, there are now serious discussions taking place about the potential bid for the 2030 Winter Olympics in the region. WSL has started to evaluate this prospect and although this is in the very early stages, we believe that this would be the perfect way to celebrate 20 years of successful legacy operations and a great example of how the Games can become more sustainable in the future.

WSL continues to look at alternative sources of income to support the overall revenue generation of the organization. Within the coming year 2022, we expect two projects to come to fruition. In July 2022, we anticipate to open the Tent and RV Campground at WOP and by October 2022, we hope to be occupying the new Apartment Building at the Athletes' Centre. Both of these projects are expected to help in revenue and bottom-line income within the first two years of operations.

On the sport front, the 2021-22 winter season is not expected to be busy with international competitions due to COVID-19 uncertainty. However, regional, national and continent-wide event organizers are still requesting dates to be held for competition at our venues, the largest being the Canadian Nordic Championships which will attract approximately 1,000 athletes from across Canada.



## Financial Review

Revenue generated in fiscal 2021 was approximately \$2.5 million behind a more typical year for WSL with the Sliding Centre and Athletes' Centre experiencing the largest decline due to COVID-19 and travel related restrictions. WOP had a much more positive year which is attributed to the nature of its activities and the ability to be outdoors. The nontraditional revenues i.e. the commercial film business, extreme sport events and corporate programs completely evaporated in the pandemic year, further impacting revenue streams.

To counter this expected revenue reduction, we minimized operational expenses and labour costs by \$1.5 million. Fortunately, WSL qualified for the federal government wage subsidy, which accounted for \$2.4 million in revenue. With the addition of good investment income and a tightly controlled capital spend, WSL finished the year with a healthy surplus. We believe the surplus from 2021 will be required to assist in the recovery of fiscal year 2022, and as you will see in the below 'Budget 2022 and 4 Year Forecast', we do not expect public sliding programs at the Sliding Centre nor the Athletes' Centre revenues to rebound until fiscal 2023. In fiscal 2024, we are forecasting new revenue streams from the Apartment Building and the Campground that should yield consistent returns to the bottom line.



WSL continues to maintain a robust capital plan. At this point, we are not overly concerned about any major components of the WSL infrastructure, although roads, roofs and refrigeration equipment are all on our radar for the near future.

Financial details are available in the attached Grant Thornton Financial Statements.

## Attachments

- FY Ended March 31, 2021 Audited Financial Statements



Financial Statements

Whistler 2010 Sport Legacies Society

March 31, 2021

# Contents

	<b>Page</b>
Independent Auditor's Report	1 - 3
Statement of Financial Position	4
Statement of Revenues and Expenses	5
Statement of Changes in Net Assets	6
Statement of Cash Flows	7
Notes to the Financial Statements	8 - 13

# Independent Auditor's Report

---

Grant Thornton LLP  
Suite 1600  
333 Seymour Street  
Vancouver, BC  
V6B 0A4  
T +1 604 687 2711  
F +1 604 685 6569

To the Members of  
Whistler 2010 Sport Legacies Society

## Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying financial statements of Whistler 2010 Sport Legacies Society (the "Society"), which comprise the statement of financial position as at March 31, 2021, statements of revenues and expenses, 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 our opinion, the accompanying financial statements present fairly in all material respects, the financial position of Whistler 2010 Sport Legacies Society as at March 31, 2021, 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 report. We are independent of the Society 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 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 Society'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 Society or to cease operations, or has no realistic alternative but to do so.

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

### **Auditor's responsibilities for the audit of the financial statements**

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

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 Society'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 Society'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 Society to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

**Report on other legal and regulatory requirements**

As required by the Societies Act of British Columbia, we report that, in our opinion, these accounting principles have been applied on a basis consistent with that of the preceding year.

Vancouver, Canada  
July 29, 2021

*Grant Thornton LLP*

Chartered Professional Accountants

# Whistler 2010 Sport Legacies Society

## Statement of Financial Position

March 31

2021

2020

### Assets

#### Current

Cash and cash equivalents	\$ 3,105,031	\$ 1,791,610
Short-term investments (Note 3)	11,704,979	9,863,563
Receivables (Note 4)	4,006,085	4,779,079
Inventory	83,855	138,086
Prepaid expenses	194,027	146,438

**19,093,977**      16,718,776

Property and equipment (Note 5)	4,749,726	4,534,837
Deposits (Note 5 and 8)	332,949	100,000

**\$ 24,176,652**      **\$ 21,353,613**

### Liabilities

#### Current

Payables and accruals (Note 6)	\$ 905,061	\$ 698,244
--------------------------------	------------	------------

Deferred capital contributions (Note 7)	245,767	589,760
---	---------	---------

**1,150,828**      1,288,004

### Net assets (Note 10)

#### Internally restricted

Capital infrastructure - replacement and maintenance	7,700,000	7,000,000
Revenue generation	5,500,000	3,500,000
Sport development	2,200,000	2,000,000
Contingency	1,300,000	1,300,000
Invested in capital assets	4,278,678	3,945,077

Unrestricted	2,047,146	2,320,532
--------------	-----------	-----------

**23,025,824**      20,065,609

**\$ 24,176,652**      **\$ 21,353,613**

Lease commitments (Note 8)

COVID-19 impact (Note 12)

On behalf of the Board

  
Tim Gaudin  
Director

  
Shane Holland  
Director

# Whistler 2010 Sport Legacies Society

## Statement of Revenues and Expenses

Year ended March 31	2021	2020
Revenue from operations		
2010 Games Operating Trust Fund	\$ 3,945,909	\$ 4,711,006
Whistler Olympic Park	2,206,341	2,063,144
Whistler Sliding Centre	576,657	1,493,999
Whistler Athletes' Centre	762,764	1,691,627
Other income	112,997	257,013
	<u>7,604,668</u>	<u>10,216,789</u>
Expenses		
Whistler Olympic Park	2,561,836	2,797,059
Whistler Sliding Centre	2,020,373	2,666,341
Whistler Athletes' Centre	785,926	1,325,556
Administration	1,700,023	1,852,609
Special project expenses	48,419	14,871
	<u>7,116,577</u>	<u>8,656,436</u>
Excess of revenues over expenses before other items	<u>488,091</u>	<u>1,560,353</u>
Other items		
Amortization of deferred capital contributions (Note 7)	343,993	349,589
Amortization of property and equipment	(1,053,342)	(1,069,219)
Canada Emergency Wage Subsidy (Note 12)	2,330,240	-
Gain on disposal of property and equipment	-	140,853
GST audit results	-	(71,570)
Investment income	268,872	239,940
Unrealized gain (loss) on investments	582,361	(286,690)
Excess of revenues over expenses	<u>\$ 2,960,215</u>	<u>\$ 863,256</u>

# Whistler 2010 Sport Legacies Society

## Statement of Changes in Net Assets

Year ended March 31, 2021

	Capital infrastructure - replacement and maintenance	Revenue generation	Sport development	Contingency	Invested in capital assets	Unrestricted	Total
Balance, March 31, 2019	\$ 5,000,000	\$ 2,500,000	\$ 1,500,000	\$ 800,000	\$ 3,752,695	\$ 5,649,658	\$ 19,202,353
(Deficiency) excess of revenues over expenses	-	-	-	-	(578,777)	1,442,033	863,256
Purchase of property and equipment	-	-	-	-	771,159	(771,159)	-
Transfers	2,000,000	1,000,000	500,000	500,000	-	(4,000,000)	-
Balance, March 31, 2020	7,000,000	3,500,000	2,000,000	1,300,000	3,945,077	2,320,532	20,065,609
(Deficiency) excess of revenues over expenses	-	-	-	-	(709,349)	3,669,564	2,960,215
Purchase of property and equipment	-	-	-	-	1,042,950	(1,042,950)	-
Transfers	700,000	2,000,000	200,000	-	-	(2,900,000)	-
<b>Balance, March 31, 2021</b>	<b>\$ 7,700,000</b>	<b>\$ 5,500,000</b>	<b>\$ 2,200,000</b>	<b>\$ 1,300,000</b>	<b>\$ 4,278,678</b>	<b>\$ 2,047,146</b>	<b>\$ 23,025,824</b>

See accompanying notes to the financial statements.

# Whistler 2010 Sport Legacies Society

## Statement of Cash Flows

Year ended March 31	2021	2020
Cash flows derived from (applied to)		
<b>Operating</b>		
Excess of revenues over expenses	\$ 2,960,215	\$ 863,256
Items not affecting cash		
Amortization of deferred capital contributions	(343,993)	(349,589)
Amortization of property and equipment	1,053,342	1,069,219
Gain on disposal of property and equipment	-	(140,853)
Unrealized (gain) loss on investments	(582,361)	286,690
	<u>3,087,203</u>	<u>1,728,723</u>
Changes in non-cash operating working capital		
Receivables	772,994	69,981
Inventory	54,231	(53,392)
Prepaid expenses	(47,589)	(23,099)
Deposits	(232,949)	-
Payables and accruals	(18,464)	(436,777)
	<u>3,615,426</u>	<u>1,285,436</u>
<b>Investing</b>		
Purchase of property and equipment	(1,042,950)	(944,579)
Proceeds on disposal of property and equipment	-	173,420
(Purchase) disposal of investments, net	(1,259,055)	304,945
	<u>(2,302,005)</u>	<u>(466,214)</u>
Net increase in cash and cash equivalents	1,313,421	819,222
Cash and cash equivalents, beginning of year	<u>1,791,610</u>	<u>972,388</u>
Cash and cash equivalents, end of year	<u>\$ 3,105,031</u>	<u>\$ 1,791,610</u>
<b>Non-cash investing activities</b>		
Purchase of property and equipment included in payables and accruals	\$ 225,281	\$ -

---

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

---

### 1. Nature of operations

The Whistler 2010 Sport Legacies Society (the "Society") is incorporated pursuant to the Societies Act of British Columbia. The purpose of the Society is to own, manage and operate the Whistler Athletes' Centre ("WAC"), the Whistler Olympic Park ("WOP") and the Whistler Sliding Centre ("WSC") (collectively, the "legacy assets"), which were created for the 2010 Olympic and Paralympic Winter Games. The Society was incorporated on March 14, 2007.

The Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games ("VANOC") was responsible for all expenses related to the legacy assets until May 31, 2010.

On May 31, 2010, the leases for the WOP and WSC facilities and sites were officially transferred by VANOC to the Society for consideration of \$1 to be paid to each party by the other based on the mutual covenants in the Asset Transfer Agreement signed on March 26, 2008. The legacy assets were recorded at nominal value in these financial statements as their fair values cannot be reasonably estimated at the date of contribution.

The Society entered into an agreement with the Resort Municipality of Whistler ("RMOW") effective April 1, 2011, to lease the WAC lands, buildings, structures, furniture and improvements to the Society for nominal consideration and for a term of 99 years.

On December 14, 2009, the Society entered into a "FF&E Transfer Agreement" with VANOC to agree on the transfer of the fixture, furniture, vehicles and equipment acquired by VANOC for use at the WOP, WSC and WAC prior to and/or during the 2010 Olympic and Paralympic Winter Games. This agreement was amended on June 23, 2010, to include additional assets such as the Olympic Rings and Venue Towers. This group of assets were transferred on May 31, 2010 and were recorded at nominal value in these financial statements as their fair values cannot be reasonably estimated at the date of contribution.

The Society is responsible for the operating costs of the legacy assets beginning June 1, 2010. Legacy Endowment Funds were established by the Federal and Provincial governments to assist with the ongoing post-games operation and capital requirements of WOP and WSC. The Society will have access to this funding if the venues are operated in a manner that supports and provides access to the WOP and WSC for developing and training high performance athletes, and for coach and sport training and development.

---

### 2. Summary of significant accounting policies

#### Basis of presentation

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

#### Revenue recognition

The Society follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

---

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

---

### 2. Summary of significant accounting policies (continued)

#### Revenue recognition (continued)

Government assistance and donations related to the acquisition of property and equipment are capitalized and amortized to income on the same basis as the related depreciable asset.

Public programs and rentals are recognized as revenue in the period when earned.

#### Cash and cash equivalents

Cash and cash equivalents include cash on hand, balances with banks and short-term deposits with original maturities of three months or less.

#### Property and equipment

Purchased property and equipment are recorded at cost. Contributed property and equipment are recorded at fair value as of the date of contribution, when its fair value can be reasonably estimated. When the fair value cannot be reasonably estimated, the contributed capital assets are recorded at nominal value.

Amortization is provided based on the declining balance method using the following rates:

Leasehold improvements	5 to 20 years Straight-line
Vehicles	30% Declining balance
Equipment	20% Declining balance
Computer software	55% Declining balance

#### Financial instruments

The Society initially measures its financial assets and financial liabilities at fair value. The Society subsequently measures all of its financial assets and financial liabilities at cost, except for investments in equities, which are measured at fair value.

Financial assets measured at cost include cash and cash equivalents, receivables and deposits.

Financial assets measured at fair value include the RBC Dominion Securities portfolio of equities and fixed income securities.

Financial liabilities measured at cost include payables and accruals.

#### Income taxes

The Society is a Registered Canadian Amateur Athletic Association and exempt from income taxes under Section 149(1)(l) of the Income Tax Act.

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

### 2. Summary of significant accounting policies (continued)

#### Use of estimates

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that could affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of useful lives of property and equipment for calculating amortization. Actual results could differ from those estimates.

3. Short-term investments	2021	2020
RBC Dominion Securities portfolio of fixed income securities	\$ 8,002,309	\$ 7,438,973
RBC Dominion Securities portfolio of equities	3,702,670	2,424,590
	\$ 11,704,979	\$ 9,863,563

4. Receivables	2021	2020
2010 Games Operating Trust Fund	\$ 3,945,909	\$ 4,711,006
Other receivables	60,176	68,073
	\$ 4,006,085	\$ 4,779,079

5. Property and equipment		2021	2020	
	Cost	Accumulated amortization	Net book value	Net book value
Leasehold improvements	\$ 6,273,711	\$ 3,926,510	\$ 2,347,201	\$ 2,837,873
Vehicles	2,395,308	1,801,508	593,800	849,551
Equipment	1,570,825	1,122,875	447,950	551,183
Computer software	755,481	665,844	89,637	73,293
Construction-in-progress	1,271,137	-	1,271,137	222,936
Legacy assets	1	-	1	1
	\$ 12,266,463	\$ 7,516,737	\$ 4,749,726	\$ 4,534,837

Legacy assets transferred to the Society on May 31, 2010, were recorded at nominal value as their fair values cannot be reasonably estimated at the date of contribution (see Note 1).

Construction-in-progress primarily relates to construction of the Rental Housing Project (the "Project") on 1315 Cloudburst Drive and includes consulting fees, permits, transfer tax, legal costs and insurance.

---

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

---

### 5. Property and equipment (continued)

On December 9, 2020, the Society signed a Construction Management Contract (the "Contract") for this Project, which was subsequently amended on June 23, 2021. The Contract is for a guaranteed maximum price of \$17,300,000. The estimated completion date of the project is August 2022, with a target occupancy date of October 2022.

On June 18, 2021, the Society obtained a letter of intent from Canada Mortgage and Housing Corporation ("CMHC") confirming CMHC's commitment to make a non-revolving loan facility available to the Society up to a maximum of \$19,800,000. A formal loan agreement is expected to be executed within 60 days of the letter of intent and the first advance of the loan to occur a minimum of 30 days thereafter.

Included in deposits is \$232,949 (2020 - \$Nil) related to a landscape security development permit for the Project.

---

### 6. Payables and accruals

Included in payables and accruals is amounts owing in respect of government remittances for sales and hotel taxes of \$25,955 (2020 - \$38,558).

---

### 7. Deferred capital contributions

	<u>2021</u>	<u>2020</u>
Balance, beginning of year	\$ 589,760	\$ 939,349
Less amortization of deferred capital contributions	<u>(343,993)</u>	<u>(349,589)</u>
Balance, end of year	<u>\$ 245,767</u>	<u>\$ 589,760</u>

---

### 8. Lease commitments

On May 31, 2010, the Society assumed the leases of the WOP lands and WSC lands from VANOC with the Province.

The lease on the WOP lands commenced on September 1, 2008, for a term of 29 years. On the 15th year, the lease can be renewed for a term of 29 years commencing on the 15th year. Beginning September 2, 2010, the rent shall be the greater of (a) \$500, or (b) an amount equal to 2% of the aggregate gross revenues generated from the WOP for the preceding fiscal year. A security deposit of \$50,000 was paid to the Province in 2010.

The lease on the WSC lands commenced on November 1, 2007, for a term of 29 years. On the 15th year, the lease can be renewed for a term of 29 years commencing on the 15th year. Beginning November 2, 2010, the rent shall be the greater of (a) \$500, or (b) an amount equal to 2% of the aggregate gross revenues generated from the WSC for the fiscal year. A security deposit of \$50,000 was paid to the Province in 2010.

---

---

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

---

### 9. Financial instruments risk exposure and management

#### Fair values

The carrying amount of financial assets measured at cost is \$7,444,065 as at March 31, 2021 (2020 - \$6,670,689).

The carrying amount of financial assets measured at fair value is \$11,704,979 as at March 31, 2021 (2020 - \$9,863,563).

The carrying amount of financial liabilities measured at cost is \$905,061 as at March 31, 2021 (2020 - \$698,244).

#### Credit risk

The Society is exposed to credit risk on accounts receivable. The Society performs credit risk evaluations on its accounts receivable and considers its risk to be acceptable and appropriately managed. At March 31, 2021, the maximum exposure to credit risk is equal to the carrying amount of receivables of \$4,006,085 (2020 - \$4,779,079). Subsequent to year end, \$3,945,909 has been received from the 2010 Games Operating Trust Fund.

#### Liquidity risk

Liquidity risk is the risk that the Society will not be able to meet its obligations as they fall due. Maximum exposure to liquidity risk is \$905,061 representing the Society's payables and accruals as at March 31, 2021 (2020 - \$698,244), which are due to be paid in full before March 31, 2022. Management monitors cash flows to ensure there is sufficient cash on hand to meet forecasted operating expenses and other financial obligations.

---

### 10. Capital management

The primary objective of the Society's capital management is to provide adequate funding to ensure efficient delivery of its activities.

The Board has internally restricted the reserves of the Society for Capital Maintenance, Revenue Generation, Sport Development and Contingency. The Board reviews the allocation to each reserve annually.

Net assets invested in property and equipment represents the net book value of property and equipment less the deferred capital contribution.

Unrestricted net assets are funds available for future cash flows and future operations and are preserved so the Society can have financial flexibility should opportunities arise in the future.

---

---

# Whistler 2010 Sport Legacies Society

## Notes to the Financial Statements

March 31, 2021

---

### 11. Disclosure required under the Societies Act

On November 28, 2016 the new British Columbia Societies Act came into force. Included in the new Act is a requirement to disclose the remuneration paid to all directors, the ten highest paid employees and all contractors who are paid at least \$75,000 annually.

During the year, the Society paid \$1,254,396 (2020 - \$1,312,006) in remuneration to the 10 most highly remunerated persons who are employees, whose remuneration, during the applicable period, was at least \$75,000.

---

### 12. COVID-19 impact

During the year, the spread of COVID-19 severely impacted many local economies around the globe. In many countries, including Canada, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing and closures of non-essential services have triggered significant disruptions and impact on businesses and operations of not-for-profit organizations. Global stock markets have also experienced great volatility.

While governments and central banks have reacted with monetary and fiscal interventions designed to stabilize economic conditions, the duration and extent of the impact of the COVID-19 outbreak, as well as the effectiveness of government and central bank responses, remains unclear at this time.

Some operations were open to support the Society's high performance athletes that continued to train while adhering to the provincial health orders. Reductions in the Society's public program revenues were partially offset by the support of the federal government Canada Emergency Wage Subsidy ("CEWS").

The Society qualified for government assistance programs in place, resulting in the recognition of CEWS revenue in the year. The CEWS is for Canadian employers who have seen a drop in revenue as a result of COVID-19 and are eligible to receive a subsidy for wages paid. As of March 31, 2021, the Society received \$2,330,240 (2020 - \$Nil) in CEWS.

---