

**NEWFOUNDLAND AND LABRADOR
HOUSING CORPORATION**

FINANCIAL STATEMENTS

MARCH 31, 2021

Management's Report

Management's Responsibility for the Newfoundland and Labrador Housing Corporation Financial Statements

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.


Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that transactions are properly authorized, assets are safeguarded and liabilities are recognized.

Management is also responsible for ensuring that transactions comply with relevant policies and authorities and are properly recorded to produce timely and reliable financial information.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises these responsibilities through the Board. The Board reviews internal financial information on a quarterly basis and external audited financial statements yearly.

The Auditor General conducts an independent audit of the annual financial statements of the Corporation, in accordance with Canadian generally accepted auditing standards, in order to express an opinion thereon. The Auditor General has full and free access to financial management of the Newfoundland and Labrador Housing Corporation.

On behalf of the Newfoundland and Labrador Housing Corporation.



Ms. Julia Mullaley, CPA, CA
Chief Executive Officer



Mr. Mike Tizzard, CPA, CGA
Executive Director of Finance and Corporate Services



OFFICE OF THE AUDITOR GENERAL
NEWFOUNDLAND AND LABRADOR

INDEPENDENT AUDITOR'S REPORT

To the Chairperson and Members of the Board of Directors
Newfoundland and Labrador Housing Corporation
St. John's, Newfoundland and Labrador

Opinion

I have audited the financial statements of the Newfoundland and Labrador Housing Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2021, statements of operations, change in net debt, 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 the Corporation as at March 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 Corporation 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.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

Independent Auditor's Report (cont.)

In connection with our audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation'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 Corporation or to cease operations, or has no realistic alternative but to do so.

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

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.

Independent Auditor's Report (cont.)

- 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 Corporation'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 Corporation'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 Corporation 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.



SANDRA RUSSELL, CPA, CA
Deputy Auditor General

July 27, 2021
St. John's, Newfoundland and Labrador

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF FINANCIAL POSITION
As at March 31

	2021	2020
	(000's)	(000's)
FINANCIAL ASSETS		
Cash	\$ 6,160	\$ 8,229
Accounts receivable (Note 3)	2,867	1,659
Land held for sale (Note 4)	9	9
Due from government and other government organizations (Note 5)	25,388	12,854
Loans receivable (Note 6)	6,231	6,963
Receivables from municipalities - land transfers (Note 7)	594	660
	41,249	30,374
LIABILITIES		
Accounts payable and accrued liabilities (Note 8)	7,327	6,938
Employee future benefits (Note 9)	23,843	24,280
Due to government and other government organizations (Note 10)	2,084	1,930
Deferred revenue (Note 11)	13,205	10,260
Long-term debt (Note 12)	71,542	76,719
	118,001	120,127
Net debt	(76,752)	(89,753)
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 13)	102,818	106,354
Inventories held for use	440	394
Prepaid expenses (Note 14)	4,086	4,355
	107,344	111,103
Accumulated surplus	\$ 30,592	\$ 21,350
Contingent liabilities (Note 15)		
Contractual rights (Note 16)		
Contractual obligations (Note 17)		
Trust under administration (Note 21)		

Signed on behalf of the Corporation:


Chairperson


Member

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

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF OPERATIONS
For the Year Ended March 31

	2021 Budget	2021 Actual	2020 Actual
	(000's) (Note 25)	(000's)	(000's)
REVENUES (Note 18)			
Province of Newfoundland and Labrador operating grant	\$ 50,080	\$ 53,051	\$ 47,267
CMHC revenue	45,337	42,791	48,279
Other government sources	250	200	226
Rent	23,105	23,237	23,089
Interest	307	352	526
Land sales	-	3	158
Gain on sale of tangible capital assets	-	51	24
Profit from land sales by municipalities	30	36	34
Other	37	641	1,340
	119,146	120,362	120,943
EXPENSES (Note 18)			
Rental operations	50,470	44,483	50,624
Partner managed housing	6,312	6,276	6,340
Affordable housing investments (Note 19)	37,315	31,290	35,468
Rent supplement	11,377	10,623	10,558
Land development	-	25	23
Administration	18,779	18,423	18,087
	124,253	111,120	121,100
Annual surplus (deficit)	(5,107)	9,242	(157)
Accumulated surplus, beginning of year	21,350	21,350	21,507
Accumulated surplus, end of year	\$ 16,243	\$ 30,592	\$ 21,350

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

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF CHANGE IN NET DEBT
For the Year Ended March 31

	2021 Budget	2021 Actual	2020 Actual
	(000's) (Note 25)	(000's)	(000's)
Annual surplus (deficit)	\$ (5,107)	\$ 9,242	\$ (157)
Changes in tangible capital assets (Note 13)			
Acquisition of tangible capital assets	(3,444)	(1,262)	(1,908)
Net book value of tangible capital asset disposals and write-downs	-	3	-
Amortization of tangible capital assets	4,818	4,795	4,781
	1,374	3,536	2,873
Changes in other non-financial assets			
Net use (acquisition) of inventories held for use	-	(46)	7
Net use (acquisition) of prepaid expenses	-	269	(65)
	-	223	(58)
Decrease in net debt	(3,733)	13,001	2,658
Net debt, beginning of year	(89,753)	(89,753)	(92,411)
Net debt, end of year	\$ (93,486)	\$ (76,752)	\$ (89,753)

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

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION**STATEMENT OF CASH FLOWS**

For the Year Ended March 31

	2021	2020
	(000's)	(000's)
Operating transactions		
Annual surplus (deficit)	\$ 9,242	\$ (157)
Adjustment for non-cash items and change in non-cash operating items:		
Contribution of tangible capital assets	-	(866)
Increase in provision for doubtful accounts, loans receivable	217	82
Amortization of tangible capital assets	4,795	4,781
(Gain) on sale of tangible capital assets	(51)	(24)
Employee future benefits	(437)	(272)
Deferred revenue	2,945	(2,345)
Forgivable loans	6,554	2,842
Other (Note 22)	(12,976)	8,664
Cash provided from operating transactions	10,289	12,705
Capital transactions		
Proceeds, net of selling costs, on sale of tangible capital assets	54	24
Cash used to acquire tangible capital assets	(1,262)	(1,042)
Cash applied to capital transactions	(1,208)	(1,018)
Investing transactions		
Decrease in receivable from municipalities - land transfers	66	28
Repayment of loans and advances	1,326	1,544
Forgivable loans	(6,554)	(2,842)
Loans and advances	(811)	(1,331)
Cash applied to investing transactions	(5,973)	(2,601)
Financing transactions		
Debt assumed	-	268
Debt retirement	(5,177)	(5,098)
Cash applied to financing transactions	(5,177)	(4,830)
(Decrease) Increase in cash	(2,069)	4,256
Cash, beginning of year	8,229	3,973
Cash, end of year	\$ 6,160	\$ 8,229

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

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

1. Nature of operations

The Newfoundland and Labrador Housing Corporation (the Corporation) operates under the authority of the Housing Corporation Act. The purpose of the Corporation is to provide cost-effective housing and related programs for the benefit of the residents of the Province of Newfoundland and Labrador with priority given to those most in need. Its affairs are governed by a Board of Directors appointed by the Lieutenant-Governor in Council.

The Corporation is a Crown entity of the Province of Newfoundland and Labrador and as such is not subject to Provincial or Federal income taxes.

2. Summary of significant accounting policies

(a) Basis of accounting

The Corporation is classified as an Other Government Organization as defined by Canadian public sector accounting standards (CPSAS). These financial statements are prepared by management in accordance with CPSAS for provincial reporting entities as established by the Canadian Public Sector Accounting Board (PSAB). The Corporation does not prepare a statement of remeasurement gains and losses as the Corporation does not enter into relevant transactions or circumstances that are being addressed by that statement. Outlined below are the significant accounting policies followed.

(b) Financial instruments

The Corporation's financial instruments recognized on the statement of financial position consist of cash, accounts receivable, due from government and other government organizations, loans receivable, receivables from municipalities - land transfers, accounts payable and accrued liabilities, due to government and other government organizations and long-term debt.

The Corporation generally recognizes a financial instrument when it enters into a contract which creates a financial asset or financial liability. The Corporation subsequently measures all of its financial assets and financial liabilities at cost or amortized cost. Financial assets measured at cost include cash, due from government and other government organizations, and receivables from municipalities - land transfers. Accounts receivable and loans receivable are measured at amortized cost as disclosed in Note 3 and Note 6, respectively. All financial assets are assessed annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations. Financial liabilities measured at cost include accounts payable and accrued liabilities and due to government and other government organizations. Long-term debt is measured at amortized cost as disclosed in Note 12.

Interest attributable to financial instruments is reported in the statement of operations.

2. Summary of significant accounting policies (cont.)

(c) Cash

Cash includes cash in the bank.

(d) Land held for sale

Land held for sale is recorded at the lower of cost and net realizable value.

(e) Loans receivable

Loans receivable are recorded at amortized cost. Valuation allowances are made when collection is in doubt and is estimated based on the value of accounts referred to a collection agency and the accounts with reported arrears balances.

(f) Liability for contaminated sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. A liability for a contaminated site is recognized based on management's best estimate of all costs directly attributable to remediation activities, including the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site, and is recorded net of any expected recoveries.

A liability for the remediation of a contaminated site is recognized when a site is generally not in productive use and all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Corporation:
 - is directly responsible, or
 - accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

(g) Employee future benefits

The cost of retirement life insurance and health care benefits and accumulating, non-vesting sick leave benefits are actuarially determined using management's best estimate of the long-term inflation rate, compensation increases, discount rate and health care cost trends.

2. Summary of significant accounting policies (cont.)

(g) Employee future benefits (cont.)

The employees of the Corporation are subject to the Public Service Pensions Act, 2019. Employee contributions are matched by the Corporation and remitted to Provident¹⁰ from which pensions will be paid to employees when they retire. This plan is a multi-employer, defined benefit plan, providing a pension on retirement based on the member's age at retirement, length of service and the average of their best 6 years of earnings for service on or after January 1, 2015, and, for service before January 1, 2015, the higher of the average of the frozen best 5 years of earnings up to January 1, 2015, or the average of the best 6 years of earnings for all service.

(h) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the assets. Cost includes overhead directly attributable to construction and development, as well as interest costs that are directly attributable to the acquisition or construction of the asset.

The cost, less residual value, of the tangible capital assets, excluding land, is amortized on a straight-line basis over their estimated useful lives as follows:

Rental properties	40 years
Office buildings	40 years
Furniture and office equipment	10 years
Maintenance tools and equipment	10 years
Computer hardware and software	4 years
Vehicles	5 years

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to meet its mandate, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

Contributed capital assets are recorded as revenue at their fair market value on the date of donation, except in circumstances where fair value cannot be reasonably determined, which are then recognized at nominal value. Transfers of capital assets from related parties are recorded at carrying value.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

2. Summary of significant accounting policies (cont.)

(i) Inventories held for use

Inventories held for use include rental property parts and supplies and are recorded at the lower of historical cost and replacement cost.

(j) Prepaid expenses

Prepaid expenses include property taxes, insurance, licenses and rent and are recorded as an expense over the periods expected to benefit from it.

(k) Revenues

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impracticable.

Government transfers are recognized as revenues in the period the transfer is authorized and all eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the Corporation. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulations related to the liabilities are settled. Government transfers consist of funding from the Province of Newfoundland and Labrador and Canada Mortgage and Housing Corporation (CMHC).

Interest income is accounted for using the effective interest method for all loans, other than the impaired portion of loans. Recognition of interest in accordance with the terms of the original loan agreement ceases when a loan becomes impaired.

(l) Expenses

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year is recorded as an expense.

Government transfers are recognized as expenses in the period in which the transfer is authorized and all eligibility criteria have been met. Government transfers include grants and subsidies under the Corporation's social programs.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

2. Summary of significant accounting policies (cont.)

(m) Measurement uncertainty

The preparation of financial statements, in conformity with CPSAS, requires management to make estimates and assumptions that affect the reporting amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenues and expenses during the period. Items requiring the use of significant estimates include the useful life of tangible capital assets, estimated employee future benefits, impairment of assets and liabilities for contaminated sites.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

3. Accounts receivable

	2021	2020
	(000's)	(000's)
Harmonized sales tax receivable	\$ 2,136	\$ 1,114
Rents	685	702
Other	432	245
	3,253	2,061
Less: provision for doubtful accounts	(386)	(402)
	\$ 2,867	\$ 1,659

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

4. Land held for sale

	2021	2020
	(000's)	(000's)
Land held for sale, beginning of year	\$ 9	\$ 9
Land development costs incurred during the year	-	-
	9	9
Less: cost of earned sales recognized during year	-	-
Land held for sale, end of year	\$ 9	\$ 9

In September 1998, the Province directed the Corporation to divest of the majority of its land holdings. Land held for sale is valued at the lower of cost and net realizable value. The estimated net realizable value is determined using management's best estimates of future sales and costs. Management recognizes that changes in future conditions, such as market demand, assumed in making these estimates, are not predictable. Consequently, adjustments to the carrying value of the asset are possible depending upon the impact of any changes and management's best estimate of them.

5. Due from government and other government organizations

	2021	2020
	(000's)	(000's)
CMHC	\$ 12,336	\$ 9,956
Province of Newfoundland and Labrador	12,925	2,754
Municipalities	127	144
	\$ 25,388	\$ 12,854

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
 March 31, 2021

6. Loans receivable

	2021	2020
	(000's)	(000's)
Forgivable loans bearing no interest	\$ 79,128	\$ 85,682
Promissory notes bearing fixed interest rates ranging from 0.35% to 10.5%, repayable in blended monthly principal and interest payments with due dates ranging from April 2021 to February 2044. These notes are unsecured and can be retired prior to maturity.	5,069	5,347
Mortgages bearing fixed interest rates ranging from 0% to 8%, repayable in blended monthly principal and interest payments with due dates ranging from June 2022 to September 2040. These mortgages are secured and can be retired prior to maturity.	2,619	2,856
Less: provision for forgivable loans	(79,128)	(85,682)
Less: provision for doubtful accounts	(1,457)	(1,240)
	\$ 6,231	\$ 6,963

Forgivable loans bearing no interest are advanced to recipients subject to meeting certain eligibility criteria and are recorded through grants and subsidies expense when advanced. Forgiveness terms include an amortization period ranging between 1 and 25 years, during which time the unamortized portion of the loan is required to be repaid only upon sale of the property. As such, there is a low likelihood of required repayment.

7. Receivable from municipalities - land transfers

In September 1998, the Province of Newfoundland and Labrador directed the Corporation to enter into agreements with municipalities to transfer its banked and developed industrial and commercial land. The agreements will transfer these lands to the municipalities under a mortgage arrangement and provide for a share of future land sales revenue to the Corporation.

The receivable is valued at the lower of the carrying value of the land at the date of transfer and the Corporation's share of the net realizable value of the land as outlined in the agreements. The estimated net realizable value is determined using management's best estimates of future sales. Management recognizes that changes in future conditions, such as market demand, assumed in making these estimates are not predictable. Consequently, adjustments to the carrying value of the receivable from municipalities re: land transfers are possible depending on the impact of any changes and management's best estimate of them.

For the year ended March 31, 2021, 21 agreements were in place for the transfer of land to municipalities at a carrying value of \$594,000 (2020 - \$660,000).

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
 March 31, 2021

8. Accounts payable and accrued liabilities

	2021	2020
	(000's)	(000's)
Trade accounts payable	\$ 4,211	\$ 4,657
Salaries and benefits payable	76	1
Separation and restructuring Charges Payable	112	48
Accrued leave	2,049	1,482
Liability for contaminated sites (Note 8(a))	104	121
Other	775	629
	\$ 7,327	\$ 6,938

(a) Liability for contaminated sites

The Corporation recognized an estimated environmental liability of \$104,000 (2020 - \$121,000) for soil remediation at Cashin Avenue and Empire Avenue, St. John's. The nature of the liability is related to the removal of underground fuel storage tanks. Historical costs of previous work of this nature were used as a basis of measurement. Expenditures of \$17,000 were incurred during the fiscal year ended March 31, 2021. There are no estimated recoveries anticipated.

A liability has not been recognized in relation to the following contaminated site, since based on past experience, it is not expected that future economic benefits would be given up:

Name of the Contaminated Site	Nature of Contamination
Octagon Pond Area, Paradise	Hydrocarbons and various heavy metals in soil and ground water

A liability has not been recognized in relation to the following contaminated sites since a reasonable estimate of the amount could not be made, due to the unknown extent of contamination:

Name of the Contaminated Site	Nature of Contamination
Various Locations, St. John's	Underground fuel storage tanks
Stephenville Industrial Park	Abandoned fuel storage facilities
Gander Industrial Park	Soil contamination

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

9. Employee future benefits

Information about obligations for retirement benefits and other employee future benefits is as follows:

(a) Pension Plan

The Corporation and its employees contribute to the Public Service Pension Plan in accordance with the Public Service Pensions Act, 2019 (the Act). The plan is administered by Provident¹⁰, including payment of pension benefits to employees to whom the Act applies.

The plan provides a pension to employees based on the member's age at retirement, their length of service and rates of pay. The maximum contribution rate for eligible employees was 11.85% (2020 - 11.85%). The Corporation contributes an amount equal to the employee contributions to the plan. The pension expense for the Corporation for the year ended March 31, 2021 was \$1,535,479 (2020 - \$1,544,199).

(b) Retirement and other employee future benefit liabilities

	2021			2020	
	Retirement life insurance and health care benefits (000's)	Severance pay (000's)	Accumulating Non-vesting Sick leave benefits (000's)	Total Employee Benefits (000's)	Total Employee Benefits (000's)
Accrued employee future benefit obligations, end of year	\$ 19,271	\$ 126	\$ 790	\$ 20,187	\$ 20,742
Unamortized actuarial gain (loss), end of year	\$ 3,750	-	\$ (94)	\$ 3,656	\$ 3,538
Employee future benefits liability, end of year	\$ 23,021	\$ 126	\$ 696	\$ 23,843	\$ 24,280

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
 March 31, 2021

9. Employee future benefits (cont.)

(c) Change in employee future benefits liability

	2021			2020	
	Retirement life insurance and health care benefits (000's)	Severance pay (000's)	Accumulating Non-vesting Sick leave benefits (000's)	Total Employee Benefits (000's)	Total Employee Benefits (000's)
Current period benefit cost	\$ -	\$ -	\$ 138	\$ 138	\$ 134
Interest on accrued benefit obligation	\$ 973	\$ -	\$ 39	\$ 1,012	\$ 993
Amortization of actuarial (gains) losses	\$ (816)	\$ -	\$ 37	\$ (779)	\$ (557)
Employee future benefits expense	\$ 157	\$ -	\$ 214	\$ 371	\$ 570
Less: benefits payments	\$ (503)	\$ (67)	\$ (238)	\$ (808)	\$ (842)
Change in employee future benefits liability	\$ (346)	\$ (67)	\$ (24)	\$ (437)	\$ (272)

(d) Retirement and other employee future benefits

i. Retirement life insurance and health care benefits

All retired employees of the Corporation are eligible to participate in the group insurance plans. Under the plans, the Corporation pays 50% of the total premium charged towards the benefits of both active employees and retirees for life insurance and health care benefits. The Corporation pays 100% of retirees' life insurance premiums after age 65. There are no fund assets associated with these group insurance plans.

9. Employee future benefits (cont.)

(d) Retirement and other employee future benefits (cont.)

ii. Severance pay

Effective May 1, 2014, there will be no further accumulation of severance pay service for unionized employees. Unionized employees who qualified for severance pay on that date could elect to either receive all, or a portion of severance pay accumulated as at April 30, 2014 in advance of resignation, retirement, expiry of recall rights or defer receiving their entitlement to a later date.

On May 31, 2018, the Province of Newfoundland and Labrador enacted legislation affecting severance pay for executives, managers, and non-management/non-union employees. As a result of the legislation, executive, managers and non-management/non-union employees with at least one year of service were entitled to one week of salary for each complete year of service, up to a maximum of 20 weeks, no additional severance accrued beyond May 31, 2018. Employees impacted by this change could elect to either receive all of their entitlement by March 31, 2019, or defer receiving their entitlement to a later date.

The severance liability as at March 31, 2021 represents severance owing to employees who deferred receiving their severance entitlement.

iii. Accumulating, non-vesting sick leave benefits

All unionized employees hired before May 4, 2004 are credited with 2 days per month and all unionized employees hired thereafter are credited with 1 day per month for use as paid absences in the year due to illness. Employees are allowed to accumulate unused sick day credits each year, up to the allowable maximum provided in their respective employment agreement. Accumulated credits may be used in future years to the extent that the employee's illness exceeds the current year's allocation of credits. The use of accumulated sick days for sick leave compensation ceases on termination of employment. The benefit costs and liabilities are included in the financial statements.

iv. Actuarial valuation

The accrued benefit obligations, excluding severance, for employee future benefit plans as at March 31, 2021, are based on valuations performed as at March 31, 2021.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

9. Employee future benefits (cont.)

(d) Retirement and other employee future benefits (cont.)

iv. Actuarial valuation (cont.)

Assumptions about future events used in the calculation of the accrued employee future benefit obligations are as follows:

	2021	2020
Long-term inflation rate	1.75%	2.0%
Compensation increase	2.50%	2.5%
Discount rate	4.75%	5.0%
Health care cost trend	3.50%	4.0%

Other assumptions used in the valuation include termination rates, plan participation rates, utilization rates and mortality rates.

Actuarial assumptions are reviewed and assessed on a regular basis to ensure that the accounting assumptions take into account various changing conditions and reflect the Corporation's best estimate of expectations over the long-term.

v. Experience gains or losses

Experience gains or losses are amortized over twelve years, which is the estimated average remaining service life of active participants. The amortization amount will be included with retirement costs in the financial statements commencing in the year subsequent to the year in which the experience gain or loss arose.

10. Due to government and other government organizations

	2021	2020
	(000's)	(000's)
CMHC - accrued interest payable	\$ 709	\$ 742
Federal government business enterprise	1	4
Provincial government	34	-
Provincial government business enterprise	12	76
Municipalities	1,328	1,108
	\$ 2,084	\$ 1,930

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

11. Deferred revenue

	Balance, beginning of year (000's)	Billings/receipts during year (000's)	Transferred to revenue (000's)	Balance, end of year (000's)
CMHC Affordable Housing Program	\$ 5,749	7,736	(5,055)	\$ 8,430
CMHC Provincial Home Repair Program	3,256	4,598	(4,395)	\$ 3,459
CMHC Rent Supplement Program	1,255	-	(163)	\$ 1,092
Seniors Resource Centre Association of Newfoundland and Labrador	-	280	(56)	\$ 224
	\$ 10,260	12,614	(9,669)	\$ 13,205

Deferred revenue from CMHC relates to the unearned balance of funds from CMHC for programs as outlined under various federal-provincial agreements. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2021, CMHC funding in the amount of \$12,981,000 was received or receivable but not earned.

Deferred revenue from Seniors Resource Centre Association of Newfoundland and Labrador Inc. relates to the unearned balance of funds from Seniors Resource Centre Association of Newfoundland and Labrador Inc. as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2021, Seniors Resource Centre Association of Newfoundland and Labrador Inc. funding in the amount of \$224,000 was received but not earned.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

12. Long-term debt

Long-term debt reported on the statement of financial position is comprised of the following:

	2021	2020
	(000's)	(000's)
<p>Long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement of April 1997 payable to CMHC, bearing fixed interest rates ranging from 7.25% to 19.75%, repayable in blended quarterly principal and interest payments of \$2,845,794 with due dates ranging from January 2023 to January 2038. This debt is not secured and cannot be retired prior to maturity. The principal and interest payments required are funded entirely through the annual CMHC grant pursuant to the Canada - Newfoundland Social Housing Agreement of April 1997.</p>	\$ 62,789	\$ 65,938
<p>Long-term debt obligations related to the Canada-Newfoundland Social Housing Agreement of April 1997. The debt was payable to CMHC, with a fixed interest rate of 6.25%, repayable in blended monthly principal and interest payments of \$1,257 with a due date of June 2020. This debt was not secured. The principal and interest payments required were funded entirely through the annual CMHC grant pursuant to the Canada - Newfoundland Social Housing Agreement of April 1997.</p>	-	4
<p>CMHC fixed rate term debentures, at variable interest rates of 0.35% to 2.14% repayable in blended monthly installments of \$178,468, with final due dates ranging from December 2021 to January 2030. This debt is not secured and can be retired prior to maturity.</p>	8,753	10,777
	\$ 71,542	\$ 76,719

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

12. Long-term debt (cont'd)

Anticipated annual principal repayments over the next five years and thereafter are as follows:

	(000's)
2022	\$ 5,277
2023	5,621
2024	5,555
2025	5,606
2026	5,548
2027 - 2038	<u>43,935</u>
	<u>\$ 71,542</u>

Interest expense for the year on outstanding debt totaled \$8,603,000 (2020 - \$8,882,000) and is included in interest and bank charges in the segmented information by object (Note 18).

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

13. Tangible capital assets

March 31, 2021

	Land	Rental properties	Office buildings	Furniture and office equipment	Maintenance tools and equipment	Computer hardware	Computer software	Vehicles	Total
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Cost									
Opening balance	\$ 56,276	\$ 241,532	\$ 9,058	\$ 246	\$ 86	\$ 1,453	\$ 2,758	\$ 2,153	\$ 313,562
Additions	-	984	-	-	-	-	126	152	1,262
Disposals	-	-	-	-	-	-	-	(289)	(289)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	\$ 56,276	\$ 242,516	\$ 9,058	\$ 246	\$ 86	\$ 1,453	\$ 2,884	\$ 2,016	\$ 314,535
Accumulated amortization									
Opening balance	\$ -	\$ 195,943	\$ 5,416	\$ 233	\$ 86	\$ 1,318	\$ 2,533	\$ 1,679	\$ 207,208
Amortization	-	4,249	221	4	-	57	83	181	4,795
Disposals	-	-	-	-	-	-	-	(286)	(286)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	-	200,192	5,637	237	86	1,375	2,616	1,574	\$ 211,717
Net book value	\$ 56,276	\$ 42,324	\$ 3,421	\$ 9	\$ -	\$ 78	\$ 268	\$ 442	\$ 102,818

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

13. Tangible capital assets (cont.)

March 31, 2020

	Land	Rental properties	Office buildings	Furniture and office equipment	Maintenance tools and equipment	Computer hardware	Computer software	Vehicles	Total
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Cost									
Opening balance	\$ 56,218	\$ 240,104	\$ 9,058	\$ 246	\$ 86	\$ 1,436	\$ 2,523	\$ 2,212	\$ 311,883
Additions	58	1,428	-	-	-	17	235	170	1,908
Disposals	-	-	-	-	-	-	-	(229)	(229)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	\$ 56,276	\$ 241,532	\$ 9,058	\$ 246	\$ 86	\$ 1,453	\$ 2,758	\$ 2,153	\$ 313,562
Accumulated amortization									
Opening balance	\$ -	\$ 191,708	\$ 5,190	\$ 222	\$ 84	\$ 1,247	\$ 2,483	\$ 1,722	\$ 202,656
Amortization	-	4,235	226	11	2	71	50	186	4,781
Disposals	-	-	-	-	-	-	-	(229)	(229)
Write-downs	-	-	-	-	-	-	-	-	-
Closing balance	-	195,943	5,416	233	86	1,318	2,533	1,679	\$ 207,208
Net book value	\$ 56,276	\$ 45,589	\$ 3,642	\$ 13	\$ -	\$ 135	\$ 225	\$ 474	\$ 106,354

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

March 31, 2021

13. Tangible capital assets (cont.)

Cost of rental properties at March 31, 2021, includes work in progress of \$3,297,000 (2020 - \$2,313,000). Work in progress is not being amortized as it is not yet available for use. There were no contributed tangible capital assets during the year (2020 - \$1,134,000).

In accordance with current accounting standards, intangible assets and items inherited by right of the Crown, such as Crown lands are not recognized as tangible capital assets.

14. Prepaid expenses

Prepaid expenses consist of:

	2021	2020
	(000's)	(000's)
Property taxes and other municipal fees	\$ 3,479	\$ 3,493
Insurance costs	240	433
Workers' compensation fees	264	275
Software licenses	94	141
Rent	6	13
Other	3	-
	\$ 4,086	\$ 4,355

15. Contingent liabilities

(a) Guaranteed debt

The Corporation has provided loan guarantees pursuant to the Canada-Newfoundland Social Housing Agreement in respect of certain CMHC debt of partner managed housing operators. For the year ended March 31, 2021, the amount of the principal outstanding under this guarantee, and limit of the guarantee, was \$19,799,000. There was no provision for losses during the year on the loan guarantees.

(b) Legal liabilities

A number of small claims have been filed against the Corporation for alleged breach of contract, general damages and personal claims. These claims have not progressed far enough to enable the formation of a definite opinion as to their outcomes. Therefore, the likelihood and the amount of loss to the Corporation is not determinable at this time.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

March 31, 2021

16. Contractual rights

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The Corporation has entered into the Social Housing Agreement (1997) and the CMHC – Newfoundland and Labrador Bilateral Agreement under the 2017 National Housing Strategy. The contractual rights of the Corporation for future assets and revenues are \$258,398,000 for the Social Housing Agreement (1997) and \$113,022,000 for CMHC-Newfoundland and Labrador Bilateral Agreement.

17. Contractual obligations

	2021 (000's)	2020 (000's)
Uncompleted purchase and construction contracts	\$ 3,130	\$ 3,456
Commitments under lending programs	5,611	8,149
Commitments under grant programs	2,616	2,729
	\$ 11,357	\$ 14,334

Contractual obligations are those to outside organizations and individuals in respect of contracts entered into on or before March 31, 2021. These contractual obligations will become liabilities when the terms of the contracts are met.

18. Segmented information by object

The Corporation reports its revenue and expenses by program area as outlined in its approved budget.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

18. Segmented information by object (cont.)

	Rental operations		Partner managed housing		Affordable housing investments		Rent supplement		Land development		Administration		Total	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Revenues														
Province of Newfoundland and Labrador operating grant	\$ 45	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,006	\$ 47,194	\$ 53,051	\$ 47,267
CMHC revenue	-	-	-	-	9,449	12,137	171	171	-	-	33,171	35,971	42,791	48,279
Other government sources	120	137	-	-	80	89	-	-	-	-	-	-	200	226
Rent	23,237	23,089	-	-	-	-	-	-	-	-	-	-	23,237	23,089
Interest	-	-	-	-	-	-	-	-	-	-	352	526	352	526
Land sales	-	-	-	-	-	-	-	-	3	158	-	-	3	158
Gain on sale of tangible capital assets	51	24	-	-	-	-	-	-	-	-	-	-	51	24
Profit from land sales by Municipalities	-	-	-	-	-	-	-	-	36	34	-	-	36	34
Other	-	866	-	-	-	-	-	-	-	-	641	474	641	1,340
	23,453	24,189	-	-	9,529	12,226	171	171	39	192	87,170	84,165	120,362	120,943
Expenses														
Rental property operating costs	18,421	22,496	-	-	-	-	-	-	-	-	-	-	18,421	22,496
Amortization	4,000	3,991	428	428	-	-	-	-	-	-	367	362	4,795	4,781
Grants and subsidies	7,877	8,647	5,836	5,897	31,014	35,197	10,623	10,558	-	-	-	-	55,350	60,299
Other administration	-	-	-	-	-	-	-	-	25	23	2,832	2,524	2,857	2,547
Salaries and benefits	5,191	5,999	-	-	-	-	-	-	-	-	14,364	14,367	19,555	20,366
Interest and bank charges	8,786	9,075	12	15	-	-	-	-	-	-	860	834	9,658	9,924
Valuation allowances	208	416	-	-	276	271	-	-	-	-	-	-	484	687
	44,483	50,624	6,276	6,340	31,290	35,468	10,623	10,558	25	23	18,423	18,087	111,120	121,100
Annual (deficit) surplus	\$(21,030)	\$(26,435)	\$(6,276)	\$(6,340)	\$(21,761)	\$(23,242)	\$(10,452)	\$(10,387)	\$ 14	\$ 169	\$68,747	\$66,078	\$ 9,242	\$ (157)

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
 March 31, 2021

19. Affordable Housing Investments by Program

	2021	2020
	(000's)	(000's)
Transition Houses	\$ 8,786	\$ 8,784
Supportive Living	8,199	8,155
Emergency Housing	4,742	5,269
Home Repair & Modification	3,736	5,403
Affordable Housing	3,650	6,360
Home Energy Savings	924	1,352
Provincial Housing & Homelessness Partnership	858	-
Provincial Homelessness Fund	357	51
Down Payment Assistance	38	94
	\$ 31,290	\$ 35,468

20. Related party transactions

(a) Transactions with related parties

	2021	2020
	(000's)	(000's)
REVENUES		
Province of Newfoundland and Labrador operating grant		
Consolidated Revenue Fund	\$ 53,051	\$ 47,267
Rent		
Consolidated Revenue Fund	160	160
Labrador-Grenfell Regional Health Authority	13	13
EXPENSES		
Rental operations		
Nalcor Energy	52	53
Consolidated Revenue Fund	96	134
Partner managed housing		
Eastern Regional Health Authority	579	690
Western Regional Health Authority	253	250
Central Regional Health Authority	220	154

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

20. Related party transactions (cont'd)

	2021	2020
	(000's)	(000's)
Expenses (cont'd)		
Labrador-Grenfell Regional Health Authority	32	47
Affordable housing investments		
Eastern Regional Health Authority	178	178
Western Regional Health Authority	-	1
Administration		
Consolidated Revenue Fund	193	282
Eastern Regional Health Authority	4	-
Nalcor Energy	1	-
Memorial University of Newfoundland	-	1

(b) Balances due from and to related parties

Due from government and other government organizations

Consolidated Revenue Fund	12,925	2,754
---------------------------	---------------	-------

Due to government and other government organizations

Consolidated Revenue Fund	2	-
Nalcor Energy	12	76
Central Regional Health Authority	\$ 32	\$ -

21. Trust under administration

For the year ended March 31, 2021, the balance of funds held in trust was \$3,206,000 (2020 - \$3,327,000). The funds are held on behalf of various non-profit housing groups to provide for the future replacement or repair of capital items.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

March 31, 2021

22. Statement of cash flows - other

	2021	2020
	(000's)	(000's)
Accounts receivable	\$ (1,192)	\$ (248)
Accounts receivable - provision for doubtful accounts	(16)	143
Due from government and other government organizations	(12,534)	9,791
Accounts payable and accrued liabilities	389	(1,015)
Due to government and other government organizations	154	51
Inventories held for use	(46)	7
Prepaid expenses	269	(65)
	\$ (12,976)	\$ 8,664

23. Financial Risk Management

The Corporation recognizes the importance of managing risks and this includes policies, procedures and oversight designed to reduce risks identified to an appropriate threshold. The risks that the Corporation is exposed to through its financial instruments are credit risk, market risk, and liquidity risk. There was no significant change in the Corporation's exposure to these risks or its processes for managing these risks from the prior year.

Credit risk

Credit risk is the risk that the Corporation will incur a loss due to the failure by its debtors to meet their contractual obligations. The Corporation is exposed to credit risk with respect to cash, accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities – land transfers. The Corporation's maximum exposure to credit risk is the carrying amounts of these financial instruments. The Corporation is not exposed to significant credit risk with its cash because this financial instrument is held with a Chartered Bank. The Corporation is not exposed to significant credit risk with due from government and other government organizations and receivables from municipalities - land transfers because of their nature.

The Corporation has policies and procedures for the monitoring and collection of accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities - land transfers so as to mitigate potential credit losses. Also, the Corporation has mitigated its exposure to credit risk on its mortgage loans receivable through claims on real estate properties should borrowers default on paying the loans. In the case of a foreclosure, the Corporation has the option of evicting the tenant and selling the real estate property, using the proceeds to clear the mortgage debt.

An estimated impairment of accounts receivable for \$386,000 has been provided for through an allowance for decline in value, as disclosed in Note 3. An estimated impairment of loans

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2021

23. Financial Risk Management (cont'd)

Credit risk (cont.)

receivable for \$1,457,000 has been provided for through an allowance for decline in value, as disclosed in Note 6. The Corporation classifies its loans receivable as impaired in accordance with Note 2(e). The Corporation classifies its accounts receivable as impaired when collection is in doubt and is based on analysis of the balance.

At March 31, 2021, the aging of loans receivable that are past due but not impaired, are as follows:

	(000's)
30 days	\$ 163
60 days	266
90 days	84
Over 90 days	<u>48</u>
	<u>\$ 561</u>

Accounts receivable and loans receivable which are not impaired or past due are considered collectible by the Corporation. There are no provisions for doubtful accounts for the other financial instruments, as all amounts are considered collectible.

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 market prices. Market risk comprises three types of risk: currency (foreign exchange) risk, interest rate risk and other price risk. The Corporation is not exposed to significant currency (foreign exchange) risk or other price risk.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The interest rate exposure relates to cash, loans receivable and long-term debt. For the year ended March 31, 2021, the interest rate exposure on cash is such that a change of 25 basis points in interest rates would result in an increase/decrease in annual surplus of \$18,000. The interest rate risk on loans receivable is considered to be low because the interest rates are fixed to maturity. The Corporation is subject to the risks associated with long-term debt financing, including the risk that debt will not be refinanced on terms as favorable as those of the existing debts. There is no interest rate risk on long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement as interest rates are fixed to maturity. For the year ended March 31, 2021, the increase/decrease in annual surplus for each one percent change in interest rates on the CMHC fixed rate term debentures amounts to \$57,000.

23. Financial Risk Management (cont'd)

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its financial liabilities and contractual obligations as they fall due. The liquidity risk, relating mainly to accounts payable and accrued liabilities, due to government and other government organizations, long-term debt, and contractual obligations, is considered to be low. The anticipated annual principal repayments on the Corporation's long-term debt is disclosed in Note 12. The Corporation maintains adequate cash to ensure all its financial liabilities and contractual obligations can be met when they fall due. The Corporation has an authorized credit facility totaling \$3,000,000, which is unused as at March 31, 2021.

24. Self-insurance

With the exception of certain high-risk projects, the Corporation follows the policy of self-insuring its rental properties for property damage such as fire, water and vandalism. The costs of these repairs are charged to rental properties expenses.

25. Budgeted figures

Budgeted figures have been provided for comparison purposes and have been derived from the estimates approved by the Board of Directors and the Lieutenant-Governor in Council.

26. Non-financial assets

The recognition and measurement of non-financial assets is based on their service potential. These assets will not provide resources to discharge liabilities of the Corporation. For non-financial assets, the future economic benefit consists of their capacity to render service to further the Corporation's objectives.