Financial Statements

Calgary Parking Authority

December 31, 2014

Deloitte.

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Independent Auditor's Report

To the Directors of
Calgary Parking Authority

We have audited the accompanying financial statements of Calgary Parking Authority, which comprise the statement of financial position as at December 31, 2014, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Calgary Parking Authority as at December 31, 2014 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Deloitte LLP

Chartered Accountants
March 26, 2015

Calgary Parking Authority

Statement of Financial Position

(In Canadian dollars)	**As at December 31, 2014 $**	As at December 31, 2013 $
ASSETS		
CURRENT		
Cash	**312,898**	274,538
Cash held with The City of Calgary [Note 8]	**62,895,086**	55,842,935
Accounts receivable	**2,801,943**	2,459,308
Prepaid expenses	**289,239**	103,008
Prepaid lease [Note 9]	**17,778**	17,778
	66,316,944	58,697,567
LONG-TERM		
Long-term receivable [Note 19d, Note 12]	**3,240,392**	1,106,033
Property and equipment [Note 10]	**438,571,816**	444,271,259
Intangible assets [Note 11]	**2,688,022**	2,133,964
Investment properties [Note 12]	**6,145,162**	8,155,332
Long-term investments [Note 13]	**61,660,999**	53,785,669
Prepaid lease [Note 9]	**1,075,548**	1,093,326
	513,381,939	510,545,583
	579,698,883	569,243,150
LIABILITIES		
CURRENT		
Accounts payable, accrued liabilities and provisions [Note 17, Note 19c]	**3,601,223**	7,273,692
Accrued interest payable	**9,227**	11,661
Current portion of long-term debt [Note 14]	**1,210,083**	1,154,051
Customer Deposits [Note 21]	**2,600,876**	2,280,256
Employee benefits payable [Note 15]	**472,293**	491,298
	7,893,702	11,210,958
LONG-TERM		
Long-term debt [Note 14]	**3,123,318**	4,333,401
Cash-in-lieu deposits [Note 16]	**8,881,857**	5,782,707
	12,005,175	10,116,108
	19,898,877	21,327,066
EQUITY		
Retained earnings	**556,594,033**	545,788,291
Investment revaluation reserve [Note 13]	**3,205,973**	2,127,793
	559,800,006	547,916,084
	579,698,883	569,243,150

Commitments [Note 23]

The financial statements were approved by the Board on March 26, 2015 and were signed on its behalf.

Director ____________________________ Director ___________________________

The accompanying notes are an integral part of these financial statements

Calgary Parking Authority

Statement of Comprehensive Income

(In Canadian dollars)	**For the year ended December 31, 2014 $**	For the year ended December 31, 2013 $
REVENUE		
Parking control [Note 19b]	**15,056,926**	14,899,282
Municipal vehicle impound lot	**9,497,915**	8,817,764
On-street parking	**16,266,886**	15,332,217
Parkades	**33,130,340**	31,162,398
Surface lots	**7,443,835**	7,716,974
Insurance proceeds [Note 24]	**6,750,000**	3,500,000
Administrative and general	**492,144**	141,785
Other ParkPlus Revenues [Note 22]	**186,556**	113,212
	88,824,602	81,683,632
EXPENSES		
Parking control [Note 19b]	**9,840,583**	9,369,092
Municipal vehicle impound lot	**7,746,030**	6,897,517
On street parking	**1,942,055**	2,160,485
Parkades	**12,754,795**	12,610,238
Surface lots	**3,159,966**	2,748,494
Amortization of prepaid lease	**17,778**	17,778
Residential permits	**166,417**	84,217
Other ParkPlus Expenses [Note 22]	**220,200**	113,212
Flood related expenses [Note 24]	**-**	2,138,431
Administration and general	**4,243,321**	4,295,267
Depreciation and amortization [Note 10, Note 11, Note 12]	**15,382,943**	15,184,633
	55,474,088	55,619,364
INCOME BEFORE THE FOLLOWING	**33,350,514**	26,064,268
Investment income [Note 13]	**2,562,830**	2,095,793
Debenture interest	**(249,165)**	(302,714)
Other interest income	**34,249**	32,718
Gain (loss) on sale of property and equipment and investment property [Note 10, Note 12]	**155,061**	9,005
Loss on impairment of property and equipment [Note 24]	**-**	(552,335)
NET INCOME	**35,853,489**	27,346,735
OTHER COMPREHENSIVE INCOME		
Unrealized gain on investments [Note 13]	**1,078,180**	538,886
TOTAL COMPREHENSIVE INCOME	**36,931,669**	27,885,621

The accompanying notes are an integral part of these financial statements

Calgary Parking Authority

Statement of Cash Flows

(In Canadian dollars)	**For the year Ended December 31, 2014 $**	For the year Ended December 31, 2013 $
OPERATING ACTIVITIES		
Net income	**35,853,489**	27,346,735
Non-cash items:		
Depreciation – Property and equipment [Note 10]	**15,091,068**	15,031,904
Depreciation – Intangible asset [Note 11]	**513,603**	488,310
Depreciation – Investment properties [Note 12]	**162,789**	152,985
Non-cash interest income	**(34,249)**	(32,718)
Amortization of prepaid lease	**17,778**	17,778
(Gain) loss on sale of property and equipment and investment property [Note 10, Note 12]	**(155,061)**	(9,005)
Loss on impairment of property and equipment [Note 24]	-	552,335
Settlement of provisions [Note 17]	**(1,104)**	(9,460)
Changes in non-cash working capital [Note 18]	**(2,221,308)**	1,997,633
	49,227,005	45,536,497
INVESTING ACTIVITIES		
Purchase of property and equipment [Note 10]	**(9,512,264)**	(10,232,266)
Purchase of intangible assets [Note 11]	**(1,067,661)**	(386,316)
Purchase of investment property [Note 12]	**(12,619)**	(22,900)
Proceeds from disposal of property and investment property	**35,700**	37,645
Changes in non-cash working capital [Note 18]	**(1,679,852)**	1,272,035
	(12,236,696)	(9,331,802)
FINANCING ACTIVITIES		
Long-term debt repayments	**(1,154,051)**	(1,100,615)
Contributions and cash-in-lieu deposits	**2,858,184**	396,970
Interest earned on cash-in-lieu deposits	**240,967**	167,048
Purchase of investments	**(6,797,150)**	(3,932,368)
Distributions to The City of Calgary [Note 19]	**(25,047,747)**	(21,820,575)
	(29,899,797)	(26,289,540)
Net increase in cash	**7,090,512**	9,915,155
Cash, beginning of year	**56,117,472**	46,202,317
Cash, end of year	**63,207,984**	56,117,472
Represented by:		
Cash	**312,898**	**274,538**
Cash held with The City of Calgary [Note 8]	**62,895,086**	**55,842,935**
	63,207,984	**56,117,473**
Supplementary information:		
Cash interest paid	**251,599**	**305,035**

The accompanying notes are an integral part of these financial statements

Calgary Parking Authority

Statement of Changes in Equity

For the year ended December 31, 2014

	Retained Earnings $	Investment Revaluation Reserve $	Total Equity $
BALANCE			
Beginning of year	**545,788,291**	**2,127,793**	**547,916,084**
Net income	**35,853,489**	**-**	**35,853,489**
Distributions to The City of Calgary [Note 19]	**(25,047,747)**	**-**	**(25,047,747)**
Total comprehensive income for the year [Note 13]	**-**	**1,078,180**	**1,078,180**
BALANCE, End of year	**556,594,033**	**3,205,973**	**559,800,006**

For the year ended December 31, 2013

	Retained Earnings $	Investment Revaluation Reserve $	Total Equity $
BALANCE			
Beginning of year	540,262,131	1,588,907	541,851,038
Net income	27,346,735	-	27,346,735
Distributions to The City of Calgary [Note 19]	(21,820,575)	-	(21,820,575)
Total comprehensive income for the year [Note 13]	-	538,886	538,886
BALANCE, End of year	545,788,291	2,127,793	547,916,084

The accompanying notes are an integral part of these financial statements

1. DESCRIPTION OF BUSINESS

Calgary Parking Authority (the "Authority") was established under By-Law No. 7343 of The City of Calgary to investigate requirements for the parking of motor vehicles within Calgary, to arrange for provision of publicly owned parking facilities, to encourage construction of privately owned parking facilities, to operate and manage the parking facilities owned by The City of Calgary and to report to and advise City Council on all matters related to or concerned with parking of motor vehicles in Calgary. The Authority is responsible for parking enforcement. Any net income is transferred to The City of Calgary on a periodic basis (Note 19).

The Authority is also responsible for the management of the Municipal Vehicle Impound Lot; revenue and expenditures of this operation are included in the Authority's financial statements.

A new mandate approved by City Council is to market the ParkPlus System™ world-wide with a master licensee and expansion of parking for other organizations and municipalities.

The Authority is a municipal authority and as such is not subject to income tax. The Authority's head office is located at 620-9th Avenue S.W., Calgary, Alberta, T2P 1L5.

2. BASIS OF PREPARATION

Statement of compliance
The financial statements for the year ended December 31, 2014 have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board (the "IASB").

Basis of measurement
These financial statements were prepared on a going concern basis, under the historical cost convention except for certain financial instruments that are measured at fair value, as explained in the accounting policies below.

Use of estimates and judgments
The preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates. Areas where estimates are significant to the financial statements are disclosed in Note 4.

Functional and presentation currency
These financial statements are presented in Canadian dollars, which is also the Authority's functional currency.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Revenue recognition
Revenues consist of the parking revenues from owned and managed locations, parking tags and impound lots. Revenues from parking revenues are recognized as revenue when parking transactions relating to the revenue occur and the funds have been received or are receivable and collection is reasonably assured. Revenue from parking tags and impound lots is recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Administration and general revenue consists of rental revenue and service fee revenue and is recognized when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Other comprehensive income
Unrealized gain (loss) resulting from changes in long-term investment fair value is shown in other comprehensive income. Other comprehensive income items are shown separately on the statement of comprehensive income, are not closed to retained earnings while unrealized and are shown under investment revaluation reserve in the statement of changes in equity. When the unrealized gain (loss) becomes realized, then the amounts will be closed to retained earnings.

Long-term investments
The Authority has two long-term investments, representing the funds from the Cash-in-Lieu Deposits (Notes 13 and 16) and the Parking Structure Replacement (Notes 13 and 20). Both the Cash-in-Lieu Deposits and the Parking Structure Replacement are invested by The City of Calgary in a long-term bond portfolio, called the Universe Portfolio.

Financial instruments
The Authority's financial instruments include cash, cash held with The City of Calgary, accounts receivable, long-term investments, accounts payable, accrued liabilities, provisions, accrued interest payable, long-term debt and employee benefits payable.

Financial instruments are recognized when the Authority becomes a party to the contractual provisions of the instrument. Financial assets are derecognized when the rights to receive cash flows from the assets have expired or have been transferred and the Authority has transferred substantially all risks and rewards of ownership.

At initial recognition, financial instruments are classified into one of the following categories depending on the purpose for which the instrument was acquired: fair value through profit or loss, held-to-maturity, loans and receivables, available-for-sale, or other financial liabilities. All financial instruments are recognized initially at fair value. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities are recognized as expenses as incurred.

The Authority has classified the financial assets and liabilities as follows:

i. **Fair value through profit or loss ("FVTPL")**
FVTPL financial assets are financial assets typically acquired for resale prior to maturity, or that are designated as held-for-trading. They are measured at fair value at the statement of financial position date. Fair value fluctuations including interest earned, interest accrued, and gains and losses realized on disposal are included in the statement of comprehensive income in the period in which the changes arise.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (continued)

ii. Available-for-sale

Available-for-sale financial assets are financial assets that are designated as available-for-sale and that are not classified in any of the other categories. Subsequent to initial recognition, they are measured at fair value and changes therein are recognized in other comprehensive income and presented within equity in the investment revaluation reserve. When an investment is derecognized, the cumulative gain or loss in the investment revaluation reserve is transferred to profit or loss.

iii. Loans and receivables

Loans and receivables are subsequently measured at amortized cost using the effective interest method. The fair value of trade receivables approximates their carrying values due to their short-term maturity.

iv. Other financial liabilities

Other financial liabilities are subsequently measured at amortized cost using the effective interest method. The fair value of accounts payable and accrued liabilities approximates their carrying values due to their short-term maturity. The long-term debt and associated interest payable are accounted for at amortized cost.

Classification

Cash	Held for trading (FVTPL)
Cash held with The City of Calgary	Held for trading (FVTPL)
Accounts receivables	Loans and receivables
Investments held for designated purposes	
Cash-in-Lieu deposits	Available-for-sale
Parking Structure Replacement	Available-for-sale
Accounts payable, accrued liabilities and provisions	Other financial liabilities
Accrued interest payable	Other financial liabilities
Long-term debt	Other financial liabilities
Employee benefits payable	Other financial liabilities

Fair value

Fair value represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Authority classifies the fair value of the financial instruments according to the following hierarchy based on the amount of observable inputs used to value the instrument. The three levels of the fair value hierarchy are:

- Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;
- Level 2 – Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly; and
- Level 3 – Inputs that are not based on observable market data.

Cash and Cash held with The City of Calgary is classified as Level 1 as the carrying value equals the fair value. The Authority does not have any hedges or derivative instruments. Classification of the Authority's other financial instruments and fair value measurements within the fair value hierarchy is disclosed in Notes 12, 13 and 14. There have been no changes in valuation techniques for any of the Authority's fair value measurements during the year.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property and equipment

Property and equipment include owner-occupied land and buildings, lot improvements, vehicles, furnishings, equipment and other equipment used for the principal purpose of the Authority's operating activities, i.e. delivery of parking services.

Property and equipment are stated at cost less accumulated depreciation and/or accumulated impairment losses if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of property and equipment are required to be replaced in intervals, the Authority recognizes such parts as individual assets with specific useful lives and depreciation, respectively. All other repair and maintenance costs are recognized in the statement of comprehensive income as incurred. Land is not depreciated.

Capital projects-in-progress are temporary capitalization of costs until the constructed asset is substantially complete at which point costs in the capital projects-in-progress account are classified to one or more of the asset categories. An asset is substantially complete when the structure or project is ready to commence activities for the purpose for which it was constructed (i.e. operational).

Depreciation is calculated on a straight-line basis to recognize the cost less estimated residual value over the estimated useful life of the assets significant components as follows:

Parking structures	3 – 50 years
Lot improvements	5 – 25 years
System and equipment	3 – 10 years
Machinery	5 – 10 years
Furniture and fixtures	5 – 10 years
Vehicles	3 – 5 years

Investment properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both, rather than for the principal purpose of the Authority's operating activities. Investment properties are accounted for using the cost method. The depreciation policies for investment properties are consistent with those described for property and equipment. The estimated useful lives of the significant components of investment properties are 25 to 50 years.

Any gain or loss arising from the sale of an investment property is immediately recognized in profit or loss. Rental income and operating expenses from investment properties are reported within Surface Lots revenue and expenses, respectively, in the statement of comprehensive income.

Componentization

Componentization has a significant impact on recognition and de-recognition of assets as well as depreciation rates and impairment testing. Property and equipment and investment properties components are assessed on an individual basis for significant components.

Intangible assets

Intangible assets acquired separately are carried at cost less accumulated amortization and accumulated impairment losses. Amortization is recognized on a straight-line basis over their estimated useful lives. The estimated useful life and amortization method are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

The Authority's intangible assets consist of computer software with finite useful lives. The estimated useful life of computer software is 3 to 10 years.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment of tangible and intangibles

The purpose of the impairment review is to ensure that tangible and intangible assets are not carried at an amount greater than their recoverable amount. This recoverable amount is compared with the carrying value of the asset to determine if the asset is impaired. If the carrying value is higher, the difference is written off as an impairment adjustment in the statement of comprehensive income.

Tangible and intangible assets were assessed for impairment through internal management review. Based on the following assessments for 2014, there were no indicators of impairment;

- The market value of these assets has not declined significantly more than would be expected as a result of the passage of time or normal use;
- There was no increase in market rates that would materially affect the discount rate used in calculating the recoverable amount of these assets;
- There were no significant changes in the use or expected use of these assets that had or is expected to have an adverse effect on the Authority;
- There is no evidence that these assets are obsolete or physically damaged; and
- There is no indicator that the economic performance of these assets is or will be worse than expected.

Impairment

Financial assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognized in the statement of comprehensive income. When an account receivable is uncollectible, it is written off.

Non-financial assets

At the end of each reporting period, the Authority reviews the carrying amounts of its long lived assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Authority estimates the recoverable amount of the cash-generating unit ("CGU") to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual CGUs, or otherwise they are allocated to the smallest group of CGUs for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset or CGU is estimated to be less than its carrying amount, the carrying amount of the asset or CGU is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of comprehensive income.

Where an impairment loss subsequently reverses for assets with a finite useful life, the carrying amount of the asset or CGU is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset or CGU in prior periods. A reversal of an impairment loss is recognized immediately in the statement of comprehensive income.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Post retirement benefits payable
The Authority participates in a multi-employer plan classified as a defined benefit plan. However, based on the evaluation of the available information, the Authority is not required to account for the plan in accordance with the defined benefit accounting principles.

When sufficient information is not available to use defined benefit accounting for a multi-employer benefit plan, the plan is accounted for as if it were a defined contribution plan. Accordingly, the contributions payable during the period are recognized as an expense in the statement of comprehensive income. Any accrued contributions payable are recorded as a liability while prepaid contributions are recorded as a prepaid expense.

Cash-in-lieu deposits
Cash-in-lieu deposits are the payments that developers make in place of providing a required parking stall within an office/commercial development in Downtown Calgary. Cash-in-lieu deposits are received by The City of Calgary upon release of the Development Permit which is required to commence construction. Cash-in-lieu deposits are recorded by the Authority and are non-refundable once the development completion permit (when all requirements of occupancy are met) is issued.

Cash-in-lieu deposits, including accumulated interest, may be used for the financing of additional parking facilities (including purchase of land) or enhancement of parking initiatives. Interest earned attributed to non-refundable deposits is recorded as an increase in non-refundable deposits held.

Customer Deposits
Cellular phone account funds received as deposits for future use in parking. The usage is recorded as revenue and any remaining balances are refundable to the customers if they choose to close their accounts.

Provisions
Provisions are recognized when the Authority has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Authority expects some or the entire obligation to be reimbursed, the expense relating to any obligation is presented in the statement of comprehensive income net of the reimbursement. If the effect of the time value of money is material, provisions are discounted using a current rate that reflects the risks specific to the liability. Where discounting is used, the increase in the obligation due to the passage of time is recognized as a finance cost in the statement of comprehensive income.

4. CRITICAL JUDGMENTS AND ACCOUNTING ESTIMATES

The preparation of the financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and contingent liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Estimates and judgments are continuously evaluated and are based on management’s experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual outcomes can differ from these estimates.

4. CRITICAL JUDGMENTS AND ACCOUNTING ESTIMATES (Continued)

The key sources of estimation uncertainty that have a significant risk of causing material adjustment to the amounts recognized in the financial statements are:

Useful lives of property and equipment and investment properties
The Authority estimates the useful lives of property and equipment and investment properties based on the period over which the assets are expected to be available for use. The estimated useful lives of property and equipment and investment properties are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the relevant assets. In addition, the estimation of the useful lives of property and equipment are based on internal technical evaluation and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in the estimates brought about by changes in factors mentioned above. The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the property and equipment would increase the recorded expenses and decrease the non-current assets.

Impairment of non-financial assets
Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell calculation is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. If there is no binding sale agreement or active market for an asset, fair value less costs to sell is based on the best information available to reflect the amount that an entity could obtain, at the end of the reporting period, from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal. The value in use calculation is based on a discounted cash flow model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Authority is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash inflows and the growth rate used for extrapolation purposes.

Fair value of financial instruments
The estimated fair values of financial assets and liabilities, by their very nature, are subject to measurement uncertainty.

5. ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS AND RECENT ACCOUNTING PRONOUNCEMENTS

Adoption of new and revised International Financial Reporting Standards
The Authority has reviewed the impact of the new and revised accounting pronouncements and has determined these standards did not have a material impact upon adoption on January 1, 2014. The standards that are applicable to the Authority are as follows:

<u>IFRS Interpretations Committee ("IFRIC") IFRIC 21 Levies</u> – was issued by the IASB in May 2013 and is effective for annual periods beginning on or after January 1, 2014. IFRIC 21 provides guidance on when to recognize a liability for a levy imposed by a government, both for levies that are accounted for in accordance with IAS 37 Provisions, Contingent Liabilities and Contingent Assets and those where the timing and amount of the levy is certain. The interpretation identifies the obligating event for the recognition of a liability as the activity that triggers the payment of the levy in accordance with the relevant legislation. It provides the following guidance on recognition of a liability to pay levies:

- The liability is recognized progressively if the obligating event occurs over a period of time
- If an obligation is triggered on reaching a minimum threshold, the liability is recognized when the minimum threshold is reached

5. ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS AND RECENT ACCOUNTING PRONOUNCEMENTS (Continued)

Adoption of new and revised International Financial Reporting Standards (continued)

The Authority has assessed payments to government within the scope of IFRIC 21 and has considered the potential change in timing of the liability and expense recognition as a result of the IFRIC 21 application. The amendment does not have an impact on the Authority's financial position or presentation.

IAS 36 – Financial Instruments: Recognition and Measurement was amended by the IASB in May 2013 and is effective for annual periods beginning on or after January 1, 2014. The overall effect to the amendments to IAS 36 is to reduce the circumstances in which the recoverable amount of assets or CGUs is required to be disclosed, clarify the disclosures required, and to introduce an explicit requirement to disclose the discount rate used in determining impairment (or reversals) where recoverable amount (based on fair value less costs of disposal) is determined using a present value technique. The Authority has disclosed the impairment method of CGU's in the Notes to the Financial Statement. The Authority's CGU's are identified as individual parkades and surface lots which are subject to impairment. Impairment is tested on an annual basis through reviewing the carrying amounts of the assets to determine whether there is any indication that those assets have suffered an impairment loss. The amendment does not have an impact on the Authority's financial position or performance.

IAS 32 - Offsetting Financial Assets and Financial Liabilities amendments to IAS 32 was issued by the IASB in December 2011 and is effective for annual periods beginning on or after January 1, 2014. The amendment in presentation to clarify certain aspects because of diversity in application of the requirements on offsetting, focused on four main areas:

- The meaning of 'currently has a legally enforceable right of set-off'
- The application of simultaneous realization and settlement
- The offsetting of collateral amounts
- The unit of account for applying the offsetting requirements

The Authority does not have any arrangements of offsetting financial assets and liabilities. The amendment does not have an impact on the Authority's financial position or presentation.

IAS 39 – Novation of Derivatives and Continuation of Hedge Accounting amendments to IAS 39 was issued by the IASB in November 2013 and is effective for annual periods beginning on or after January 1, 2014. The amendment clarifies that there is no need to discontinue hedge accounting if a hedging derivative is novated, provided certain criteria are met. A novation indicates an event where the original parties to a derivative agree that one or more clearing counterparties replace their original counterparty to become the new counterparty to each of the parties. In order to apply the amendments and continue hedge accounting, novation to a central counterparty (CCP) must happen as a consequence of laws or regulations or the introduction of laws or regulations. The Authority does not have any hedge accounting. This amendment does not have an impact on the Authority's financial position or performance.

IFRS 10, IFRS 12 and IAS 27 – Investment Entities amends IFRS 10 Consolidated Financial Statements, IFRS 12 Disclosure of Interests in Other Entities and IAS 27 Separate Financial Statements to:

- Provide 'investment entities' (as defined) an exemption from the consolidation of particular subsidiaries and instead require that an investment entity measure the investment in each eligible subsidiary at fair value through profit or loss in accordance with IFRS 9 Financial Instruments or IAS 39 Financial Instruments: Recognition and Measurement
- Require additional disclosure about why the entity is considered an investment entity, details of the entity's unconsolidated subsidiaries, and the nature of relationship and certain transactions between the investment entity and its subsidiaries

5. ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS AND RECENT ACCOUNTING PRONOUNCEMENTS (Continued)

Adoption of new and revised International Financial Reporting Standards (continued)

- Require an investment entity to account for its investment in a relevant subsidiary in the same way in its consolidated and separate financial statements (or to only provide separate financial statements if all subsidiaries are unconsolidated)

The Authority does not have any interest in other entities or any investment entities. The amendment does not have an impact on the Authority's financial position or presentation.

Recent Accounting Pronouncements

Certain new standards, interpretations, amendments and improvements to existing standards were issued by the IASB or IFRIC that are mandatory for accounting periods beginning January 1, 2015 and later. The standards impacted that are applicable to the Authority are as follows:

IFRS 9 Financial Instruments The IASB has undertaken a three-phase project to replace IAS 39 'Financial Instruments: Recognition and Measurement' with IFRS 9 'Financial Instruments'. In November 2009, the IASB issued the first phase of IFRS 9, which details the classification and measurement requirements for financial assets. Requirements for financial liabilities were added to the standard in October 2010. The new standard replaces the current multiple classification and measurement models for financial assets and liabilities with a single model that has only two classification categories: amortized cost and fair value. In November 2013, the IASB issued the third phase of IFRS 9 which details the new general hedge accounting model. Hedge accounting remains optional and the new model is intended to allow reporters to better reflect risk management activities in the financial statements and provide more opportunities to apply hedge accounting. The IASB completed the final element with the publication of IFRS 9 Financial Instruments in July 2014. This completes the IASB's project to replace IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 is effective for annual periods beginning on or after January 1, 2018. The Authority is currently assessing the impact of this new standard.

IFRS 15 Revenue from Contracts with Customers On May 28, 2014, the IASB and the Financial Accounting Standards Board ("FASB") jointly issued a converged Standard on the recognition of revenue from contracts with customers. The core principle of the new Standard is for entities to recognize revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services. The new Standard will also result in enhanced disclosures about revenue, provide guidance for transactions that were not previously addressed comprehensively (for example, service revenue and contract modifications) and improve guidance for multiple-element arrangements. Application of the standard is mandatory and it applies to nearly all contracts with customers: the main exceptions are leases, financial instruments and insurance contracts. The IASB standard is available for early application with mandatory adoption required for fiscal years commencing on or after January 1, 2017 and is to be applied using the retrospective or the modified transition approach. The Authority is currently assessing the impact of this Standard.

Amendments to IAS 16, Property, Plant and Equipment, and IAS 38, Intangible Assets: Clarification of Acceptable Methods of Depreciation and Amortization On May 12, 2014, the IASB issued *Amendments to IAS 16, Property, Plant and Equipment, and IAS 38, Intangible Assets*. In issuing the amendments, the IASB has clarified that the use of revenue-based methods to calculate the depreciation of a tangible asset is not appropriate because revenue generated by an activity that includes the use of a tangible asset generally reflects factors other than the consumption of the economic benefits embodied in the asset. The IASB has also clarified that revenue is generally presumed to be an inappropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. This presumption for an intangible asset, however, can be rebutted in certain limited circumstances. The standard is to be applied prospectively for fiscal years beginning on or after January 1, 2016 with early application permitted. The Authority is currently assessing the impact of these amendments.

6. MANAGEMENT OF CAPITAL

The Authority's objectives when managing capital are to:

i. maintain a flexible capital structure which optimizes the cost of capital at acceptable risk;
ii. monitor facilities as part of the Authority's asset management program; and
iii. review long-term objectives such as land and parking facility development by the sub-committee of the Authority's Board.

In the management of capital, the Authority includes property and equipment, long-term debt, long-term investment properties and long-term investments totalling $501,311,570 (2013 – $505,923,176) in the definition of capital.

The Authority monitors capital by: (i) a capital plan and budget that ties to the three-year business plan, approved by the Authority's Board of Directors and ultimately approved by City Council; (ii) cash flow analysis of planned capital expenditures against sources of funding like debt and retained earnings; (iii) leverage debt (Note 14), following the general policy of The City of Calgary not to exceed debt limit of two times revenue and debt servicing limit of 0.35 times revenue. The Authority is in compliance with the aforementioned covenants.

Management reviews its capital management approach on an ongoing basis. There were no material changes to this approach during the year ended December 31, 2014.

7. FINANCIAL INSTRUMENTS AND RELATED RISKS

Risk management

For cash, cash held with The City of Calgary, accounts receivable, accounts payable, accrued liabilities, provisions, accrued interest payable and employee benefits payable, the carrying amounts of these financial instruments approximate their fair value due to their short-term maturity.

The Authority is exposed to the following risks as a result of holding financial instruments:

a) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Authority.

The Authority, in the normal course of business, is exposed to credit risk from its customers. This risk is insignificant as the majority of the revenue is on a cash basis (parking revenues) and recoveries for the Impound Lot and Parking Tag operations are operated under the jurisdiction of the Province of Alberta, which has legislation and deterrents in place for unpaid fines. The Authority does not require an allowance for doubtful accounts due to the short-term collection period of its trade receivables. The credit risk on Cash held with The City of Calgary is limited because The City of Calgary is a large municipal body with sufficient access to financing and a high credit rating.

The maximum exposure to credit risk as at December 31 was:

	2014 **$**	2013 $
Cash	**312,898**	274,538
Cash held with The City of Calgary	**62,895,086**	55,842,935
Accounts receivable	**2,801,943**	2,459,308
Long-term receivable [Note 19d]	**1,140,392**	1,106,033
	67,150,319	59,682,814

7. FINANCIAL INSTRUMENTS AND RELATED RISKS (Continued)

Risk management (continued)

b) Interest rate risk

The Authority's accounts receivable and accounts payable and accrued liabilities are non-interest bearing. The Authority is subject to interest rate risk with respect to its long-term investments. A one percent increase (decrease) in the interest rate of long-term investments will increase (decrease) net income by $582,800 (2013 – $518,160). The Authority is not subject to interest rate risk with respect to its long-term debt because the rate is fixed over the terms of its maturity.

c) Liquidity and funding risk

Liquidity risk arises through the excess of financial obligations due over available financial assets at any point in time. The Authority's objective in managing liquidity risk is to maintain sufficient readily available cash balances in order to meet its liquidity requirements. The contractual obligations as at December 31, 2014 are as follows:

	Less than 3 months $	3 months to 1 year $	1-2 years $	2-5 years $	5+ years $	Total $
Accounts payable, accrued liabilities and provisions	3,601,223	-	-	-	-	3,601,223
Accrued interest payable	9,227	-	-	-	-	9,227
Long term debt	-	1,210,083	850,351	463,387	1,809,580	4,333,401
Interest on long term debt	-	195,566	136,814	105,293	180,796	618,469
Employee benefits payable	-	472,293	-	-	-	472,293
Total	3,610,450	1,877,942	987,165	568,680	1,990,376	9,034,613

Funding risk is the risk that market conditions will impact the Authority's ability to raise capital under acceptable terms and conditions. Under current market conditions and its financial structure and relationship to The City of Calgary, both liquidity and funding risk are assessed as low.

d) Currency risk

The Authority's functional currency is the Canadian dollar. There is low foreign exchange risk to the Authority, as an insignificant number and amount of transactions are conducted in foreign currency. The Authority does not engage in any hedging activities.

e) Concentration of risk

The location of the Authority's parkades and surface lots are mainly concentrated in downtown Calgary and subject to fluctuations in the labour market, rental, office vacancy rates and potential future flood in this area.

8. CASH HELD WITH THE CITY OF CALGARY

The amount held with The City of Calgary consists of cash balances held by The City of Calgary on the Authority's behalf in the amount of $62,895,086 (2013 – $55,842,935). The Authority utilizes this cash in its day-to-day operations.

9. LEASES

Prepaid lease

In 1977, the Authority commenced a 99 year lease on the land site of City Centre (formerly Gulf Canada) Parkade. The minimum lease payments are being amortized on a straight-line basis over the term of the lease. The minimum lease payments as at December 31, 2014 and 2013 are as follows:

	2014 **$**	2013 $
Not later than one year	**17,778**	17,778
Later than one year and not later than five years	**88,890**	88,890
Later than five years	**986,658**	1,004,436
Total	**1,093,326**	1,111,104

Operating leases as lessor

The Authority is the lessor in a number of operating leases. Investment properties are occupied under corporate tenant agreements with original lease terms between 5 and 10 years. During 2014 and 2013 the Authority had five tenants who occupied two of the Authority's three investment properties on a full time basis. The Authority also entered into long-term parking and monthly parking agreements. The table below does not include future lease payments from long-term and monthly parking agreements as these agreements can be terminated with usually 30 day notice from the lessee. The minimum future lease payments under non-cancellable operating leases as at December 31, 2014 and 2013 are as follows:

	2014 **$**	2013 $
Not later than one year	**576,751**	644,769
Later than one year and not later than five years	**604,795**	1,189,269
Later than five years	**188,608**	282,912
Total	**1,370,154**	2,116,950

Payments received from the long-term parking and monthly parking agreements are $21,522,890 (2013 – $21,535,759) and are included in the parkades and surface lots line items in the statement of comprehensive income.

10. PROPERTY AND EQUIPMENT

	Parking structures $	Lot improvements $	System and equipment $	Furniture and fixtures $	Machinery $	Vehicles $	Land $	Capital projects-in-progress $	Total $
Cost									
As at January 1, 2013	399,271,812	4,845,195	25,022,559	581,096	515,953	1,962,330	71,289,108	-	503,488,053
Additions	8,068,959	336,873	1,420,028	24,654	-	381,752	-	-	10,232,266
Impairment-Flood	(1,278,170)	-	(471,564)	-	-	-	-	-	(1,749,734)
Disposals	-	-	(67,744)	-	(34,154)	(150,050)	-	-	(251,948)
As at December 31, 2013	406,062,601	5,182,068	25,903,279	605,750	481,799	2,194,032	71,289,108	-	511,718,637
Additions	4,064,372	611,959	1,853,451	102	124,806	367,214	-	2,490,360	9,512,264
Disposals	-	(382,842)	(75,040)	-	-	(167,011)	-	-	(624,893)
As at December 31, 2014	410,126,973	5,411,185	27,681,690	605,852	606,605	2,394,235	71,289,108	2,490,360	520,606,008
Accumulated depreciation									
As at January 1, 2013	34,609,893	3,911,017	12,765,896	539,974	515,953	1,493,448	-	-	53,836,181
Depreciation	11,361,600	262,155	3,157,851	26,664	-	223,634	-	-	15,031,904
Impairment-Flood	(920,201)	-	(277,198)	-	-	-	-	-	(1,197,399)
Disposals	-	-	(39,104)	-	(34,154)	(150,050)	-	-	(223,308)
As at December 31, 2013	45,051,292	4,173,172	15,607,445	566,638	481,799	1,567,032	-	-	67,447,378
Depreciation	11,538,557	292,131	3,076,508	12,686	5,322	165,864	-	-	15,091,068
Disposals	-	(294,972)	(42,271)	-	-	(167,011)	-	-	(504,254)
As at December 31, 2014	56,589,849	4,170,331	18,641,682	579,324	487,121	1,565,885	-	-	82,034,192
Net book value									
As at December 31, 2013	361,011,309	1,008,896	10,295,834	39,112	-	627,000	71,289,108	-	444,271,259
As at December 31, 2014	353,537,124	1,240,854	9,040,008	26,528	119,484	828,350	71,289,108	2,490,360	**438,571,816**

Title to the Authority's property and equipment belongs to The City of Calgary (stewardship on land titles shows the Authority). The Authority has the cost of the property and equipment on its financial statements because the Authority paid for these assets and manages them to generate revenue. Capital projects-in-progress are depreciated when the asset is available for use. Total depreciation expense for the year is $15,091,068 (2013 – $15,031,904), which includes depreciation expense of $384,504 (2013 – $488,567) related to Parking Control and the Municipal Vehicle Impound Lot.

11. INTANGIBLE ASSETS

	Computer software $
Cost	
As at January 1, 2013	5,128,419
Additions	386,316
As at December 31, 2013	5,514,735
Additions	1,067,661
As at December 31, 2014	6,582,396
Accumulated depreciation	
As at January 1, 2013	2,892,461
Depreciation	488,310
As at December 31, 2013	3,380,771
Depreciation	513,603
As at December 31, 2014	3,894,374
Net book value	
As at December 31, 2013	2,133,964
As at December 31, 2014	**2,688,022**

12. INVESTMENT PROPERTIES

	Land $	Building $	Total $
Cost			
As at January 1, 2013	5,651,000	3,109,000	8,760,000
Additions	-	22,900	22,900
Disposals	-	-	-
As at December 31, 2013	5,651,000	3,131,900	8,782,900
Additions	-	12,619	12,619
Disposals	(1,860,000)	-	(1,860,000)
As at December 31, 2014	3,791,000	3,144,519	6,935,519
Accumulated depreciation			
As at January 1, 2013	-	474,583	474,583
Depreciation	-	152,985	152,985
As at December 31, 2013	-	627,568	627,568
Depreciation	-	162,789	162,789
As at December 31, 2014	-	790,357	790,357
Net book value			
As at December 31, 2013	5,651,000	2,504,332	8,155,332
As at December 31, 2014	**3,791,000**	**2,354,162**	**6,145,162**

Refer to Note 25 for additional detail.

12. INVESTMENT PROPERTIES (Continued)

	2014 **$**	2013 $
Rental income derived from investment properties	**639,101**	640,341
Direct operating expenses (including repair and maintenance) generating rental income	**(631,876)**	(557,143)
Net gain (loss) arising from investment properties	**7,225**	83,198

The fair value of investment properties at December 31, 2014 was $36,600,000 (2013 - $9,300,000). The investment property is classified at Level 3 in the fair value hierarchy. The valuation technique used was based on relevant market sales information and analysis of property income.

13. LONG-TERM INVESTMENTS

Investments are held for the following designated purposes:

	December 31, 2014 **$**	December 31, 2013 $
Cash-in-lieu deposits (CIL) [Note 16]	**8,881,857**	5,782,707
Parking structure replacement (PSR) [Note 20]	**49,573,169**	45,875,169
	58,455,026	51,657,876
Cumulative unrealized gain on the PSR & CIL	**3,205,973**	2,127,793
	61,660,999	53,785,669

Unrealized gain (loss) continuity schedule:

	2014 **$**	2013 $
Beginning balance	**2,127,793**	1,588,907
Fair value (PSR & CIL)	**59,358,180**	52,354,886
Net, at par, not invested in bonds	**175,026**	(158,124)
	59,533,206	52,196,762
Book value (PSR & CIL)	**58,455,026**	51,657,876
Unrealized gain	**1,078,180**	538,886
Ending balance	**3,205,973**	2,127,793

The investments consist of long-term bonds with a market value of $59,533,206 (December 31, 2013 – $52,196,762). The unrealized gain of $1,078,180 (2013 – $538,886) on the Parking Structure Replacement (“PSR”) and Cash-in-Lieu Deposits (“CIL”) is recognized in other comprehensive income until realized, at which time the cumulative gain or loss recognized in net assets is recognized in the statement of comprehensive income. These investments are classified at Level 2 in the fair value hierarchy. The investments are invested into a pool of long term bonds, where the return on investment is calculated as the average of the securities in the long term portfolio. The City of Calgary treasury does not provide a rate of return for each individual bond, but provides a rate on the portfolio as a whole. This is the rate that the Authority collects on its portion of investments.

13. LONG-TERM INVESTMENTS (Continued)

Parking Structure Replacement Hierarchy

The following table illustrates the classification of financial instruments at fair value on the statement of financial position within the fair value hierarchy:

Financial assets at fair value as at:

	Level 1 $	Level 2 $	Level 3 $	Total $
Bonds – December 31, 2014	**-**	**50,345,507**	**-**	**50,345,507**
Bonds – December 31, 2013	-	46,498,749	-	46,498,749

The following table reconciles the Calgary Parking Authority Level 2 Parking Structure Replacement fair value measurements as follows:

Fair value measurements using Level 2 inputs

	2014 **$**	2013 $
Beginning balance at January 1	**46,498,749**	42,922,990
Gain included in other comprehensive income	**436,758**	110,759
Purchases	**3,410,000**	3,465,000
Ending balance at December 31	**50,345,507**	46,498,749

Cash-in-Lieu Hierarchy

The following table illustrates the classification of financial instruments at fair value on the balance sheet within the fair value hierarchy:

Financial assets at fair value as at:

	Level 1 $	Level 2 $	Level 3 $	Total $
Bonds – December 31, 2014	**-**	**9,011,511**	**-**	**9,011,511**
Bonds – December 31, 2013	-	5,854,021	-	5,854,021

The following table reconciles the Calgary Parking Authority Level 2 Cash-in-Lieu fair value measurements as follows:

Fair value measurements using Level 2 inputs

	2014 **$**	2013 $
Beginning balance at January 1	**5,854,021**	5,263,883
Gain included in other comprehensive income	**103,490**	15,138
Purchases	**3,054,000**	575,000
Ending balance at December 31	**9,011,511**	5,854,021

14. LONG-TERM DEBT

Debenture interest was $249,165 (2013 – $302,714). Debenture principal repayment was $1,154,051 (2013 – $1,100,615).

The Authority obtained long-term, unsecured debenture financing through The City of Calgary from the Alberta Capital Finance Authority on December 15, 2006, with the following maturity dates and interest rates:

Maturity Date	Rate (%)	Available	Issued
10 year term to June 15, 2016	4.7549	6,600,000	1,198,045
15 year term to June 15, 2021	4.8780	6,000,000	3,135,356
		12,600,000	4,333,401

Debenture repayments are as follows:

	Principal $	Interest $	Total $
2015	1,210,083	195,566	1,405,649
2016	850,351	136,814	987,165
2017	463,387	105,293	568,680
2018	486,266	82,413	568,679
2019	510,276	58,404	568,680
Thereafter	813,038	39,979	853,017
	4,333,401	618,469	4,951,870

The fair value of these debentures is $4,659,947 (December 31, 2013 – $5,811,163), this fair value is an estimate made at a specific point in time, determined by discounting the debentures future cash flows using investment rates from the Alberta Capital Finance Authority. These estimates are based on quoted market prices for the same or similar issues offered to the Authority for similar financial instruments and therefore, this measurement is classified as Level 2 in the fair value hierarchy.

	Rate %	Book Value $	Fair Value $
December 31, 2014	**2.174**	**4,951,870**	**4,659,947**
December 31, 2013	2.931	6,357,518	5,811,163

15. EMPLOYEE BENEFITS PAYABLE

The Local Authorities Pension Plan ("LAPP") is a multiemployer defined benefit plan. Sufficient information is not available to enable the Authority to account for the plan as a defined benefit plan because the Alberta Pensions Services Corporation, as the administrator of the LAPP, has determined due to the complexity of the calculations, it will not be able to provide the necessary information to meet the Authority's requirements under IAS 19 'Employee Benefits'. In accordance with this standard, when sufficient information is not available to use defined benefit accounting for a multi-employer plan that is a defined benefit plan, the Authority has accounted for the plan as if it were a defined contribution plan.

The pension plan has been in a deficit situation since 2001. The LAPP is in a deficit position of $(4,861,516,000) in 2013, a decrease from $(4,977,303,000) in 2012. The investment return in 2013 was 11.3% (11.1% – 2012) but plan liabilities continue to grow. The plan deficit may require a potential increase in premiums impacting the Authority. The LAPP financial statements use best estimate assumptions and show the market value position of the Plan at the end of the year.

Employee benefits payable represent future obligations of the Authority to its employees for benefits earned but not taken. These include current and banked vacation, overtime and in-lieu days totalling $472,293 (December 31, 2013 – $491,298).

All employees of the Authority are members of the LAPP which is a multi-employer plan covered by the Alberta Public Sector Pensions Plan Act.

The Authority is required to make current service contributions to the LAPP of 11.39% (2013 – 10.43%) of pensionable payroll up to the yearly maximum pensionable earnings ("YMPE") and 15.84% (2013 – 14.47%) thereafter. Employees of the Authority are required to make current service contributions of 10.39% (2013 – 9.43%) of pensionable salary up to YMPE, and 14.84% (2013 – 13.47%) thereafter. Contributions for current service are recorded as expenditures in the year in which they become due.

Total current service contributions by the Authority to the LAPP in 2014 were $712,050 (2013 – $549,768). Total current service contributions by the employees of the Authority to the Local Authorities Pension Plan in 2014 were $656,008 (2013 – $502,408)

16. CASH-IN-LIEU DEPOSITS

			December 31, 2014	December 31, 2013
	Principal $	**Interest $**	**Total $**	Total $
Opening balance	**5,151,192**	**631,515**	**5,782,707**	5,218,688
Interest earned	**-**	**240,967**	**240,967**	167,049
Contribution and Cash-in-lieu deposit	**2,858,183**	**-**	**2,858,183**	396,970
Closing balance	**8,009,375**	**872,482**	**8,881,857**	5,782,707

These deposits represent contributions for 453 (December 31, 2013 – 381) stalls.

17. PROVISIONS

	2014 $	2013 $
Opening balance	**994**	9,848
Liabilities incurred	**-**	-
Settlement of liability	**(1,104)**	(9,460)
Accretion	**110**	606
Closing balance	**-**	994

The Authority has an obligation to pay future medical insurance premiums on behalf of former employees. Premiums are paid monthly until the employee reaches the age of 65. The benefit was offered to employees when their employment was terminated and is not provided for in the employment contracts of existing employees.

18. CHANGES IN NON-CASH WORKING CAPITAL

	2014 $	2013 $
Accounts receivable	**(342,635)**	(97,539)
Prepaid expenses	**(186,231)**	(54,627)
Accounts payable	**(3,673,463)**	3,089,186
Accrued liabilities	**(446)**	(2,323)
Deferred revenue	**320,620**	374,703
Employee benefits payable	**(19,005)**	(39,732)
	(3,901,160)	3,269,668

Changes to non-cash working capital relating to operating activities are $(2,221,308) (2013 – $1,997,633), and changes relating to capital accruals are $(1,679,852) (2013 – $1,272,035).

19. RELATED PARTY TRANSACTIONS

Distributions to The City of Calgary were as follows:

	2014 $	2013 $
Transfer to The City of Calgary [a]	**17,576,000**	14,021,000
Net Income from Parking Control [b]	**5,252,043**	5,555,190
Other contributions [c]	**2,219,704**	2,244,385
	25,047,747	21,820,575

a) Bylaw 28M2002, “The Calgary Parking Authority Bylaw” sets forth the financing of operations. The Board of Directors of the Authority in its regular meeting of September 25, 2008 approved continuation of the 65% return policy to The City of Calgary. The return policy is based on the financial figures prepared under the basis of Public Sector Accounting Standards (“PSAS”). The Authority will return to The City of Calgary 65% of its net income after any net income from Parking Control and after distribution of net income to managed locations as per contractual agreements. This return policy remains in effect.

b) The net income from Parking Control of $5,252,043 (2013 – $5,555,190), consists of revenues of $15,056,926 (2013 – $14,899,282) and gain on sale of property and equipment of $35,700 (2013 – $25,000) after expenditures of $9,840,583 (2013 – $9,369,092).

19. RELATED PARTY TRANSACTIONS (Continued)

Distributions to The City of Calgary were as follows: (continued)

c) Other contributions include the transfer of net income pertaining to seven parking facilities as a result of special agreements. In addition to the transfer to The City of Calgary, the Authority conducts a number of transactions with The City of Calgary, such as utilities, legal, fleet maintenance, and other various expenses all in the normal course of operations. As well, the Authority generates revenue from City staff parking. The City of Calgary manages and holds all of the Authority's investments and title to the Authority's property and equipment rests with The City of Calgary.

Related party transactions with The City of Calgary departments or The City of Calgary affiliated organizations in the normal course of business were as follows:

	2014	2013
	$	$
Related party expenses	**13,765,263**	13,784,684
Related party revenue	**6,700,998**	6,847,771
Related party accounts receivable	**1,328,760**	1,328,760
Related party accounts payable	**872,555**	977,465

Related party transactions are measured at fair value which is equal to the amounts agreed to by the related parties.

d) Transfer of Surface Lots to Calgary Municipal Land Corporation ("CMLC")
City Council approved report LAS2007-98 Proposed Disposition of Land to the CMLC which included three surface lots that CPA owns (Lots 9, 19, and 29 in East Village). Legal land title transferred in 2011 and the transactions were recorded at book value of $1,328,760 discounted effective rate of 3.1065%, $188,368 (2013 – 222,727). Fair value of the receivable of these surface lots is not determinable. Payment for the consideration for the properties transferred has a term expiry of December 31, 2019.

e) Compensation of key management
The remuneration of directors and other members of key management personnel during the year were as follows:

	2014	2013
	$	$
Short-term employee benefits	**210,241**	**275,880**
	210,241	**275,880**

20. PARKING STRUCTURE REPLACEMENT

In 1999, the Board of Directors of the Authority approved the creation of a parking structure replacement fund for the purpose of replacing parking structures, with an annual contribution of approximately $2,000,000 plus interest earned, the total balance of which has been invested in long-term investments (Note 13).

	2014	2013
	$	$
Opening balance	**45,875,169**	42,506,820
Contribution, including interest	**3,698,000**	3,368,349
Closing balance	**49,573,169**	45,875,169

21. CUSTOMER DEPOSITS

	2014 $	2013 $
Opening balance	**2,280,256**	1,905,553
New deposits received	**11,196,796**	9,694,664
Transfer to Revenue	**(10,876,176)**	(9,319,961)
Closing balance	**2,600,876**	2,280,256

The customer deposits relate to cell phone account balances which are used by customers to pay for parking. These balances are refundable to the customers if they choose to close their accounts.

22. OTHER PARKPLUS REVENUES AND EXPENSES

	2014 $	2013 $
Calgary Transit	**95,074**	113,212
Calgary Zoo	**91,482**	-
Total Revenues	**186,556**	113,212

	2014 $	2013 $
Calgary Transit	**95,074**	113,212
Calgary Zoo	**125,126**	-
Total Expenses	**220,200**	113,212

The Authority manages pay for parking at the entities noted above.

Calgary Transit is a related party and therefore, these transactions are included in Note 19c. Only minimal security operations were continued at Calgary Transit Park ‘N’ Ride lots at their request.

23. COMMITMENTS

a) Capital commitments of $1,959,384 (2013 – $1,840,510) are not reflected in the financial statements. This amount represents uncompleted portions of contracts, as at December 31, 2014, on major projects and estimated obligations under other various agreements. These capital commitments were included in future years’ budgets and will be funded from the Authority’s revenue and reserves.

b) The Authority is exposed to fluctuations in electricity prices in the deregulated market of Alberta. On behalf of the Authority, The City of Calgary has entered into an agreement to purchase the forecast amount of electricity required for operations. The agreement provides the commodity portion of electricity charges at an agreed annual rate for the term of the contract, which will expire on December 31, 2026. The delivery portion of electricity charges is regulated and set by the Alberta Utilities Commission, and is subject to change in the future.

c) The Authority has a commitment under a signed letter for software upgrades and hosting of the web office for the ParkPlus pay machines. The contract started January 1, 2010 for 5 years with cost of living adjustments on January 1st of each year. Charges in 2014 were $222,800 (2013 – $218,325).

d) The Authority manages City-owned lots on behalf of The City of Calgary to generate parking revenue and is committed to remitting a percentage of that revenue back to The City of Calgary as per various negotiated agreements.

24. FLOOD PROCEEDS

In June of 2013, the Authority was impacted by a flood event in Calgary, which mainly impacted the City Hall Parkade, which suffered extensive property damage and was non-operational until December 1, 2013. Capital restoration of the City Hall parkade extended into 2014. Insurance proceeds of $6,750,000 were received in 2014 for flood recovery (2013 - $3,500,000).

25. KENSINGTON/ANTHILL SALE

A Master Purchase and Sale Agreement ("the Agreement") between The City of Calgary and a developer was signed November 15, 2011 for the Kensington/Anthill property located at 148 – 10 Street N.W. Under Article II of the Agreement, The City of Calgary agreed to transfer the land owned by CPA ("CPA Land") to the developer on the First Closing Date as consideration for the purchase of 35 parking stalls ("CPA Parking Stalls") from the developer on the same land at the completion of the construction project; this will represent the Second Closing Date. In 2014, the Authority recognized the long-term receivable from disposal of this property of $2,100,000 based on the latest valuation; the receivable will be realized no later than December 31, 2016. This resulted in a gain of $152,129. The land title has been transferred to the developer as at October 23, 2014 as the three conditions of document approval milestones as outlined in Schedule D of the Agreement were met during 2014. The three milestones are:

- First Closing Date is receipt of funds $2,425,000 in trust on October 9, 2014 for the market value of the land;
- Second Closing Date is expected to be June 2016 when the Authority receives strata for 35 parking stalls.

There is preliminary approval for the last two milestones as final approval to 'Acknowledgement regarding Approved Condominium Plan and Condominium By-Laws" documents will not happen until the condominium is completed construction, expected in the spring of 2016. In 2016, the Authority will exchange the receivable for 35 parking stalls.

26. SUBSEQUENT EVENT

The Authority has placed both the Criterion and Veritas investment properties for sale. The Criterion building is a historical building located on 121-8th Avenue SW. The Veritas building is located on 615 3 Avenue SW. The Authority has received bids on both properties and is working towards an agreement with potential buyers.