Mainstreet Credit Union Limited
Financial Statements
For the year ended December 31, 2021

Contents

Management's Responsibility

To the Members of Mainstreet Credit Union Limited:

The accompanying financial statements of Mainstreet Credit Union Limited (the "Credit Union") are the responsibility of management and have been approved by the Board of Directors.

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with International Financial Reporting Standards. This responsibility includes selecting appropriate accounting policies and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Board of Directors is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial statements. The Audit Committee has the responsibility of meeting with management and external auditors to discuss the internal controls over the financial reporting process, auditing matters and financial reporting issues. The Audit Committee is also responsible for recommending the appointment of the Credit Union's external auditors.

MNP LLP, an independent firm of Chartered Professional Accountants, is appointed by the members to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Audit Committee and management to discuss their audit findings.

March 9, 2022

CEO	Senior Vice President of Finance

Independent Auditor's Report

To the Members of Mainstreet Credit Union Limited:

Opinion

We have audited the financial statements of Mainstreet Credit Union Limited (the "Credit Union"), which comprise the statement of financial position as at December 31, 2021, and the statements of earnings and comprehensive income, changes in members' equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Credit Union as at December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

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

Other Matter

The financial statement for the year ended December 31, 2020 were audited by another auditor who expressed an unmodified opinion on those statements on March 17, 2021.

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 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.

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

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

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Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Credit Union'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 Credit Union's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Credit Union to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

MNP LLP

London, Ontario — Chartered Professional Accountants

March 9, 2022 — Licensed Public Accountants

Mainstreet Credit Union Limited
Statement on Financial Position
As at December 31, 2021

		2021		*2020*
Assets				
Cash and cash equivalents *(Note 5)*	**$**	**64,862,648**	$	90,012,486
Investments *(Note 6)*		**102,059,774**		63,043,576
Derivative financial instruments *(Note 7)*		**408,446**		103,031
Investment property *(Note 12)*		**983,389**		1,008,983
Loans to members and accrued interest receivable *(Note 8)*		**797,756,129**		722,560,845
Capital assets *(Note 10)*		**12,207,474**		13,452,118
Right-of-use assets *(Note 11)*		**85,589**		185,939
Deferred tax asset *(Note 18)*		**187,307**		354,252
Other assets *(Note 9)*		**1,272,487**		1,314,321
Total assets		**979,823,243**		892,035,551
Liabilities				
Members' deposits and accrued interest payable *(Note 14)*		**872,517,072**		795,020,872
Derivative financial instruments *(Note 7)*		**408,446**		53,595
Other liabilities *(Note 15)*		**3,899,532**		4,900,577
Membership shares *(Note 19)*		**1,989,011**		1,973,025
Securitization *(Note 20)*		**42,721,799**		34,149,623
Lease obligations *(Note 16)*		**90,559**		186,452
Total liabilities		**921,626,419**		836,284,144
Commitments *(Note 29)*				
Significant event *(Note 32)*				
Members' equity				
Membership shares *(Note 19)*		**8,819,082**		8,471,204
Contingency reserve		**49,619,967**		47,242,629
Accumulated other comprehensive income (loss)		**(242,225)**		37,574
Total members' equity		**58,196,824**		55,751,407
Total liabilities and members' equity	**$**	**979,823,243**	$	892,035,551

Approved on behalf of the Board

Director

Director

The accompanying notes are an integral part of these financial statements

Statement of Earnings and Comprehensive Income

For the year ended December 31, 2021

		2021		*2020*
Interest revenue				
Interest revenue *(Note 8)*	**$**	**24,723,070**	$	24,644,092
Investment income		**933,461**		1,426,469
		25,656,531		26,070,561
Interest expenses *(Note 21)*		**7,706,162**		10,045,431
Financial margin		**17,950,369**		16,025,130
Other operating income *(Note 22)*		**5,387,256**		4,714,877
Recovery of (provision for) doubtful accounts *(Note 8)*		**566,324**		(1,799,763)
Total operating profit		**23,903,949**		18,940,244
Expenses				
Administrative *(Note 23)*		**5,204,040**		4,559,095
Deposit insurance		**679,168**		601,354
Distributions to members *(Note 19)*		**119,670**		518,287
Employee salaries and benefits		**11,120,835**		10,656,028
Occupancy *(Note 24)*		**1,691,132**		1,699,642
Total expenses		**18,814,845**		18,034,406
Income from operations		**5,089,104**		905,838
Other income (expense) *(Note 25)*		**(847,628)**		171,577
Net income before income taxes		**4,241,476**		1,077,415
Income taxes *(Note 18)*				
Current		**1,001,044**		465,314
Deferred		**166,945**		(345,280)
		1,167,989		120,034
Net income for the year		**3,073,487**		957,381
Other comprehensive income (loss)				
Unrealized (losses) gains on cash flow hedges arising in the year *(Note 7)*		**(37,574)**		343,105
Unrealized (losses) gains on marketable securities		**(296,118)**		-
Income tax effect		**53,893**		(13,433)
Total other comprehensive income (loss)		**(279,799)**		329,672
Total comprehensive income for the year	**$**	**2,793,688**	$	1,287,053

The accompanying notes are an integral part of these financial statements

Mainstreet Credit Union Limited
Statement of Changes in Members' Equity
Year ended December 31, 2021

	Membership shares	*Contingency reserve*	*Accumulated other comprehensive income (loss)*	*Total members' equity*
Balance January 1, 2020	$ 7,992,063	$ 45,958,412	$ 34,738	$ 53,985,213
Net income for the year	-	957,381	-	957,381
Other comprehensive income	-	-	329,672	329,672
Reclassification adjustment for gains and losses	-	326,836	(326,836)	-
Net increase in membership shares	479,141	-	-	479,141
Balance December 31, 2020	**8,471,204**	**47,242,629**	**37,574**	**55,751,407**
Net income for the year	**-**	**3,073,487**	**-**	**3,073,487**
Other comprehensive loss	**-**	**-**	**(279,799)**	**(279,799)**
Dividends on members' shares (net of income tax recovery of $154,888)	**-**	**(696,149)**	**-**	**(696,149)**
Net increase in membership shares	**347,878**	**-**	**-**	**347,878**
Balance December 31, 2021	**$ 8,819,082**	**$ 49,619,967**	**$ (242,225)**	**$ 58,196,824**

The accompanying notes are an integral part of these financial statements

Mainstreet Credit Union Limited
Statement of Cash Flows
For the year ended December 31, 2021

	2021	2020
Operating activities		
Total comprehensive income for the year	**$ 2,793,688**	$ 1,287,053
Items not requiring cash:		
Unrealized (gains) losses on cash flow hedges and interest rate swaps	**49,436**	(274,496)
Unrealized losses on marketable securities	**284,256**	-
Depreciation of capital assets and investment property	**965,731**	1,017,818
Impairment loss on capital assets	**1,000,479**	-
Gain on disposal of fixed assets	**(1,572)**	-
Lease accretion expense	**3,568**	5,933
Deferred income taxes	**166,945**	(331,836)
	5,262,531	1,704,472
Change in non-cash working capital items		
Increase in member loans	**(74,615,150)**	(44,768,236)
Other assets	**41,834**	(392,040)
Increase in member deposits	**77,496,200**	103,234,003
Other liabilities	**(1,001,046)**	1,805,189
Loan loss provision	**(580,134)**	1,785,480
Cash from operating activities	**6,604,235**	63,368,868
Financing activities		
Repayment of lease obligations	**(99,461)**	(99,461)
Proceeds of securitization liabilities	**18,680,090**	8,876,366
Repayment of securitization liabilities	**(10,107,914)**	(4,237,410)
Cash from financing activities	**8,472,715**	4,539,495
Investing activities		
Subscription to membership shares	**1,317,161**	168,092
Redemption of membership shares	**(953,296)**	(163,113)
Dividends on membership shares	**(696,149)**	-
Purchase of capital assets	**(594,050)**	(700,737)
Purchase of investments	**(101,117,715)**	(114,911,384)
Proceeds on maturity of investments	**61,817,261**	104,134,098
Cash used in investing activities	**(40,226,788)**	(11,473,044)
Increase in cash and cash equivalents	**(25,149,838)**	56,435,319
Cash and cash equivalents, beginning of year	**90,012,486**	33,577,167
Cash and cash equivalents, end of year	**$ 64,862,648**	$ 90,012,486

The accompanying notes are an integral part of these financial statements

1. Nature of operations

Mainstreet Credit Union Limited (the "Credit Union") is incorporated under the Credit Unions and Caisses Populaires Act, 1994 ("The Act") of Ontario and is a member of Central 1 Credit Union Limited (Central 1). The Credit Union operates as one operating segment in the loans and deposit taking industry in Ontario. Products and services offered to its members include mortgages, personal, commercial and agricultural loans, chequing and savings accounts, term deposits, RRSPs, RRIFs, TFSAs, mutual funds, automated banking machines ("ABMs"), safety deposit boxes, debit and credit cards and internet banking.

The Credit Union's head office is located at 1295 London Road, Sarnia, Ontario.

2. Basis of presentation and statement of compliance

Statement of compliance

The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB").

These financial statements were authorized for issuance by the Board of Directors on March 9, 2022.

Basis of measurement

These financial statements have been prepared the historical cost convention, as modified by the revaluation of fair value through profit or loss of financial assets measured at fair value. The Credit Union's functional and presentation currency is the Canadian dollar.

3. Significant accounting estimates and judgments

Use of estimates and judgments

The preparation of financial statements in compliance with IFRS requires management to make certain critical accounting estimates. It also requires management to exercise judgment in applying the Credit Union's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4.

Financial assets

Recognition and initial measurement

The Credit Union recognizes financial assets when it becomes party to the contractual provisions of the instrument. Financial assets are measured initially at their fair value plus, in the case of financial assets not subsequently measured at fair value through profit or loss, transaction costs that are directly attributable to their acquisition. Transaction costs attributable to the acquisition of financial assets subsequently measured at fair value through profit or loss are expensed in profit or loss when incurred.

Classification and subsequent measurement

On initial recognition, financial assets are classified and subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). The Credit Union determines the classification of its financial assets, together with any embedded derivatives, based on the business model for managing the financial assets and their contractual cash flow characteristics.

Debt instruments are classified as follows:

- Amortized cost – Assets that are held for collection of contractual cash flows where those cash flows are solely payments of principal and interest are measured at amortized cost. Interest revenue is calculated using the effective interest method and gains or losses arising from impairment, foreign exchange and derecognition are recognized in profit or loss.
- Fair value through other comprehensive income – Assets that are held for collection of contractual cash flows and for selling the financial assets, and for which the contractual cash flows are solely payments of principal and interest, are measured at fair value through other comprehensive income. Interest income calculated using the effective interest method and gains or losses arising from impairment and foreign exchange are recognized in profit or loss. All other changes in the carrying amount of the financial assets are recognized in other comprehensive income. Upon derecognition, the cumulative gain or loss previously recognized in other comprehensive income is reclassified to profit or loss.

3. Significant accounting estimates and judgments *(continued)*

Financial assets *(continued)*

- Mandatorily at fair value through profit or loss – Assets that do not meet the criteria to be measured at amortized cost, or fair value through other comprehensive income, are measured at measured at fair value through profit or loss. All interest income and changes in the financial assets' carrying amount are recognized in profit or loss
- Designated at fair value through profit or loss – On initial recognition, the Credit Union may irrevocably designate financial asset to be measured at fair value through profit or loss in order to eliminate or significantly reduce an accounting mismatch that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them, on different bases. All interest income and changes in the financial assets' carrying amount are recognized in profit or loss.

Business model assessment

The Credit Union assesses the objective of its business model for holding a financial asset at a level of aggregation which best reflects the way the business is managed and information is provided to management. Information considered in this assessment includes stated policies and objectives and how performance of the portfolio is evaluated.

Contractual cash flow assessment

The cash flows of financial assets are assessed as to whether they are solely payments of principal and interest on the basis of their contractual terms. For this purpose, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money, the credit risk associated with the principal amount outstanding, and other basic lending risks and costs. In performing this assessment, the Credit Union considers factors that would alter the timing amount of cash flows such as prepayment and extension features, terms that might limit the Credit Union's claim to cash flows, and any features that modify consideration for the time value of money.

Reclassifications

The Credit Union reclassifies debt instruments only when its business model for managing those financial assets has changed. Reclassifications are applied prospectively from the reclassification date and any previously recognized gains, losses or interest are not restated.

Impairment

The Credit Union recognizes a loss allowance for the expected credit losses associated with its financial assets, other than debt instruments measured at fair value through profit or loss and equity investments, as well as financial guarantee contracts and loan commitments not measured at fair value through profit or loss. Expected credit losses are measured to reflect a probability-weighted amount, the time value of money, and reasonable and supportable information regarding past events, current conditions and forecasts of future economic conditions.

Derecognition of financial assets

The Credit Union applies its accounting policies for the derecognition of a financial asset only when:

- The part comprises only specifically identified cash flows from a financial asset;
- The part comprises only a pro-rata share of the cash flows from a financial asset; or
- The part comprises only pro-rata share of specifically identified cash flows from a financial asset.

In all other situations the Credit Union applies its accounting policies for the derecognition of a financial asset to the entirety of a financial asset.

The Credit Union derecognizes a financial asset when its contractual rights to the cash flows from the financial asset expire, or the financial asset has been transferred under particular circumstances.

For this purpose, a financial asset is transferred if the Credit Union either:

- Transfers the right to receive the contractual cash flows of the financial asset, or:
- Retains the right to receive the contractual cash flows of the financial asset but assumes an obligation to pay received cash flows in full to one or more third parties without material delay and is prohibited from further selling or transferring the financial asset.

3. Significant accounting estimates and judgments *(continued)*

Financial assets *(continued)*

Transferred financial assets are evaluated to determine the extent to which the Credit Union retains the risks and rewards of ownership. When the Credit Union neither transfers nor retains substantially all the risks and rewards of ownership of the financial assets, it evaluates whether it has retained control of the financial asset.

The Credit Union engages in loan securitizations where substantially all risks and rewards of ownership have been retained. For these transactions, the transferred asset continues to be recognized in its entirety and a financial liability is recognized for the consideration received. Income on the transferred asset and expenses incurred on the financial liability are recognized in subsequent periods.

Modification of financial assets

The Credit Union assesses the modification of terms of a financial asset to evaluate whether its contractual rights to the cash flows from that asset have expired in accordance with the Credit Union's derecognition policy.

When the modifications do not result in derecognition of the financial asset, the gross carrying amount of the financial asset is recalculated with any difference between the previous carrying amount and the new carrying amount recognized in profit or loss. The new gross carrying amount is recalculated as the present value of the modified contractual cash flows discounted at the asset's original effective interest rate.

For the purpose of applying the impairment requirements, at each reporting date subsequent to the modification, the Credit Union continues to assess whether there has been a significant increase in credit risk on the modified financial assets from the date of initial recognition.

Financial liabilities

Recognition and initial measurement

The Credit Union recognizes financial liabilities when it becomes party to the contractual provisions of the instrument. At initial recognition, the Credit Union measures financial liabilities at their fair value plus transaction costs that are directly attributable to their issuance, with the exception of financial liabilities subsequently measured at fair value through profit or loss for which transaction costs are immediately recorded in profit or loss.

Subsequent to initial recognition, all financial liabilities are measured at amortized cost using the effective interest rate method. Interest, gains and losses relating to a financial liability are recognized in profit or loss. The Credit Union's financial liabilities include member deposits, accounts payable and accrued charges, membership shares, interest rate swaps, index-linked derivative contracts, lease obligations and securitization.

Derecognition of financial liabilities

The Credit Union derecognizes a financial liability only when its contractual obligations are discharged, cancelled or expire.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits with banks; and for the purpose of the statement of cash flows, short-term loans that are repayable on demand.

Cash and cash equivalents are classified as fair value through profit and loss.

Investments

Investments Held for Liquidity

These deposit instruments are classified as fair value through profit and loss and are initially measured at fair value with transaction costs that are directly attributable to their acquisition recorded as an expense.

As a result of the liquidity reserve deposits being segregated and the assets now being held directly by the Credit Union, the Credit Union can directly buy and sell investments. The Credit Union holds the investments to collect contractual cash flows and to sell the investments. These instruments are now classified as fair value through other comprehensive income.

Other Investments

These instruments are classified as fair value through profit and loss and are initially measured at fair value with transaction costs that are directly attributable to their acquisition recorded as an expense. Subsequently, they are carried at fair value.

3. Significant accounting estimates and judgments *(continued)*

Equity Instruments

These instruments are classified as fair value through other comprehensive income and are initially measured at fair value plus transaction costs that are directly attributable to their acquisition. Subsequently, they are carried at fair value, unless they do not have a quoted market price in an active market and fair value is not reliably determinable in which case they are carried at cost.

When there is a significant or prolonged decline in the fair value of an equity instrument (which constitutes objective evidence of impairment), the full amount of the impairment, including any amount previously recognized in other comprehensive income, is recognized in net income.

Purchases and sales of equity instruments are recognized on settlement date with any change in fair value between trade date and settlement date being recognized in accumulated other comprehensive income.

On sale, the amount held in accumulated other comprehensive income associated with that instrument is removed from accumulated other comprehensive income and recognized in net income.

Derivative Financial Instruments and Hedging

Hedges

The Credit Union, in accordance with its risk management strategies, enters into various derivative financial instruments to protect itself against the risk of fluctuations in interest rates.

The Credit Union manages interest rate risk through interest rate swaps. These derivatives are carried at fair value and are reported as assets where they have a positive fair value and as liabilities where they have a negative fair value, shown in both cases on the statement of financial position.

Hedge accounting is applied to financial assets and financial liabilities only where all of the following criteria are met:

- At the inception of the hedge, there is formal designation and documentation of the hedging relationship and the Credit Union's risk management objective and strategy for undertaking the hedge;
- For cash flow hedges, the hedged item in a forecast transaction is highly probable and presents an exposure to variations in cash flows that could ultimately affect profit or loss;
- The effectiveness of the hedge can be reliably measured; and
- The hedge is expected to be highly effective at inception and remains highly effective on each date it is tested. The Credit Union has chosen to test the effectiveness of its hedges on a monthly basis.

The swap contracts can be designated as fair value hedge instruments or cash flow hedge instruments.

Cash flow hedges modify exposure to variability in cash flows associated with variable rate interest bearing instruments for the forecasted assurance of fixed rate liabilities. The Credit union's cash flow hedges are primarily hedges for floating rate deposits and floating rate member loans.

For cash flow hedges that meet the hedging documentation criteria, gains and losses resulting from changes in the fair value of the effective portion of the derivative instrument are recorded in other comprehensive income until the hedged item is recognized in income, at which time such change is recognized as interest income. The ineffective portion is recognized immediately in income as other income.

If the Credit Union closes out its hedge position early, the cumulative gains and (losses) recognized in other comprehensive income are frozen and reclassified from the cash flow hedge reserve to profit or loss using the effective interest rate method. The ineffective portion of gains and (losses) on derivatives used to manage cash flow interest rate risk are recognized in net income within interest expense or interest revenue.

Other non-hedge derivatives

Derivatives are measured at fair value through profit and loss and relate to index-linked term deposits and interest rate swaps not designated as hedging instruments.

These instruments are measured at fair value, both initially and subsequently. The related transaction costs are expensed. Gains and losses arising from changes in fair value of these instruments are recorded in net income.

3. Significant accounting estimates and judgments *(continued)*

Member loans

All member loans are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Member loans are initially measured at fair value, net of loan origination fees and inclusive of transaction costs incurred. Member loans are subsequently measured at amortised cost, using the effective interest rate method, less any provision for impairment.

Loans to members are reported at their recoverable amount representing the aggregate amount of principal, less any allowance or provision for impaired loans plus accrued interest. Interest is accounted for on the accrual basis for all loans.

Impairment is measured under an expected credit loss (“ECL”) model. The ECL model will result in an allowance for credit losses being recorded on member loans regardless of whether there has been an actual loss event.

The Credit Union considers the following as constituting an event of default:

- the borrower is past due more than 90 days on the credit obligation to the Credit Union; or
- the Credit Union considers the borrower to be unlikely to pay the loan to the Credit Union in full, without recourse by the Credit Union to actions such as realizing security

ECLs are an estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Credit Union under the contract and the cash flows that the Credit Union expects to receive, discounted at the asset’s effective interest rate.

The Credit Union measures ECL on an individual basis. The measurement of the loss allowance is based on the present value of the asset’s expected cash flows using the asset’s original effective interest rate, regardless of whether it is measured on an individual basis or a collective basis.

The ECL model requires the recognition of credit losses based on 12 months of expected losses for performing loans (Stage 1) and the recognition of lifetime expected losses on performing loans that have experienced a significant increase in credit risk since origination (Stage 2). The determination of a significant increase in credit risk takes into account many different factors and will vary by product and risk segment. The main factors considered in making this determination are relative changes in probability of default since origination and certain other criteria such as 30-day past due and watchlist status. The allowance for assets in Stage 2 will be higher than for those in Stage 1 as a result of the longer time horizon associated with this stage. Stage 3 requires lifetime losses for all credit impaired assets.

The Credit Union considers past events, current market conditions and reasonable supportable information about future economic conditions in determining whether there has been a significant increase in credit risk, and in calculating the amount of expected losses. In considering the lifetime of an instrument, the credit union uses the contractual period including pre-payment, extension and other options. For revolving instruments that may not have a defined contractual period, lifetime is based on the historical behaviour.

Bad debts written off

Bad debts are written off from time to time as determined by management and approved by the Board of Directors when it is reasonable to expect that the recovery of the debt is unlikely. Bad debts are written off against the provisions for impairment, if a provision for impairment had previously been recognized. If no provision has been recognized, the write-offs are recognized as expenses in net income.

Capital assets and right-of-use assets

Capital assets and right-of-use assets are initially recorded at cost and subsequently measured at cost less accumulated depreciation and any accumulated impairment losses. Land is not depreciated. Depreciation is recognized in net income and is provided for on a straight-line basis using the following useful lives of the assets:

Buildings	10 to 40 years
Furniture and fixtures	5 to 20 years
Computer equipment	5 to 10 years
Leasehold improvements	5 to 10 years

3. Significant accounting estimates and judgments *(continued)*

Capital assets and right-of-use assets *(continued)*

Right-of-use assets are depreciated over the expected term of the lease.

Depreciation methods, useful lives and residual values are reviewed annually and adjusted if necessary.

Assets not in use are recorded as capital assets and are not amortized until they are available for use.

Investment property

The Credit Union's investment property consists of land and a building held to earn rental income. Investment property is recorded under the cost model. Land is not depreciated. Buildings are depreciated in accordance with the capital assets significant accounting policy.

Rent receivable is recognized in net income on a straight-line basis over the period of the lease. Where an incentive, such as a rent-free period is given to a tenant, the carrying value of the investment property excludes any amount reported as a separate asset.

Impairment of non-financial assets

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount, which is the higher of value in use and fair value less costs to sell, the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the asset's cash-generating unit, which is the lowest group of assets in which the asset belongs for which there are separately identifiable cash flows. The Credit Union has two non-financial assets consisting of the branch network (capital assets and assets under capital lease) and investment property, for which impairment testing is performed.

Impairment charges are included in net income.

Income taxes

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognized in net income except to the extent that it relates to items recognized directly in equity or in other comprehensive income.

Current income taxes are recognized for the estimated income taxes payable or receivable on taxable income or loss for the current year and any adjustment to income taxes payable in respect of previous years. Current income taxes are measured at the amount expected to be recovered from or paid to the taxation authorities. This amount is determined using tax rates and tax laws that have been enacted or substantively enacted by the year end date.

Deferred tax assets and liabilities are recognized where the carrying amount of an asset or liability differs from its tax base, except for temporary differences arising on the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction affects neither accounting or taxable profit or loss.

Recognition of deferred tax assets for unused tax losses, tax credits and deductible temporary differences is restricted to those instances where it is probable that future taxable profit will be available which allow the deferred tax asset to be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

The amount of the deferred tax asset or liability is measured at the amount expected to be recovered from or paid to the taxation authorities. This amount is determined using tax rates and tax laws that have been enacted or substantively enacted by the year end date and are expected to apply when the liabilities/(assets) are settled/(recovered).

Member deposits

All member deposits are initially measured at fair value, net of any transactions costs directly attributable to the issuance of the instrument.

Member deposits are subsequently measured at amortised cost, using the effective interest rate method.

Group savings plan

The Credit Union participates in a multi-employer defined-contribution savings plan. The Credit Union recognizes matching contributions as an expense in the year to which they relate.

3. Significant accounting estimates and judgments *(continued)*

Accounts payable and other payables

Liabilities for trade creditors and other payables are classified as other financial liabilities and initially measured at fair value net of any transaction costs directly attributable to the issuance of the instrument and subsequently carried at amortised cost using the effective interest rate method.

Provisions

Provisions are recognized for liabilities of uncertain timing or amount that have arisen as a result of past transactions, including legal or constructive obligations. The provision is measured at the best estimate of the expenditure required to settle the obligation at the reporting date.

Members' shares

Members' shares issued by the Credit Union are classified as a financial liability as the shares meet the definition of a financial instrument.

Shares that contain redemption features subject to the Credit Union maintaining adequate regulatory capital are accounted for using the partial treatment of IFRIC 2 Members' Shares in Co-operative Entities and Similar Instruments.

Patronage distributions

Patronage distributions are recognized in net income when circumstances indicate the Credit Union has a constructive obligation which there is little or no discretion to avoid, and it can make a reasonable estimate of the amount required to settle the obligation.

Revenue recognition

Interest income from loans is recorded on the accrual basis based on the effective interest rate applicable on the loan. The interest income is calculated by applying the effective interest rate to the gross carrying amount of the non-credit impaired financial assets. For credit-impaired financial assets the interest income is calculated by applying the effective interest rate to the net carrying value of the credit-impaired financial assets.

Revenue from the provision of services to members is recognized when the services are performed, specifically when amounts are fixed or can be determined and the ability to collect is reasonably assured.

Investment income is recognized as earned on interest bearing investments.

Leased assets

Where the contract does not contain an identified asset, the Credit Union does not have the right to obtain substantially all of the economic benefits from the use of the identified asset and the Credit Union does not have the right to direct the use of the identified asset throughout the period of use or the identified asset is insignificant in value, the total rentals payable under the lease are charged to the statement of earnings on a straight-line basis over the lease term. The aggregate benefit of lease incentives is recognized as a reduction of the rental expense over the lease term on a straight-line basis.

Where the contract contains an identified asset, the Credit Union recognizes a right-of-use asset and a lease liability. The right-of-use asset is initially measured at cost at the commencement date. The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Credit Union uses its incremental borrowing rate. The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Foreign currency translation

Foreign current accounts are translated into Canadian dollars as follows:

At the transaction date, each asset, liability, revenue and expense denominated in a foreign currency is translated into Canadian dollars by the use of the exchange rate in effect at that date. At the year end date, unsettled monetary assets and liabilities are translated into Canadian dollars by using the exchange rate in effect at the year end date and the related translation differences are recognized in net income. Exchange gains and losses arising on the re-translation of monetary assets are treated as a separate component of the change in fair value and recognized in net income. Exchange gains and losses arising from hedged assets are recognized in other comprehensive income.

4. Critical accounting estimates and assumptions

The preparation of the financial statements requires management to make estimates and judgments that affect the reported amount of assets and liabilities and the disclosure of contingent assets and liabilities at the statement of financial position date and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from such estimates. Estimates and judgments are continually evaluated and are made based on historical experience and other factors, including expectations of future events that are reasonable under the circumstances.

The Credit Union makes estimates and assumptions about the future that affect the reported amounts of assets and liabilities. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions.

The effect of a change in an accounting estimate is recognized prospectively by including it in comprehensive income in the period of the change, if the change affects that period only; or in the period of the change and future periods, if the change affects both.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Fair value of financial instruments

The Credit Union determined the fair value of financial instruments that are not quoted in an active market, using valuation techniques. Those techniques are significantly affected by the assumptions used, including discount rates and estimates of future cash flows. In that regard, the derived fair value estimates cannot always be substantiated by comparison with independent markets and, in many cases, may not be capable of being realized immediately.

The methods and assumptions applied, and the valuations technique used, for financial instruments that are not quoted in an active market are disclosed in Note 6.

Member loan loss provision

The ECL model requires recognition of credit losses based on 12 months of expected losses for performing loans and recognition of lifetime losses on performing loans that have experienced a significant increase in credit risk since origination or are credit-impaired since origination.

The determination of a significant increase in credit risk takes into account many different factors and varies by product and risk segment. The main factors considered in making this determination are relative changes in probability of default since origination and certain other criteria such as 30-day past due and watchlist status. The assessment of significant increase in credit risk requires experienced credit judgment.

In determining whether there have been a significant increase in credit risk and in calculating the amount of expected credit losses, the credit union must rely on estimates and exercise judgment regarding matters for which the ultimate outcome is unknown. These judgments include changes in circumstances that may cause future assessments of credit risk to be materially different from current assessments, which could require an increase or decrease in the loan loss provision.

The calculation of expected credit losses includes the explicit incorporation of forecasts of future economic conditions. The credit union has used a model incorporating specific macroeconomic variables that are relevant to each specific portfolio. The credit union exercises experiences credit judgment to incorporate multiple economic forecasts which are probability-weighted in the determination of the final expected credit loss. The allowance is sensitive in both economic forecast and the probability-weight assigned to each forecast scenario.

A number of significant judgments and estimates are also required in applying the accounting requirements for measuring ECL, such as:

- Determining the criteria for credit impairment;
- Determining the value and timing of receipts from collateral and other credit risk enhancements;
- Determining the criteria for a significant increase in credit risk;
- Establishing appropriate levels of aggregation for products and business lines for the purposes of expected credit loss modelling;
- Choosing appropriate models and assumptions for the measurement of ECL; and establishing the number, design and relative weightings of forward-looking scenarios to be incorporated into the measurement of ECL

4. Critical accounting estimates and assumptions *(continued)*

In considering the assumptions used to measure ECLs this year, the Credit Union contemplated the significant uncertainty COVID-19 has had to current conditions and outlook, including the timing of economic recovery combined with the continued shut-down of economies around the world and associated uncertainty regarding re-opening. While management makes its best estimates and assumptions, actual results could differ from this estimate.

Further details on the estimates used to determine the allowance for impaired loans are provided in Note 8.

Income taxes

The Credit Union periodically assesses its liabilities and contingencies related to income taxes for all years open to audit based on the latest information available. For matters where it is probable that an adjustment will be made, the Credit Union records its best estimate of the tax liability including the related interest and penalties in the current tax provision. Management believes they have adequately provided for the probable outcome of these matters; however, the final outcome may result in a materially different outcome than the amount included in the tax liabilities.

Deferred taxes and liabilities are measured at the tax rate expected to be in effect when the timing difference reversed. Where the expected tax rate changes, the actual income tax effect may differ from the accrual.

Leases under IFRS 16

Critical judgements required in the application of IFRS 16 Leases include identifying whether a contract (or a part of a contract) includes a lease, and determining whether it is reasonably certain that an extension or termination option will be exercised. Key sources of estimation uncertainty in the application of IFRS 16 include the estimation of the lease terms, determination of the appropriate rate to discount the lease payments, and assessment of whether a right-of-use asset is impaired.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including reasonable expectations used in preparing these financial statements are reasonable. Actual results in the future may differ from those reported.

5. Cash and cash equivalents

		2021		*2020*
Cash	**$**	**30,269,925**	$	36,050,727
U.S. dollar term deposits, bearing interest at 1.85%		**-**		636,600
Liquid investments, bearing interest from 0.28%-0.40%		**34,592,723**		53,325,159
		64,862,648		90,012,486

The average yield on the accounts at December 31, 2021 is 0.59% (2020 – 0.57%). Cash includes $6,392,905 (2020 - $1,135,016) denominated in U.S. dollars.

6. Investments

The following tables provide information on the investments by type of security and issuer. The maximum exposure to credit risk would be the fair value as detailed below:

		2021		*2020*
Liquidity reserve deposits	**$**	**-**	$	59,359,545
Bonds		**50,169,747**		-
Mortgage-backed securities		**2,119,451**		-
Treasury bills		**6,963,972**		-
GICs		**41,439,172**		-
Accrued interest receivable		**177,603**		49,932
	$	**100,869,945**	$	59,409,477

6. Investments *(continued)*

Central 1 shares - Class A	$	**274,551**	$	261,105
Central 1 shares - Class E		**902,800**		902,800
Central 1 shares - Class F		**-**		2,457,716
Concentra shares		**12,478**		12,478
	$	**1,189,829**	$	3,634,099
Total investments	$	**102,059,774**	$	63,043,576

Prior to January 1, 2021, as a condition of maintaining membership in Central 1 in good standing, the Credit Union was required to maintain liquidity reserve deposits with Central 1 an amount equal to 6% of the Credit Union's total assets as at each month end. The deposit could be withdrawn only if there was a sufficient reduction in the Credit Union's total assets or upon withdrawal of membership from Central 1. The Credit Union had classified its liquidity reserve deposit as fair value through profit or loss.

On January 1, 2021, the segregation of the mandatory liquidity pool maintained by Central 1 Credit Union was finalized. The Credit Union elected to set up a trust account with Credential. In doing this, the Credit Union received assets in exchange for the Liquidity Reserve Deposits held with Central 1, as well as redeeming 2,457,716 Central 1 Class F shares at $1 per share. The Credit Union recognized a gain of $213,561 as a result of this transaction which has been included in investment income on the statement of earnings and comprehensive income. The Credit Union has continued with an internal policy to hold a minimum of 6% of the Credit Union's total assets at each month end. This internal policy will be reviewed when the Financial Services Regulatory Authority of Ontario ("FSRA") releases liquidity standards which are expected to provide further guidance on deposit holdings. The investments held through Credential are recorded at fair market value through other comprehensive income.

The shares in Central 1 are required as a condition of membership and are redeemable upon withdrawal of membership or at the discretion of the Board of Directors of Central 1. In addition, the member credit unions are subject to additional capital calls at the discretion of the Board of Directors of Central 1.

Class A Central 1 shares are subject to an annual rebalancing mechanism and are issued and redeemable at par value. There is no separately quoted market value for these shares; however, fair value is determined to be equivalent to the par value due to the fact transactions occur at par value on a regular and recurring basis.

Class E Central 1 shares are issued with a par value of $0.01 per share; however, they are redeemable at $100 per share at the option of Central 1. There is no separately quoted market value for these shares and the fair value could not be measured reliably, as the timing of redemption of these shares cannot be determined; therefore, the range of reasonable fair value estimates is significant and the probabilities of the various estimates cannot be reasonable assured. Therefore, they are recorded at cost.

The Credit Union is not intending to dispose of any Central 1 shares as the services supplied by Central 1 are relevant to the day to day activities of the Credit Union.

Dividends on these shares are at the discretion of the Board of Directors of Central 1.

7. Derivative financial instruments

The Credit Union does not hold or issue derivative financial instruments for trading or speculative purposes and controls are in place to prevent and detect these activities.

i) Cash flow hedge of index risk

The Credit Union has $3,905,009 (2020 - $399,640) in index-linked term deposits issued to its members. The Index-linked term deposits are three and five year deposits that pay interest at the end of the term, based on the performance of the S&P TSX 60. The embedded derivative associated with these deposits are presented as derivative financial instruments.

The Credit Union has entered into hedge agreements with Central 1 to offset the exposure to the indices associated with this product, whereby the Credit Union pays a fixed rate of interest at the commencement of the agreement on the face value of the products sold for the term of each Index-linked term deposit. At the end of the term, the Credit Union receives an amount equal to the amount that will be paid to the depositors, based on the performance of the indices.

7. Derivative financial instruments *(continued)*

At year end the value of the derivative related to the deposits with members is $408,446 and the hedging derivative held with Central 1 is carried as a liability of $408,446.

ii) Cash flow hedges of interest rate risk

The Credit Union does not hold any interest rate swaps as of December 31, 2021. In the prior year, the Credit Union entered into two interest rate swap contracts for a total of $40,000,000 of notional principal, whereby it had agreed to pay at variable interest rates based on the Canadian Dealer Offered Rate for 30 days, and receive at fixed interest rates. The previous year interest rate swap contracts commenced July 9, 2019, and January 15, 2020, respectively, had fixed interest rates of 1.93% and 1.60% and matured January 11 and July 15, 2021, respectively.

iii) Cash flow hedges of foreign currency risk

The Credit Union enters into hedge agreements with Central 1 to offset the exposure to foreign currency risk. The Credit Union assess whether the derivative designated in each hedging relationship is expected to be and has been effective in offsetting changes in foreign currency rates.

Under the Credit Union's policy, in order to conclude that the hedging relationship is effective, all of the following criteria should be met:

- The fair value or cash flow of the hedged item and the hedging derivative offset each other to a significant extent, within 75% to 125% of the hedging policy.

The Credit Union has implemented a maximum unhedged USD fund policy of $250,000.

In these hedge relationships, the main source of ineffectiveness is fluctuations in the USD/CAD foreign exchange rates during the year.

The Credit Union does not hold any interest rate swaps as of December 31, 2021. In the prior year, the Credit Union entered into one CDN/USD swap contracts for a total of $3,000,000 of notional USD currency whereby the Credit Union purchased $3,898,028 CDN for $3,000,000 USD and agreed to buy $3,000,000 USD for $3,898,028 CDN. These contracts are measured at fair value. The net position of the hedge is included in Derivative financial instruments. During the year, hedge ineffectiveness of $nil was recognized in the statement of earnings, (2020 - $nil) and hedge ineffectiveness of $nil was recognized in other comprehensive income (2020 - $nil).

8. Loans to members

	2021	*2020*
Residential mortgages and HELOC	**$ 542,125,813**	$ 491,876,191
Personal loans	**21,053,074**	25,687,020
Agricultural loans	**61,513,580**	62,041,681
Commercial loans	**174,714,572**	144,956,060
	799,407,039	724,560,952
Accrued interest receivable	**769,757**	1,000,694
	800,176,796	725,561,646
Allowance for impaired loans	**(2,420,667)**	(3,000,801)
Net loans to members	**$ 797,756,129**	$ 722,560,845

Terms and Conditions

Member loans can have either a variable or fixed rate of interest and generally are repayable in monthly blended payments of principal and interest.

Variable rate loans are based on a "prime rate plus" formula, ranging from prime minus 0.70% to prime plus 8.65%. The rate is determined by the type of security offered and the member's credit worthiness. The Credit Union's prime rate at December 31, 2021 was 2.45%, (2020 – 2.45%).

8. Loans to members *(continued)*

The interest rate offered on fixed rate loans being advanced at December 31, 2021 ranges from 1.75% to 13.00%. The rate offered to a member varies with the type of security offered and the member's credit worthiness.

Residential mortgages are loans and lines of credit secured by residential property and are generally repayable monthly with either blended payments of principal and interest or interest only.

Personal loans consist of term loans and lines of credit that are non-real estate secured and, as such, have various repayment terms. Some of the personal loans are secured by wage assignments and personal property or investments, and others are secured by wage assignments only.

Agricultural loans consist of term loans, operating lines of credit mortgages to individuals, partnerships, and corporations for agricultural purposes and have various repayment terms. They are secured by various types of collateral, including mortgages on real property, general security agreements, charges on specific equipment, assignments of crops and livestock, investments, and personal guarantees.

Commercial loans consist of term loans, operating lines of credit and mortgages to individuals, partnerships and corporations, and have various repayment terms. They are secured by various types of collateral, including mortgages on real property, general security agreements, and charges on specific equipment, investments, and personal guarantees.

The aggregate balance of syndicated loans as at December 31, 2021 was $25,927,836, (2020 - $20,139,785).

Average Yields to Maturity

Loans bear interest at both variable and fixed rates with the following average yields at:

		Principal	**2021 Yield**		Principal	2020 Yield
Variable rate, with maturities as follows:						
within one year	**$**	**25,583,694**	**4.16%**	$	23,080,145	4.50%
between one and five year		**39,833,731**	**3.50%**		38,557,891	3.60%
greater than five years		**717,230**	**4.13%**		1,471,753	3.80%
Fixed rate, with maturities as follows:						
within one year		**104,368,111**	**3.07%**		80,932,922	3.20%
between one and five year		**585,076,490**	**3.02%**		535,163,754	3.30%
greater than five years		**1,321,430**	**3.47%**		32,272	5.00%
Overdrafts		**39,460**	**19.90%**		51,145	19.90%
Lines of credit		**42,466,893**	**3.76%**		45,271,070	3.80%
	$	**799,407,039**		$	724,560,952	

The fair value of fixed rate loans is estimated by discounted cash flow techniques using interest rates currently offered for loans with similar risk characteristics and terms to maturity. Fair value is measured at level 2 of the fair value hierarchy.

Accordingly, the estimated fair values of member loans at December 31, are as follows:

		2021		2020
Residential mortgages and HELOC	**$**	**544,904,251**	$	499,145,000
Personal loans		**21,079,549**		25,750,000
Agricultural loans		**62,335,481**		62,937,000
Commercial loans		**172,478,168**		146,570,000
	$	**800,797,449**	$	734,402,000

8. Loans to members *(continued)*

		2021		2020
Interest revenue:				
Residential mortgages and HELOC	**$**	**15,036,227**	$	15,039,478
Personal loans		**1,174,986**		1,494,866
Agricultural loans		**2,370,712**		2,299,336
Commercial loans		**6,141,145**		5,810,412
	$	**24,723,070**	$	24,644,092

Concentration of Risk

The Credit Union has a material exposure to concentration risk relating to its loan portfolio. The Agricultural sector of the commercial loan portfolio constitutes more than 10% of the overall commercial loan portfolio. The Credit Union mitigates this exposure by holding agricultural land as collateral when other mitigants are determined to be insufficient.

All member loans are with members located in and around southwestern Ontario.

Allowance for impaired loans

The analysis of loans, by class, together with related allowances for doubtful loans is as follows:

		Stage 3 Allowance		***2021 Total Allowance***		*2020 Total Allowance*
Residential mortgages	**$**	**108,075**	**$**	**469,514**	$	442,493
HELOC		**-**		**44,436**		32,873
Personal		**24,226**		**147,287**		246,309
Agricultural		**-**		**458,578**		812,589
Commercial		**200,000**		**1,300,852**		1,466,537
	$	**332,301**	**$**	**2,420,667**	$	3,000,801

The continuity of allowance for doubtful loans is as follows:

		Residential Mortgages		***HELOC***		***Personal***		***Agricultural***		***Commercial***		***2021 Total***		*2020 Total*
Balance, beginning of year	**$**	**442,493**	**$**	**32,873**	**$**	**246,309**	**$**	**812,589**	**$**	**1,466,537**	**$**	**3,000,801**	$	1,215,322
Balance recovered		**-**		**-**		**22,009**		**-**		**-**		**22,009**		16,136
Accounts written off		**-**		**-**		**(35,819)**		**-**		**-**		**(35,819)**		(30,420)
Provision for (recovery of) doubtful accounts		**27,021**		**11,563**		**(85,212)**		**(354,011)**		**(165,685)**		**(566,324)**		1,799,763
Balance, end of year		**469,514**		**44,436**		**147,287**		**458,578**		**1,300,852**		**2,420,667**		3,000,801

As at December 31, 2021, the Credit Union has $7,447,159, (2020 - $4,034,586) of loans delinquent under 30 days, $344,913 (2020 - $612,177) in loans delinquent 30-90 days, and $6,289 (2020 - $226,580) in loans delinquent over 90 days.

Key Assumptions in Determining the Allowance for Impaired Loans

ECL is a function of the probability of default (“PD”), exposure at default (“EAD”) and loss given default (“LGD”), with the timing of the loss also considered, and is estimated by incorporating forward-looking economic information and through the use of experienced credit judgement to reflect factors not captured in ECL models.

The PD represents the likelihood that a loan will not be repaid and will go into default in either a 12 month horizon for Stage 1 or lifetime horizon for Stage 2. The PD for each individual instrument is modelled based on historic data and is estimated based on current market conditions and reasonable and supportable information about future economic conditions.

8. Loans to members *(continued)*

EAD is modelled on historic data and represents an estimate of the outstanding amount of credit exposure at the time a default may occur. For off-balance sheet and undrawn amounts, EAD includes an estimate of any further amounts to be drawn at the time of default.

LGD is the amount that may not be recovered in the event of default and is modeled based on historic data and reasonable and supportable information about future economic conditions, where appropriate. LGD takes into consideration the amount and quality of any collateral held.

The Credit Union considers past events, current market conditions and reasonable forward-looking supportable information about future economic conditions in calculating the amount of expected losses. In assessing information about possible future economic conditions, the Credit Union utilized multiple economic scenarios including our base case, which represents the most probable outcome and is consistent with its strategic plan, as well as benign and adverse forecasts. Key economic variables used in the determination of the allowance for credit losses reflect the geography of our portfolios, where appropriate.

In considering the lifetime of a loan, the contractual period of the loan, including prepayment, extension and other options is generally used. For revolving instruments which may not have a defined contractual period, the lifetime is based on historical behavior. The ECL methodology also requires the use of experienced credit judgement to incorporate the estimated impact of factors that are not captured in the modelled ECL results.

The Credit Union maintains an allowance for impaired loans (Stage 3) to reduce their carrying value to the expected recoverable amount. These allowances are recorded for individually identified loans to reduce their carrying value to the expected recoverable amount. The Credit Union reviews its loans on an ongoing basis to assess whether any loans should be classified as impaired and whether an allowance or write-off should be recorded. The review of individually significant problem loans is conducted at least quarterly by the account managers, each of whom assess the ultimate collectability and estimated recoveries for a specific loan based on all events and conditions that are relevant to the loan.

The following table shows the continuity in the loan allowance by each product type.

Residential mortgages

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2021	$ 229,875	$ 101,621	$ 110,997	$ 442,493
Transfer to Stage 1	26,620	(26,620)	-	-
Transfer to Stage 2	(4,176)	4,176	-	-
Transfer to Stage 3	(192)	-	192	-
Net remeasurement of allowance	(60,428)	44,365	(3,114)	(19,177)
Loan originations	118,955	3,949	-	122,904
Derecognitions and maturities	(41,387)	(35,319)	-	(76,706)
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2021	**$ 269,267**	**$ 92,172**	**$ 108,075**	**$ 469,514**

HELOC

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2021	$ 27,302	$ 5,571	$ -	$ 32,873
Transfer to Stage 1	3,437	(3,437)	-	-
Transfer to Stage 2	(596)	596	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	(244)	5,705	-	5,461
Loan originations	10,113	1,648	-	11,761
Derecognitions and maturities	(4,493)	(1,166)	-	(5,659)
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2021	**$ 35,519**	**$ 8,917**	**$ -**	**$ 44,436**

8. Loans to members *(continued)*

Agricultural

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2021	$ 426,496	$ 386,093	$ -	$ 812,589
Transfer to Stage 1	7,773	(7,773)	-	-
Transfer to Stage 2	(14,103)	14,103	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	(186,755)	(16,510)	-	(203,265)
Loan originations	74,931	6,774	-	81,705
Derecognitions and maturities	(42,520)	(189,931)	-	(232,451)
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2021	**$ 265,822**	**$ 192,756**	**$ -**	**$ 458,578**

Personal

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2021	$ 153,844	$ 24,034	$ 68,431	$ 246,309
Transfer to Stage 1	4,487	(4,487)	-	-
Transfer to Stage 2	(982)	982	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	(42,487)	523	(11,383)	(53,347)
Loan originations	26,440	8,843	-	35,283
Derecognitions and maturities	(40,246)	(7,890)	(19,012)	(67,148)
Write-offs	-	-	(35,819)	(35,819)
Recoveries of previous write-offs	-	-	22,009	22,009
Balance, December 31, 2021	**$ 101,056**	**$ 22,005**	**$ 24,226**	**$ 147,287**

Commercial

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2021	$ 894,613	$ 371,923	$ 200,001	$ 1,466,537
Transfer to Stage 1	65,390	(65,390)	-	-
Transfer to Stage 2	(75,199)	75,199	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	(392,110)	242,015	(1)	(150,096)
Loan originations	251,124	1,910	-	253,034
Derecognitions and maturities	(185,398)	(83,225)	-	(268,623)
Write-offs	-	-	-	-
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2021	**$ 558,420**	**$ 542,432**	**$ 200,000**	**$ 1,300,852**
Total Balance, December 31, 2021	**$ 1,230,084**	**$ 858,282**	**$ 332,301**	**$ 2,420,667**

8. Loans to members *(continued)*

Residential mortgages

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2020	$ 30,009	$ 12,085	$ -	$ 42,094
Transfer to Stage 1	4,851	(4,851)	-	-
Transfer to Stage 2	(647)	647	-	-
Transfer to Stage 3	(19)	-	19	-
Net remeasurement of allowance	111,069	64,919	109,497	285,485
Loan originations	90,281	30,102	-	120,383
Derecognitions and maturities	(5,669)	(1,281)	-	(6,950)
Write-offs	-	-	1,481	1,481
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2020	$ 229,875	$ 101,621	$ 110,997	$ 442,493

HELOC

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2020	$ 2,447	$ 351	$ -	$ 2,798
Transfer to Stage 1	169	(169)	-	-
Transfer to Stage 2	(44)	44	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	15,145	4,975	-	20,120
Loan originations	9,925	461	-	10,386
Derecognitions and maturities	(340)	(91)	-	(431)
Write-offs	-	-	-	-
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2020	$ 27,302	$ 5,571	$ -	$ 32,873

Agricultural

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2020	$ 117,652	$ 155,085	$ -	$ 272,737
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(8,199)	8,199	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	130,206	254,818	-	385,024
Loan originations	202,014	-	-	202,014
Derecognitions and maturities	(15,177)	(32,009)	-	(47,186)
Write-offs	-	-	-	-
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2020	$ 426,496	$ 386,093	$ -	$ 812,589

Personal

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2020	$ 116,304	$ 23,164	$ 84,380	$ 223,848
Transfer to Stage 1	9,840	(9,840)	-	-
Transfer to Stage 2	(1,121)	1,121	-	-
Transfer to Stage 3	(1,819)	-	1,819	-
Net remeasurement of allowance	6,521	10,363	(30,593)	(13,709)
Loan originations	47,803	7,555	3,583	58,941
Derecognitions and maturities	(23,684)	(8,329)	35,462	3,449
Write-offs	-	-	30,420	30,420
Recoveries of previous write-offs	-	-	14,284	14,284
Balance, December 31, 2020	$ 153,844	$ 24,034	$ 139,355	$ 317,233

8. Loans to members *(continued)*

Commercial

	Stage 1	Stage 2	Stage 3	Total
Balance, January 1, 2020	$ 259,103	$ 211,844	$ 202,898	$ 673,845
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(5,452)	5,452	-	-
Transfer to Stage 3	-	-	-	-
Net remeasurement of allowance	388,764	210,169	-	598,933
Loan originations	332,154	19,033	-	351,187
Derecognitions and maturities	(79,956)	(74,575)	(2,897)	(157,428)
Write-offs	-	-	-	-
Recoveries of previous write-offs	-	-	-	-
Balance, December 31, 2020	$ 894,613	$ 371,923	$ 200,001	$ 1,466,537
Tota balance, December 31, 2020	$ 1,732,130	$ 889,242	$ 379,429	$ 3,000,801

Credit and Counterparty Risk

Credit and counterparty risk is the potential for loss due to the failure of a borrower, endorser, guarantor or counterparty to repay a loan. Credit risk arises predominantly with respect to loans. This is the most significant measurable risk that the Credit Union faces.

The following table sets out the Credit Union's credit risk exposure for all loans carried at amortized cost. Stage 1 represents those performing loans carried with a 12 month expected credit loss, Stage 2 represents those performing loans carried with a lifetime expected credit loss, and Stage 3 represents those loans with a lifetime credit loss that are credit impaired. The gross carrying amount of financial assets below, along with the unutilized portion of loan commitments discussed in Note 29, represents the Credit Union's maximum exposure to credit risk on these assets.

Residential mortgages				2021
	Stage 1	Stage 2	Stage 3	Total
Exceptionally low	$ 268,659,865	$ 184,685	$ 277,892	$ 269,122,442
Low	76,437,517	558,669	168,280	77,164,466
Medium	84,210,951	66,736	338,167	84,615,854
High	41,547,021	9,802,058	2,655,001	54,004,080
Not rated	2,433,796	185,517	-	2,619,313
Allowance for credit losses	(269,267)	(92,172)	(108,075)	(469,514)
Carrying amount	$ 473,019,883	$ 10,705,493	$ 3,331,265	$ 487,056,641

HELOC				2021
	Stage 1	Stage 2	Stage 3	Total
Exceptionally low	$ 32,110,404	$ -	$ -	$ 32,110,404
Low	8,194,658	-	-	8,194,658
Medium	7,950,612	-	-	7,950,612
High	4,863,321	945,161	129,135	5,937,617
Not rated	406,367	-	-	406,367
Allowance for credit losses	(35,519)	(8,917)	-	(44,436)
Carrying amount	$ 53,489,843	$ 936,244	$ 129,135	$ 54,555,222

8. Loans to members *(continued)*

Agricultural	**Stage 1**	**Stage 2**	**Stage 3**	**2021 Total**
Exceptionally low	$ -	$ -	$ -	$ -
Low	2,339,756	-	-	2,339,756
Medium	46,676,918	307,644	-	46,984,562
High	5,646,004	6,543,258	-	12,189,262
Not rated	-	-	-	-
Allowance for credit losses	(265,822)	(192,756)	-	(458,578)
Carrying amount	$ 54,396,856	$ 6,658,146	$ -	$ 61,055,002

Personal	**Stage 1**	**Stage 2**	**Stage 3**	**2021 Total**
Exceptionally low	$ 10,300,435	$ -	$ 2,345	$ 10,302,780
Low	3,011,778	-	-	3,011,778
Medium	4,763,507	7,751	4,660	4,775,918
High	2,454,643	341,587	28,835	2,825,065
Not rated	137,487	46	-	137,533
Allowance for credit losses	(101,056)	(22,005)	(24,226)	(147,287)
Carrying amount	$ 20,566,794	$ 327,379	$ 11,614	$ 20,905,787

Commercial	**Stage 1**	**Stage 2**	**Stage 3**	**2021 Total**
Exceptionally low	$ 825,002	$ -	$ -	$ 825,002
Low	8,907,035	-	-	8,907,035
Medium	145,580,112	207,463	-	145,787,575
High	2,218,237	16,474,456	500,857	19,193,550
Not rated	1,410	-	-	1,410
Allowance for credit losses	(558,420)	(542,432)	(200,000)	(1,300,852)
Carrying amount	$ 156,973,376	$ 16,139,487	$ 300,857	$ 173,413,720
Total balance, December 31, 2021	$ 758,446,751	$ 34,766,750	$ 3,772,871	$ 796,986,372

Residential mortgages	**Stage 1**	**Stage 2**	**Stage 3**	**2020 Total**
Exceptionally low	$ 218,718,828	$ 159,625	$ 221,852	$ 219,100,305
Low	71,342,316	153,610	-	71,495,926
Medium	84,761,609	83,152	646,264	85,491,025
High	44,393,772	12,305,008	2,958,728	59,657,508
Not rated	4,719,230	191,412	-	4,910,642
Allowance for credit losses	(229,875)	(101,621)	(110,997)	(442,493)
Carrying amount	$ 423,705,880	$ 12,791,186	$ 3,715,847	$ 440,212,913

8. Loans to members *(continued)*

HELOC	**Stage 1**	**Stage 2**	**Stage 3**	**2020 Total**
Exceptionally low	$ 30,118,488	$ -	$ -	$ 30,118,488
Low	7,348,569	-	-	7,348,569
Medium	8,574,524	-	-	8,574,524
High	4,503,129	336,762	127,248	4,967,139
Not rated	212,065	-	-	212,065
Allowance for credit losses	(27,302)	(5,571)	-	(32,873)
Carrying amount	$ 50,729,473	$ 331,191	$ 127,248	$ 51,187,912

Agricultural	**Stage 1**	**Stage 2**	**Stage 3**	**2020 Total**
Exceptionally low	$ -	$ -	$ -	$ -
Low	1,793,791	-	-	1,793,791
Medium	48,266,498	326,394	-	48,592,892
High	3,685,046	7,969,952	-	11,654,998
Not rated	-	-	-	-
Allowance for credit losses	(426,496)	(386,093)	-	(812,589)
Carrying amount	$ 53,318,839	$ 7,910,253	$ -	$ 61,229,092

Personal	**Stage 1**	**Stage 2**	**Stage 3**	**2020 Total**
Exceptionally low	$ 11,855,679	$ -	$ 3,575	$ 11,859,254
Low	4,010,883	-	-	4,010,883
Medium	5,603,767	3,329	15,082	5,622,178
High	3,525,157	303,006	80,434	3,908,597
Not rated	286,086	-	22	286,108
Allowance for credit losses	(153,844)	(24,034)	(68,431)	(246,309)
Carrying amount	$ 25,127,728	$ 282,301	$ 30,682	$ 25,440,711

Commercial	**Stage 1**	**Stage 2**	**Stage 3**	**2020 Total**
Exceptionally low	$ -	$ -	$ -	$ -
Low	5,405,581	-	-	5,405,581
Medium	130,084,602	278,936	131,597	130,495,135
High	1,138,519	7,362,612	554,213	9,055,344
Not rated	-	-	-	-
Allowance for credit losses	(894,613)	(371,923)	(200,001)	(1,466,537)
Carrying amount	$ 135,734,089	$ 7,269,625	$ 485,809	$ 143,489,523
Total balance, December 31, 2021	$ 688,616,009	$ 28,584,556	$ 4,359,586	$ 721,560,151

8. Loans to members *(continued)*

Economic Variable Assumptions

The most significant assumptions used for the estimated credit losses are as follows:

	Q1 2022	Q2 2022	Q3 2022	Q4 2022
Best case:				
Unemployment rate	7.10	6.20	5.90	5.60
House price index	$ 308	$ 311	$ 312	$ 315
Domestic GDP (billions)	$ 2,168	$ 2,198	$ 2,229	$ 2,248
Base case:				
Unemployment rate	7.60	6.70	6.30	6.00
House price index	$ 302	$ 304	$ 306	$ 309
Domestic GDP (billions)	$ 2,136	$ 2,164	$ 2,193	$ 2,211
Worst case:				
Unemployment rate	9.00	9.00	9.00	9.00
House price index	$ 289	$ 287	$ 289	$ 291
Domestic GDP (billions)	$ 2,095	$ 2,120	$ 2,147	$ 2,163

9. Other assets

	2021	*2020*
Prepaids	**$ 1,269,904**	$ 961,552
Income taxes recoverable	**-**	123,612
Accrued interest on foreign exchange hedge	**1,246**	236,065
Other receivables	**1,337**	(6,908)
	$ 1,272,487	$ 1,314,321

For financial instrument purposes, accrued interest on foreign exchange hedge and other receivables have been classified as amortized cost.

10. Capital assets

2021

	Land	*Buildings*	*Furniture and fixtures*	*Computer equipment*	*Leasehold improvements*	*Assets not in use*	*Total*
Cost							
Balance, beginning of year	**$ 3,721,122**	**$ 13,579,491**	**$ 2,838,704**	**$ 5,094,041**	**$ 1,054,582**	**$ 83,556**	**$ 26,371,496**
Additions	**-**	**231,669**	**6,588**	**352,499**	**3,294**	**-**	**594,050**
Adjustments	**-**	**246,259**	**(198,513)**	**(442,635)**	**(1,888)**	**(83,556)**	**(480,333)**
Disposals	**-**	**-**	**-**	**(2,091)**	**-**	**-**	**(2,091)**
Impairment loss	**(490,100)**	**(510,379)**	**-**	**-**	**-**	**-**	**(1,000,479)**
Balance, end of year	**3,231,022**	**13,547,040**	**2,646,779**	**5,001,814**	**1,055,988**	**-**	**25,482,643**
Accumulated depreciation							
Balance, beginning of year	**$ -**	**$ 5,411,874**	**$ 2,418,180**	**$ 4,461,640**	**$ 627,684**	**$ -**	**$ 12,919,378**
Depreciation	**-**	**376,281**	**150,589**	**258,227**	**54,690**	**-**	**839,787**
Adjustments	**-**	**246,260**	**(187,680)**	**(537,026)**	**(1,887)**	**-**	**(480,333)**
Disposals	**-**	**-**	**-**	**(3,663)**	**-**	**-**	**(3,663)**
Balance, end of year	**-**	**6,034,415**	**2,381,089**	**4,179,178**	**680,487**	**-**	**13,275,169**
Net book value	**3,231,022**	**7,512,625**	**265,690**	**822,636**	**375,501**	**-**	**12,207,474**

2020

	Land	*Buildings*	*Furniture and fixtures*	*Computer equipment*	*Leasehold improvements*	*Assets not in use*	*Total*
Cost							
Balance, beginning of year	$ 3,721,122	$ 13,484,425	$ 2,785,595	$ 4,796,171	$ 837,749	$ 24,378	$ 25,649,440
Additions	-	95,066	53,109	297,870	216,833	773,744	1,436,622
Disposals	-	-	-	-	-	(714,566)	(714,566)
Balance, end of year	3,721,122	13,579,491	2,838,704	5,094,041	1,054,582	83,556	26,371,496
Accumulated depreciation							
Balance, beginning of year	$ -	$ 5,040,226	$ 2,270,702	$ 4,136,453	$ 573,021	$ -	$ 12,020,402
Depreciation	-	371,648	147,478	325,187	54,663	-	898,976
Disposals	-	-	-	-	-	-	-
Balance, end of year	-	5,411,874	2,418,180	4,461,640	627,684	-	12,919,378
Net book value	3,721,122	8,167,617	420,524	632,401	426,898	83,556	13,452,118

As at December 31, 2020, the assets not in use were not yet available to the branches for use. These assets were not subject to depreciation in the year.

Depreciation expense is included in administrative and occupancy expenses on the statement of earnings and comprehensive income.

10. Capital assets *(continued)*

Impairment losses have been recorded for land and buildings at the Brigden and Port Lambton branch locations in the amount of $629,406 and $371,073, respectively. The recoverable amounts of the assets, determined as fair value less costs of disposal, are $275,000 and $190,000, respectively. The fair value measurement is categorized as level 2 of the IFRS 13 fair value hierarchy. The valuation technique used is the comparative approach where the assets have been compared against comparable properties that have sold recently, or been offered for sale, by applying the appropriate unit of comparison and adjusting for differences.

During the year, the Credit Union has recorded adjustments to reclassify assets between asset classes.

11. Right-of-use assets

		2021 *Building under lease*
Cost		
Balance, beginning of year	**$**	**371,201**
Additions		**-**
Disposals		**-**
Balance, end of year		**371,201**
Accumulated depreciation		
Balance, beginning of year	**$**	**185,262**
Depreciation expense		**100,350**
Disposals		**-**
Balance, end of year		**285,612**
Net book value		**85,589**

		2020 *Building under lease*
Cost		
Balance, beginning of year	$	371,201
Additions		-
Disposals		-
Balance, end of year		371,201
Accumulated depreciation		
Balance, beginning of year	$	92,631
Depreciation expense		92,631
Disposals		-
Balance, end of year		185,262
Net book value		185,939

11. Assets under capital lease *(continued)*

Depreciation expense is included in administrative and occupancy expenses on the statement of earnings and comprehensive income.

12. Investment property

		Land		*Building*		**2021** *Total*
Cost						
Balance, beginning of year	$	297,500	$	901,717	$	1,199,217
Additions		-		-		-
Disposals		-		-		-
Balance, end of year		297,500		901,717		1,199,217
Accumulated depreciation						
Balance, beginning of year	$	-	$	190,234	$	190,234
Depreciation expense		-		25,594		25,594
Disposals		-		-		-
Balance, end of year		-		215,828		215,828
Net book value		297,500		685,889		983,389

		Land		*Building*		2020 *Total*
Cost						
Balance, beginning of year	$	297,500	$	923,033	$	1,220,533
Additions		-		-		-
Disposals		-		-		-
Adjustments		-		(21,316)		(21,316)
Balance, end of year		297,500		901,717		1,199,217
Accumulated depreciation						
Balance, beginning of year	$	-	$	164,023	$	164,023
Depreciation expense		-		26,211		26,211
Disposals		-		-		-
Balance, end of year		-		190,234		190,234
Net book value		297,500		711,483		1,008,983

The investment property consists of land and buildings that are leased for commercial use. Based on independent appraisals the range of estimates within which fair value is likely to lie is between $650,000 and $1,550,000.

Included in net income for the year is $151,279 (2020 - $171,577) of rental income from the investment property.

Depreciation expense is included in administrative and occupancy expenses on the statement of earnings and comprehensive income.

13. Short-term credit facility

Central 1 has authorized the Credit Union a core clearing facility of $21,000,000 consisting of a $9,500,000 Canadian dollar facility (2020 - $9,800,000), a $500,000 U.S. dollar facility (2020 - $200,000), and a $11,000,000 (2020 - $11,000,000) demand facility expiring August 31, 2022 with the option to renew. The Credit Union also has a capital market facility of $200,000 (2020 - $100,000), a standby letter of credit facility of $1,000,000 (2020 - $Nil), and a financial guarantee facility of $20,000,000 (2020 - $Nil). At December 31, 2021, the Credit Union utilized $Nil (2020 - $Nil) of the core clearing facility, $Nil (2020 - $nil) of the capital market facility, $203,430 (2020 - $nil) of the standby letter of credit facility, and $3,000,000 (2020 - $Nil) of the financial guarantee facility. The demand facility bears interest at a rate of prime plus 2.00%. The facilities are secured by a registered assignment of books debts and a general security agreement covering all assets of the Credit Union.

14. Members' deposits and accrued interest payable

		2021		*2020*
Chequing	**$**	**216,804,713**	$	182,811,881
Savings		**265,893,333**		229,687,776
Term		**172,536,129**		161,053,023
Registered savings plan		**214,220,344**		217,152,685
Accrued interest		**3,062,553**		4,315,507
	$	**872,517,072**	$	795,020,872
Interest expense:				
Savings	**$**	**737,272**	$	1,019,871
Term		**2,837,358**		3,843,474
Registered savings plan		**3,524,543**		4,612,981
Other		**3,567**		5,933
	$	**7,102,740**	$	9,482,259

Terms and Conditions

Chequing and savings deposits are due on demand and bear interest at variable rates ranging from 0.00% to 0.30% at December 31, 2021. Interest is calculated daily and paid on the accounts monthly, semi-annually or annually.

Term deposits bear fixed rates of interest for terms of up to five years. Interest can be paid annually, semi annually, monthly or upon maturity. The interest rates offered on term deposits issued on December 31, 2021 range from 0.30% to 3.50%.

Registered savings plans consist primarily of registered retirement savings plan (RRSPs) and tax-free savings accounts (TFSAs). These accounts can be fixed or variable rate. The fixed rate accounts have terms and rates similar to the term deposit accounts described above. The variable rates range from 0.10% to 4.00% at December 31, 2021.

Registered income funds consist primarily of registered retirement income funds (RRIFs) at both fixed and variable rates with terms and conditions similar to those of the RRSPs described above. Members may make withdrawals from a RRIF account on a monthly, semi-annual or annual basis. The regular withdrawal amounts vary according to individual needs and statutory requirements.

The Credit Union offers its members Index-linked term and RRSP deposits. These products pay interest to the depositor, at the end of their fixed terms, based on the performance of the S&P TSX 60. As at December 31, 2021, the Credit Union has $3,905,009, (2020 - $399,640) of these products to its members for terms of three and five years.

The Credit Union has entered into hedge agreements with Central 1 to offset the exposure to fluctuation in the index associated with this product. Under the agreement on the face value of the products sold for the corresponding terms of three or five years. At the end of the term, Central 1 pays the Credit Union an amount equal to the amount that will be paid to the member based on the performance of the particular index.

14. Members' deposits *(continued)*

Fair value

The fair value of member deposits and accrued interest at December 31, 2021 was $915,237,264 (2020 - $802,109,874).

The estimated fair value of the demand deposits and variable rate deposits are assumed to be equal to book value as the interest rates on these deposits are repriced to market on a periodic basis. The estimated fair value of fixed rate deposits is determined by discounting the expected future cash flows of these deposits at current market rates for products with similar terms and credit risks.

Average yields to maturity

Members' deposits bear interest at both variable and fixed rates with the following average yields:

		Principal	**2021 Yield**		Principal	2020 Yield
Demand deposits	**$**	**520,666,245**	**0.14%**	$	447,956,449	0.20%
Fixed rate due in less than one year		**213,764,266**	**1.32%**		194,723,200	2.00%
Fixed rate due between 1 and 5 years		**135,024,008**	**2.09%**		148,025,716	2.40%
	$	**869,454,519**		$	790,705,365	

Concentration of Risk

The Credit Union has an exposure to groupings of individual deposits which concentrate risk and create exposure to particular segments.

Credit Union policy states that any deposits being held by an individual or their connected persons that will have a significant impact on required operational liquidity if withdrawn, requires 60 days notice for withdrawal. Management will define "large deposits" for these purposes and advise the Board of Directors.

The Credit union was not exposed to any individual or related groups of members that would have significant impact on required operational liquidity at December 31, 2021 (2020 - $Nil).

Most members deposits are from members located in and around southwestern Ontario.

15. Other liabilities

		2021		*2020*
Accounts payable	**$**	**2,273,054**	$	3,996,696
Certified cheques		**394,352**		372,577
Accrued investment share dividend *(Note 19)*		**174,924**		193,281
Accrued patronage return *(Note 19)*		**796,594**		338,023
Income taxes payable		**260,608**		-
	$	**3,899,532**	$	4,900,577

The accrued patronage return represents an estimated patronage to be paid to members in the form of patronage shares in the first quarter of 2022. The patronage return will be calculated based on a member's usage of Credit Union services during 2021.

16. Lease obligations

		2021		2020
2.50% lease payable in monthly instalments of $2,260, secured by real property with a carrying value of $43,936, maturing September 2023	$	**46,390**	$	72,002
2.50% lease payable in monthly instalments of $2,058, secured by real property with a carrying value of $26,803, maturing February 2023		**28,371**		52,040
2.50% lease payable in monthly instalments of $3,970, secured by real property with a carrying value of $63,113, maturing April 2022		**15,798**		62,410
	$	**90,559**	$	186,452

Minimum future lease payments including interest of $1,598 are as follows:

2022		**67,700**
2023		**24,457**
	$	**92,157**

Interest expense for the year of $3,568 (2020 - $5,933) has been recorded to the statement of earnings and comprehensive income.

The total cash outflow for leases amounted to $99,461 (2020 - $99,461).

17. Group savings plan

The Credit Union contributes to a defined-contribution group savings plan for its employees. Employees can contribute up to 5% of their gross salary, which is matched by the Credit Union. The amount contributed during the year was $400,981 (2020 - $401,007).

18. Income taxes

The provision for income taxes reported for the year ended December 31 differs from the amount computed by applying the Canadian statutory rate to income before income taxes for the following reasons:

		2021		2020
Net income before income taxes	$	**4,241,476**	$	1,077,415
Income tax expense based on statutory rate of 18.2%		**771,949**		196,090
Timing differences on capital assets		**179,367**		20,573
Effect of non-deductible expenses		**579**		278,897
Tax effect of other items		**49,149**		(30,246)
Total income tax expense	$	**1,001,044**	$	465,314

The tax effect of differences between book and tax basis is accounted for in the deferred tax expense (recovery). These differences consist of the difference between depreciation expense and capital cost allowance, in the deductibility of the allowance for impaired loans, and in the inclusion of unrealized gains and losses on available-for-sale investments in income.

		2021		2020
Deferred tax expense:				
Origination and reversal of temporary differences	$	**166,945**	$	(345,280)

18. Income taxes *(continued)*

Temporary differences which give rise to the following deferred income tax assets (liabilities) as at December 31 are as follows:

		2021		2020
Deferred income tax assets (liabilities)				
Capital assets		**(190,733)**		(247,192)
Loan provision		**386,130**		613,401
Leases		**1,195**		1,476
Unrealized losses		**(9,285)**		(13,433)
Deferred income tax assets, net	**$**	**187,307**	$	354,252

19. Membership shares

		2021				2020		
		Liability		**Equity**		Liability		Equity
Membership shares	**$**	**1,009,114**	**$**	**-**	$	1,031,780	$	-
Class A special patronage shares		**298,928**		**2,690,356**		275,763		2,481,866
Class B special investment shares		**680,969**		**6,128,726**		665,482		5,989,338
	$	**1,989,011**	**$**	**8,819,082**	$	1,973,025	$	8,471,204

Patronage or membership shares are recognized as a liability, equity or compound instrument based on the terms and in accordance with IAS 32, Financial Instrument Presentation and IFRIC 2, Members' Shares in Co-operative Entities and Similar Instruments. If they are recognized as a liability, they are initially recognized at fair value net of any transaction costs directly attributable to the issuance of the instrument and subsequently carried at amortized cost using the effective interest rate method. The fair value of the membership shares approximates their carrying value.

During the year, 35,138 (2020 – 33,618) membership shares were issued for proceeds of $175,688 (2020 - $168,092). During the year, 39,671 (2020 – 32,623) membership shares were redeemed for $198,354 (2020 - $163,113).

Terms and Conditions

Membership shares

Membership shares are subscribed for at an issue price of $5 per share. Each adult member is entitled to one vote. The minimum number of shares required as a condition of membership for adults and businesses is 10 shares. These membership shares are redeemable at cost only when a membership is withdrawn. Dividends are at the discretion of the Board of Directors.

Funds invested by members in member shares are not insured by FSRA. The withdrawal of member shares is subject to the Credit Union maintaining adequate regulatory capital (see note 26), as is the payment of any dividends on these shares. Membership shares that are available for redemption are classified as a liability. Any difference between the total membership shares and the liability amount are classified as equity.

Patronage shares

Class A patronage shares are issued as part of patronage rebates. They are non-voting, can be issued only to members of the Credit Union, and are redeemable at par only when a membership is withdrawn. There is no limit on the number of shares which can be held by a member. The withdrawal of patronage shares is subject to the Credit Union maintaining adequate regulatory capital, as is the payment of any distributions on these shares. Patronage shares that are available for redemption are classified as a liability. Patronage rebates are at the discretion of the Board of Directors.

Investment shares

Class B investment shares are non-voting, can be issued only to members of the Credit Union, and pay dividends at the discretion of the Board of Directors in the form of cash or additional shares. These shares, initially in two offerings: Series 1 in March 1997 and Series 2 in July 2002 are redeemable subject to board approval and the Credit Union maintaining adequate regulatory capital.

19. Membership shares *(continued)*

Where the Credit Union has met its regulatory capital requirements, through subordinate classes of shares, the investment shares are deemed to be a compound instrument. The liability component is measured at the present value of the amount redeemable and the equity component which represents the discretionary dividends, is measured as the residual.

Distribution to Members

		2021		2020
Patronage distributions	$	**795,436**	$	318,170
Dividends on investment shares		**175,272**		200,117
	$	**970,708**	$	518,287

20. Securitization

The Credit Union periodically may securitize mortgages through the transfer of mortgage loans to a special purpose entity as described below through programs sponsored by the Canada Mortgage and Housing Corporation (CMHC).

As part of its program of liquidity, capital and interest rate risk management, the Credit Union enters into arrangements to fund growth by entering into mortgage securitization arrangements. These arrangements allow the Credit Union to transfer fully insured residential mortgages to unrelated third parties, generally through the transfer of these assets to multi-seller conduits which issue securities to investors.

These transactions are derecognized from the statement of financial position when the transaction meets the derecognition criteria below:

1. The Credit Union derecognizes financial assets when contractual rights to the cash flows from the asset have expired, or when substantially all of the risks and rewards of ownership are transferred. If the Credit Union has neither transfer nor retained substantially all of the risks and rewards of ownership, it assesses whether it has retained control over the transferred asset.
2. The Credit Union derecognizes financial liabilities when it is extinguished, discharged, cancelled or expired.

During the year, the Credit Union has outstanding mortgage securitization liabilities pertaining to the use of a securitization vehicle to access liquidity.

Under the securitization vehicle, the Credit Union packages insured mortgage loan receivables into NHA Mortgage-Backed Securities (MBS) and in turn sells the MBS to Canada Housing Trust (CHT) directly through the Canada Mortgage Bonds (CMB) Program. CHT is financed through the issuance of government-guaranteed mortgage bonds, which are sold to third party investors. Proceeds of the issuances are used by CHT to purchase the government-guaranteed MBS from approved issuers.

The Credit Union issues MBS to CHT under the terms of the CMB Program. Central 1, on behalf of the Credit Union, acts as counterparty to interest rate swap agreements under which Central 1 pays CHT the interest due to investors on the government-guaranteed mortgage bonds and received the interest on the MBS sold to CHT. The terms of the interest rate swap agreements are mirrored back exactly between Central 1 and the Credit Union, resulting in the Credit Union ultimately paying CHT the interest due to investors on the government-guaranteed mortgage bonds and receiving the interest on the MBS sold to CHT. Accordingly, because the derecognition criteria of MBS liabilities have not been met, these interest rate swap agreements are not recognized.

As all mortgages securitized by the Credit Union are required to be fully insured prior to sale, they pose minimal to no credit risk to the Credit Union immediately before or any time after the securitization transaction. The Credit Union remains exposed to interest rate and timely payment risks associated with the underlying assets.

As such, securitized residential mortgages generally do not meet the derecognition requirements of IFRS 9 and as a result, all loans are classified as loans and receivables and measured at amortized cost in the statement of financial position. The securitization is reflected as a financing transaction and the related liability is initially recorded at fair value and subsequently measured at amortized cost, using the effective interest rate method. The Credit Union retains mortgage serving responsibilities but does not receive an explicit servicing fee. Furthermore, revenues and expenses have not been derecognized and the transactions are accounted for as financing transactions in the Credit Unions statement of comprehensive income.

20. Securitization *(continued)*

(a) Securitization activity

The following table summarizes the Credit Union's securitization activity in the year:

		2021		2020
Residential mortgages securitized	$	**18,876,277**	$	8,946,929
Net cash proceeds received	$	**18,680,090**	$	8,876,365
Outstanding balance of securitized mortgages	$	**43,076,188**	$	34,417,236
Unscheduled principal payment (UPP) reserve	$	**585,584**	$	373,432

There were no mortgage loans that were delinquent as at December 31, 2021. In addition, there were no credit losses incurred on the mortgages transferred in 2021.

(b) Securitization liabilities

		2021		2020
Current portion	$	**1,576,000**	$	4,378,722
Non-current portion		**41,500,188**		30,038,514
Discount on securitization		**(354,389)**		(267,613)
	$	**42,721,799**	$	34,149,623

The Credit Union retains a securitization liability for mortgages transferred. The liability bears an average fixed interest rate of 1.84%, (2020 – 2.01%) and bears a weighted average maturity date of 2025 (2019 – 2023). As at December 31, 2021, the liability was $43,076,189 (2020 - $34,417,237).

A discount of $474,890 (2020 - $352,633) on the securitization of mortgages in the current year is to be amortized over the life of the securitization liability. During the current year $120,501 (2020 - $85,020) of this expense was recognized into earnings and comprehensive income through service charges expense. The ending balance at December 31, 2021 of the deferred discount is $354,389 (2020 - $267,613).

21. Interest expenses

		2021		2020
Member deposits *(Note 14)*	$	**7,102,740**	$	9,482,259
Securitization		**603,422**		563,172
	$	**7,706,162**	$	10,045,431

22. Other operating income

		2021		2020
Other operating income	$	**382,032**	$	331,392
Service charge revenue		**5,005,224**		4,383,490
	$	**5,387,256**	$	4,714,882

23. Administrative expenses

	2021	2020
Administrative assessment	**274,646**	299,225
Advertising and promotion	**233,290**	178,681
Board and committee	**119,030**	83,967
Data processing	**1,906,498**	1,533,350
Depreciation of office equipment	**381,259**	449,399
Education and conferences	**169,209**	128,065
Equipment maintenance	**120,616**	113,305
Insurance	**231,362**	237,584
League dues	**269,175**	101,348
Miscellaneous	**49,250**	31,653
Office	**313,950**	314,264
Professional services	**220,699**	176,190
Service charges	**702,540**	645,273
Strategic initiatives	**66,444**	103,568
Telephone	**98,618**	99,143
Travel	**47,454**	64,080
	5,204,040	4,559,095

24. Occupancy expenses

	2021	2020
Depreciation of buildings	**556,916**	545,152
Maintenance and repairs	**539,567**	524,341
Municipal taxes	**207,156**	230,256
Rent	**61,170**	73,950
Utilities	**326,323**	325,943
	1,691,132	1,699,642

25. Other income (expense)

	2021	2020
Rental income	**$ 151,279**	$ 171,577
Impairment loss on capital assets	**(1,000,479)**	-
Gain on disposal of capital assets	**1,572**	-
	$ (847,628)	$ 171,577

26. Capital management

The Credit Union's objectives with respect to capital management are to maintain a capital base that is structured to exceed regulatory requirements and to best utilize capital allocations.

Regulations to the Credit Unions and Caisses Populaires Act ("The Act") require that the Credit Union establish and maintain a level of capital that meets or exceeds the following:

a) Capital shall not less than 4% of the book value of assets; and

b) Capital calculated in accordance with the Act shall not be less than 8% of the risk weighted value of its assets

The Credit Union considers its capital to include membership shares (member shares, patronage shares, investment shares), contingency reserve and accumulated other comprehensive income. There have been no changes in what the Credit Union considers to be capital since the previous period.

The Credit Union establishes the risk weighted value of its assets in accordance with the Regulations of Credit Unions and Caisses Populaires Act of 1994 which establishes the applicable percentage for each class of assets. The Credit Union's risk weighted value of its assets as at December 31, 2021 $442,727,210 (2020 - $423,381,758).

As at December 31, 2021, the Credit Union met the capital requirements of the Act with a leverage ratio of 6.38% (2020 – 6.24%) and a risk weighted capital ratio of 12.98% (2020 – 14.24%).

Regulatory capital consists of the following:	2021	2020
Tier 1 Capital		
Membership shares	**$ 1,009,114**	$ 1,031,780
Other membership shares - non-redeemable portion	**8,819,083**	8,471,204
Contingency reserve	**49,619,967**	47,242,629
	59,448,164	56,745,613
Tier 2 Capital		
Loan provision for stage 1 and stage 2 loans	**2,088,366**	2,621,373
Other membership shares - redeemable portion	**979,897**	941,245
	3,068,263	3,562,618
Total regulatory capital	**$ 62,516,427**	$ 60,308,231

27. Nature and extent of risks arising from financial instruments

General Objectives, Policies and Processes

The Board of Directors has overall responsibility for the determination of the Credit Union's risk management objectives and policies and, whilst retaining ultimate responsibility for them, it has delegated the authority for designing and operating processes that ensure effective implementation of the objectives and policies to the Credit Union's finance function. The Board of Directors receives monthly reports from the Credit Union's Senior Vice President of Finance through which it reviews the effectiveness of the processes put in place and the appropriateness of the objectives and policies it sets.

Credit Risk

Credit risk is the risk of financial loss to the Credit Union if a counterparty to a financial instrument fails to make payments of interest and principal when due. The Credit Union is exposed to credit risk from claims against a debtor or indirectly from claims against a guarantor of credit obligations.

Risk Measurement

Credit risk rating systems are designed to assess and quantify the risk inherent in credit activities in an accurate and consistent manner. To assess credit risk, the Credit Union takes into consideration the member's character, ability to pay, and value of collateral available to secure the loan.

The Credit Union's credit risk management principles are guided by its overall risk management principles. The Board of Directors ensures that management has a framework, policies, processes and procedures in place to manage credit risks and that the overall credit risk policies are complied with at the business and transaction level.

27. Nature and extent of risks arising from financial instruments *(continued)*

The Credit Union's credit risk policies set out the minimum requirements for management of credit risk in a variety of transactional and portfolio management contexts. Its credit risk policies comprise the following:

a) General loan policy statements including approval of lending policies, eligibility for loans, exceptions to policy, policy violations, liquidity, and loan administration;

b) Loan lending limits including Board of Director limits, schedule of assigned limits and exemptions from aggregate indebtedness;

c) Loan collateral security classifications which set loan classifications, advance ratios and amortization periods;

d) Procedures outlining loan overdrafts, release or substitution of collateral, temporary suspension of payments and loan renegotiations;

e) Loan delinquency controls regarding procedures followed for loans in arrears; and

f) Audit procedures and processes are in existence for the Credit Union's lending activities.

With respect to credit risk, the Board of Directors receives monthly reports summarizing new loans, delinquent loans and overdraft utilization. The Board of Directors also receives an analysis of bad debts and allowance for doubtful loans quarterly. For the current year, the amount of financial assets that would otherwise be past due or impaired whose terms have been renegotiated is $Nil (2020 - $Nil).

A sizeable portfolio of the loan book is secured by residential property in Strathroy, Goderich, Lambton County and Chatham-Kent in the province of Ontario. Therefore, the Credit Union is exposed to the risks in reduction of the loan to valuation ratio (LVR) cover should the property market be subject to a decline. The risk of losses from loans undertaken is primarily reduced by the nature and quality of the security taken. There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Liquidity Risk

Liquidity risk is the risk that the Credit Union will not be able to meet all cash outflow obligations as they come due. The Credit Union mitigates this risk by monitoring cash activities and expected outflows so as to meet all cash outflow obligations as they fall due.

Risk Measurement

The assessment of the Credit Union's liquidity position reflects management's estimates, assumptions and judgements pertaining to current and prospective firm specific and market conditions and the related behaviour of its members and counterparties.

Objectives, Policies and Procedures

The Credit Union's liquidity management framework is designed to ensure that adequate sources of reliable and cost effective cash or its equivalents are continually available to satisfy its current and prospective financial commitments under normal and contemplated stress conditions. Provisions of the Credit Unions and Caisse Populaires Act require the Credit Union to maintain a prudent amount of liquid assets in order to meet member withdrawals. The Credit Union has set a minimum liquidity ratio of 6%.

The Credit Union manages liquidity risk by:

a) Continuously monitoring actual daily cash flows and longer term forecasted cash flows;

b) Monitoring the maturity profiles of financial assets and liabilities;

c) Maintaining adequate reserves, liquidity support facilities and reserve borrowing facilities; and

d) Monitoring the liquidity ratios weekly.

The Board of Directors receives quarterly liquidity reports as well as information regarding cash balances in order for it to monitor the Credit Union's liquidity. The Credit Union was in compliance with the liquidity requirements throughout the fiscal year.

27. Nature and extent of risks arising from financial instruments *(continued)*

As at December 31, 2021, the position of the Credit Union is as follows:

Qualifying liquid assets on hand:	2021	2020
Cash resources	$ 64,862,648	$ 90,012,486
Investments	102,059,774	63,043,576
Less: non-qualifying shares and investments	(1,189,829)	(3,634,099)
	165,732,593	149,421,963
Total required liquidity at 6%	58,789,395	53,545,520
Excess liquidity	$ 106,943,198	$ 95,876,443

The maturities of liabilities are shown below under market risk. The Credit Union has no material commitments for capital expenditures and there is no need for such expenditures in the normal course of business.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of market factors. Market factors include three types of risk: interest risk, currency risk, and equity risk.

Interest Rate Risk

Interest rate risk is the potential for financial loss caused by fluctuations in fair value or future cash flows of financial instruments because of changes in market interest rates. The Credit Union is exposed to this risk through traditional banking activities, such as deposit taking, lending and on its investment activities.

The Credit Union’s goal is to manage the interest rate risk of the statement of financial position to a target level. The Credit Union continually monitors the effectiveness of its interest rate mitigation activities.

Risk Measurement

The Credit Union’s position is measured monthly. Measurement of risk is based on rates charged to clients.

Objectives, Policies and Procedures

The Credit Union’s major source of information is financial margin, the difference between interest earned on investments and member loans and interest paid on member deposits. The objective of asset/liability management is to match interest sensitive assets with interest sensitive liabilities as to amount and as to term to their interest rate repricing dates, thus minimizing fluctuations of income during periods of changing interest rates.

Scheduling of matching and interest rate vulnerability are regularly prepared and monitored by Credit Union management and reported to the Financial Services Regulatory Authority of Ontario in accordance with Credit Union’s policy. This policy has been approved by the Board of Directors and filed with the Financial Services Regulatory of Ontario as required by Credit Union regulations. For the year ended 2021, the Credit Union was in compliance with this policy.

27. Nature and extent of risks arising from financial instruments *(continued)*

The following schedule shows the Credit Union's sensitivity to interest rate changes. Amounts due or payable on demand are classified as maturing within three months, regardless of maturity. A significant amount of loans and deposits can be settled before maturity on payment of a penalty, but no adjustment has been made for repayments that may occur prior to maturity. Amounts that are not interest sensitive have been grouped together, regardless of maturity.

(In thousands of dollars)	0-3 months	4-12 months	1-2 years	2-5 years	More than 5 years	Non-rate sensitive	Total	Effective interest rate
	$	$	$	$	$	$	$	%
Cash and cash equivalents	39,807	-	-	-	-	25,056	64,863	0.59%
Investments	31,350	21,963	23,878	24,453	-	416	102,060	0.64%
Loans to members	22,798	107,154	89,009	535,902	2,039	40,854	797,756	3.09%
Other receivables	1	-	-	-	-	-	1	0.00%
	93,956	129,117	112,887	560,355	2,039	66,326	964,680	
Members' deposits	70,123	143,641	69,546	65,373	105	523,729	872,517	0.73%
Accounts payable and certified cheques	2,667	-	-	-	-	-	2,667	0.00%
Membership shares	-	-	-	-	-	1,989	1,989	2.57%
Securitization	-	-	7,970	34,565	-	187	42,722	1.70%
	72,790	143,641	77,516	99,938	105	525,905	919,895	

Interest sensitive assets and liabilities cannot normally be perfectly matched by amount and term to maturity. One of the roles of a Credit Union is to intermediate between the expectations of borrowers and depositors.

An analysis of the Credit Union's risk due to changed in interest rates determined that an increase in interest rates of 1.00% could result in an increase to net income of $486,000 while a decrease in interest rates of 1.00% could result in a decrease to net income $118,000.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Currency Risk

Currency risk relates to the Credit Union operating in different currencies and converting non-Canadian earnings at different points in time at different foreign exchange levels when adverse changes in foreign currency exchange rates occur.

The Credit Union's foreign exchange risk is related to United States dollar deposits and investments. Foreign currency changes are continually monitored by management for effectiveness of its foreign exchange mitigation activities and holdings are adjusted when offside of the investment policy.

Risk Measurement

The Credit Union's position is measured weekly. Measurement of risk is based on the level of foreign currency assets versus liabilities and the current exchange rates available.

Objectives, Policies and Procedures

The Credit Union's exposure to changes in currency exchange rates shall be controlled by limiting the unhedged foreign currency exposure to $250,000 in U.S. funds.

For the year ended December 31, 2021, the Credit Union's exposure to foreign exchange risk is within policy.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

28. Financial instruments

The Credit Union’s financial instruments consist of cash and cash equivalents, investments, derivatives, loans to members and accrued interest receivable, other assets excluding income taxes and prepaids, members’ deposits and accrued interest payable, and other liabilities excluding income taxes payable.

The Credit Union’s major source of income is financial margin, which is the difference between interest earned on investments and loans and interest paid on deposits and borrowings. The Credit Union has established policies and related reporting processes to manage its exposure to fluctuating interest rates, (interest rate risk) and exposure to financial loss resulting from the failure of a party to honour its financial or contractual obligations, (credit risk).

The fair values of cash and cash equivalents, certain other assets and certain other liabilities are assumed to approximate their carrying values, due to their short-term nature.

29. Commitments

The Credit Union has the following commitments to its members at the year end date on account of loans, unused lines of credit and letters of credit:

		2021
Unadvanced loans	**$**	**102,728,388**
Unused lines of credit	**$**	**100,918,404**
Letters of credit	**$**	**482,168**

Contractual Obligations

The Credit Union has an agreement with CDSL Canada Ltd., referred to as CGI, regarding technology and banking system fees. The Credit Union is required to pay a monthly fee per member which ranged from $1.86 to $2.11 as at December 31, 2021. The Credit Union is also responsible for paying monthly fees based on additional services used. These additional fees are not included in the above per member fee.

30. Related party transactions

Compensation		***2021***		*2020*
Salaries and other short-term employee benefits	**$**	**1,589,466**	$	1,700,738
Total pension and other post employment benefits		**109,329**		108,532
	$	**1,698,795**	$	1,809,270

Loans to key management personnel and restricted parties		***2021***		*2020*
Aggregate value of loans advanced	**$**	**7,070,028**	$	3,474,822
Interest received on loans advanced	**$**	**89,050**	$	74,753
Total value of lines of credit advanced	**$**	**601,765**	$	15,971
Interest received on lines of credit advanced	**$**	**13,270**	$	83
Unused value of lines of credit	**$**	**1,179,911**	$	1,830,651

The Credit Union’s policy for lending to key management personnel is that the loans are approved and deposits accepted on the same terms and conditions which apply to all employees for each class of loan and deposit.

30. Related party transactions *(continued)*

Deposits from key management personnel and restricted parties		2021		2020
Aggregate value of term and savings deposits	$	**1,698,683**	$	1,567,153
Interest paid on term and savings deposits	$	**12,043**	$	8,848

The Credit Union's policy for receiving deposits from key management personnel is that all transactions are approved and deposits accepted on the same terms and conditions which apply to Members for each type of deposit. There are no benefits or concessional terms and conditions applicable to key management personnel or close family members.

The Credit Union entered into the following transactions with key management personnel, which are defined by IAS 24, Related Party Disclosures, as those persons having authority and responsibility for planning, directing and controlling the activities of the Credit Union, including directors and management.

Remuneration of Officers and Employees

2021

		Salary		Benefits		Total
Janet Grantham, CEO	$	**295,858**	$	**19,566**	$	**315,424**
Kevin Boersma, Senior Vice President	$	**190,670**	$	**14,521**	$	**205,191**
Holly Gawne, Senior Vice President	$	**190,370**	$	**14,546**	$	**204,916**
Matt Goss, Senior Vice President	$	**172,308**	$	**13,273**	$	**185,581**
Sandra Ferguson, Senior Vice President	$	**183,227**	$	**9,612**	$	**192,839**

2020

		Salary		Benefits		Total
Janet Grantham, CEO	$	336,820	$	22,524	$	359,344
Kevin Boersma, Senior Vice President	$	204,281	$	14,183	$	218,464
Holly Gawne, Senior Vice President	$	201,194	$	14,154	$	215,348
Matt Goss, Senior Vice President	$	180,081	$	12,636	$	192,717
Sandra Ferguson, Senior Vice President	$	172,845	$	8,786	$	181,631

31. Financial instruments classification

	Amortized Cost	Fair value through profit or loss	Fair value through Other Comprehensive Income	Cash Flow Hedges	Fair Value Hedges	Total
2021						
Cash	$ -	$ 64,862,648	$ -	$ -	$ -	$ 64,862,648
Investments	-	42,629,000	-	-	-	42,629,000
Investments	-	-	59,430,774	-	-	59,430,774
Loans to members	797,756,129	-	-	-	-	797,756,129
Other assets	1,272,487	-	-	-	-	1,272,487
Member deposits	872,517,072	-	-	-	-	872,517,072
Securitization	42,721,799	-	-	-	-	42,721,799
Member shares	10,808,093	-	-	-	-	10,808,093
Other liabilities	3,638,925	-	-	-	-	3,638,925

31. Financial instruments classification *(continued)*

	Amortized Cost	Fair value through profit or loss	Fair value through Other Comprehensive Income	Cash Flow Hedges	Fair Value Hedges	Total
2020						
Cash	$ -	$ 90,012,486	$ -	$ -	$ -	$ 90,012,486
Investments	-	63,127,648	-	-	-	63,127,648
Derivatives financial						-
Instruments	-	-	-	(78,428)	127,864	49,436
Loans to members	722,560,845	-	-	-	-	722,560,845
Other assets	1,314,321	-	-	-	-	1,314,321
Member deposits	795,020,872	-	-	-	-	795,020,872
Securitization	34,149,623	-	-	-	-	34,149,623
Member shares	10,444,229	-	-	-	-	10,444,229
Other liabilities	4,900,577	-	-	-	-	4,900,577

The following table provides an analysis of financial instruments that are measured at fair value subsequently to initial recognition, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities using the last bid price;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level in the fair value hierarchy within which the financial asset or liability is categorized is determined on the basis of the lowest level of input that is significant to the fair value measurement. Financial assets and liabilities are classified in their entirety into only one of three levels.

		Level 1	Level 2	Level 3	Total
2021					
	Investments	100,692,342	-	1,189,829	101,882,171
		$ 100,692,342	$ -	$ 1,189,829	$ 101,882,171

		Level 1	Level 2	Level 3	Total
2020					
	Derivative financial instruments	$ -	$ (49,436)	$ -	$ (49,436)
	Investments	59,359,545	-	3,634,099	62,993,644
		$ 59,359,545	$ (49,436)	$ 3,634,099	$ 62,944,208

32. Significant event

Before year end, there was a global outbreak of a novel strain of coronavirus known as COVID-19, which has had significant impacts on Credit Unions through the restrictions put in place by the Canadian and United States governments regarding travel, business operations and isolation/quarantine orders. The extent of the impact of the COVID-19 outbreak may have on the Credit Union will depend on future developments that are highly uncertain, and that cannot be predicted with confidence. These uncertainties arise from the inability to predict the ultimate geographic spread of the disease, the duration of the outbreak, including the length of travel restrictions, business closures or disruptions, and quarantine/isolation measures that are, or may, be put in place by Canada, United States or other countries to fight the virus.