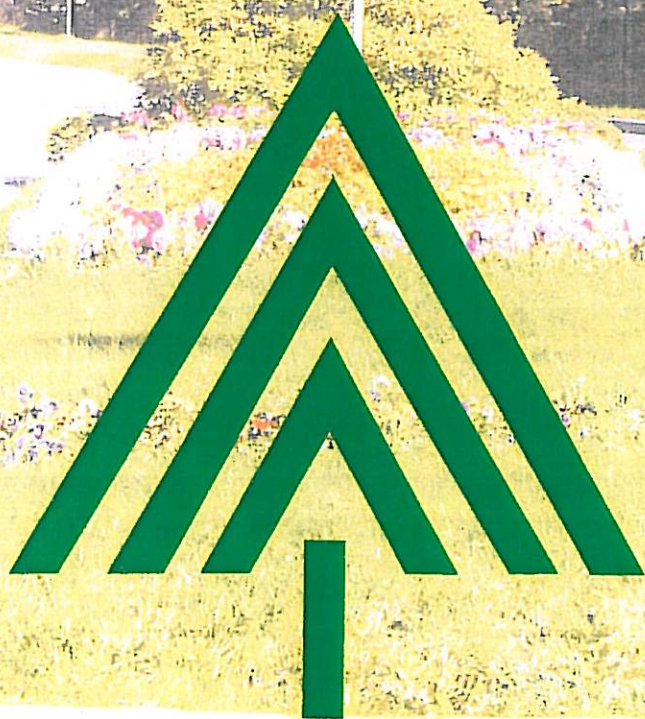


2008-2009 Annual Report

September 30, 2009



C. A. PIPPY PARK COMMISSION

TABLE OF CONTENTS

CHAIRPERSON’S MESSAGE.....	2
GOVERNMENT ENTITY OVERVIEW	4
VISION.....	4
MANDATE.....	4
LINES OF BUSINESS.....	5
NUMBER OF EMPLOYEES.....	6
COMMISSION ADMINISTRATION.....	6
BOARD OF DIRECTORS.....	7
PHYSICAL LOCATION.....	8
OTHER KEY STATISTICS.....	8
SHARED COMMITMENTS.....	10
HIGHLIGHTS & ACCOMPLISHMENTS.....	13
PROGRESS OF MISSION.....	15
PROGRESS ON GOALS.....	16
OPPORTUNITIES & CHALLENGES.....	22
FINANCIAL STATEMENTS.....	23

CHAIRPERSON'S MESSAGE

On behalf of the C.A. Pippy Park Commission Board of Directors, I am pleased to present the Annual Report of the C. A. Pippy Park Commission for the year ending March 31, 2009. As Chairperson of the Board, my signature indicates the Board's accountability for the activities and results as reported throughout this document.

Let me begin by expressing my sincere thanks to our staff, our valued partners and the various volunteers who all contribute to the continued success of the Park. We value highly the continued assistance of the Provincial Government, in particular the Department of Finance, for its financial and human resources support. Our valued partner, the City of St. John's, works closely in partnership with Pippy Park by providing valuable recreational activity programming and "in kind" contributions. Our dedicated board members provided thorough assessment and focussed direction in all matters relating to policy formulation and park management throughout the past fiscal year. During the past year, a long serving member, City of St. John's representative Sandy Hickman, left the Commission. I would like to express, on behalf of the Commission, our appreciation for his knowledgeable input to the Board and dedication to Pippy Park.

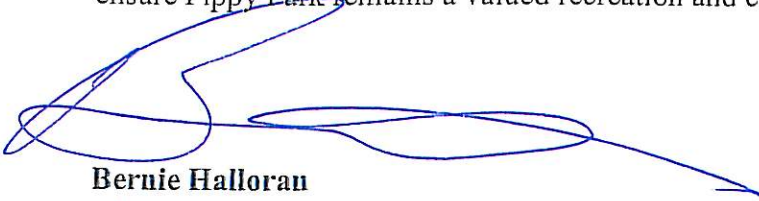
In December of 2008, the Lieutenant Governor in Council issued an order changing the reporting relationship of the Commission to the Provincial Government. The Commission was moved from the Department of Finance to the Department of Environment and Conservation. While the Commission valued the excellent rapport with and assistance from the Department of Finance, it is anticipating a similarly productive relationship with the Department of Environment and Conservation.

The C. A. Pippy Park Golf Course Limited is a subsidiary of the Commission. During this past year staff has made considerable improvements to operational procedures and promotion of both the Admirals Green and Captains Hill Golf Courses. We continue to provide excellent banquet and lounge services at the Clubhouse.

During the operating season in 2008, various improvements were completed to enhance the public use areas of the Park. These included a new registration booth and security gates at the campground entrance, the purchase of new playground equipment, partial installation of full services in loop 3 at the campground, and construction of a BBQ shelter at the North Bank Lodge. Commission staff initiated the development of a new Pippy Park web site which was published onto the internet in the winter of 2009. The Commission also began the process for the completion of its mandated five year cycle Master Plan for submission to the Provincial Government for approval.

The winter of 2008/9 saw further growth in the cross-country ski program in the Park, with fully groomed cross-country ski trails established within the Pippy Park Campground facility. The volunteer efforts of the Nordic Ski Club and the Outfitters, assisted by the City of St. John's Recreation Department, operated this successful program. The annual Winterfest event was a resounding success as hundreds of people came out to enjoy the activities.

We, as Board Members, look forward to continuing our efforts to implement improvements to ensure Pippy Park remains a valued recreation and conservation area for generations to come.



Bernie Halloran
Chairperson

GOVERNMENT ENTITY OVERVIEW

VISION

The C. A. Pippy Park Commission is committed to providing high quality camping, golfing, banquet and general recreational opportunities that meet the needs of its visitors, while preserving the natural areas and cultural heritage of the Park.

MANDATE

Mandate of the Commission

The Mandate of the C. A. Pippy Park Commission is derived from a combination of the C. A. Pippy Park Commission Act, the associated Regulations and the Park Master Plan:

“To maintain and manage its parklands to showcase the Provincial seat of government, provide recreational opportunities and protect their inherent heritage values.”

The interpretation of this mandate is further defined through the contents of the Commission’s Master Plan, which is reviewed every five (5) years, as dictated by Section 26.1(2) of the C.A. Pippy Park Commission Act. Through this document, the Commission has traditionally identified the provision of recreational opportunities and the preservation of the cultural and natural heritage as part of its mandate.

The primary activities of the Commission include:

- Managing and regulating its parklands, which includes the use, development, conservation, maintenance and improvement of public land in the Park, pursuant with the regulations of the Act and policies contained in the Master Plan.
- Regulating consumptive activities, such as construction, hunting, and wood cutting, within the Park.
- Managing and administering operating and capital budgets which entails revenue generation from commercial operations, the ability to borrow funds, the sale and leasing of property, and exercising groundskeeping contracts with its institutional partners.
- Operating the largest semi and full service campground in the Province.
- Operating nine and eighteen-hole golf courses and banquet facilities.
- Providing recreational opportunities for park users and services to tourists visiting the capital city urban region.
- Preserving the cultural and natural heritage resources within the Park boundaries.

As the urban area around the Park has grown since its establishment in 1968, so have the challenges for the Commission to balance institutional development, while providing adequate space for outdoor pursuits and the protection of its natural and cultural features.

LINES OF BUSINESS

Pippy Park Public Golf Courses

The first public golf course, a nine hole par 34, in the Province was established in Pippy Park during the mid 1970's. In 1990, the 18 hole par 73 Admirals Green Course and Clubhouse was opened. These two courses were operated by the Management Board of Thomas Development (1989) Corporation, in conjunction with the C. A. Pippy Park Commission, until 2006. Commencing in January 2006 both courses were acquired by the C. A. Pippy Park Golf Course Ltd, a wholly owned subsidiary of the Commission. Although there has been an increase in the number of golf course facilities in the St. John's area during recent years, the Pippy Park Courses remain a popular and competitive golfing facility.

Pippy Park Campground

This facility is operated directly by the Commission and is a prime example of the effective use of public land in the Park. The Campground now contains 240 sites, of which 125 offer full services; 38 sites are semi-serviced with water and electricity; and 77 sites are un-serviced or reserved for tents. The Campground is officially open to the public from May through October and is used extensively by tourists from within and outside the Province.

Due to the campground's strategic location, in relation to the historic attractions in and around the City of St. John's, significant tourist dollars are generated locally from the use of the facility. There is a need to continually upgrade and maintain the facility to meet recognized campground standards. The Commission is continuing to improve this facility with revenue from its operations and the financial assistance from the Province.

North Bank Lodge

This facility is operated as a meeting, social and recreational venue within the quiet atmosphere of the Park. The facility can accommodate about 50 people and is used by government departments, organizations, groups and private individuals on a rental basis. This facility is utilized as the venue for the cross country ski and snowshoe rental program operated by the City of St. John's Department of Recreation from January to mid April.

Mini Golf Course

This facility is operated by the Commission to add value to our campground and provide enjoyable family entertainment. The 18 hole course includes miniatures of local attractions, such as the Confederation Building and Hibernia drilling rig, and a refreshment kiosk all of which are a minutes walk from the North Bank Lodge, Fluvarium and Campground. The Mini Golf remains popular but will require renovations in the near future to ensure it remains a safe and attractive facility.

Golf Driving Range

The Golf Driving Range is operated by a private entity operator, on land owned by the

Commission near the Marine Institute on Ridge Road. The operator has a lease arrangement with the Commission.

Grounds Maintenance and Service Contracts

A significant part of the operations of the Pippy Park Commission involves landscaping and grounds maintenance. Activities include grass cutting, planting and maintenance of trees and flowers, maintenance of the campgrounds and related services, maintenance of walking and hiking trails, collection and removal of garbage and other debris from Park property, snow-clearing and maintenance of Park roadways.

In addition, the Commission, pursuant with the *C.A. Pippy Park Commission Act*, provides fee for service landscape and grounds maintenance at public buildings located in the Park. These services include the construction and maintenance of lawns and walkways, tree planting, flower planting and other related activities. A significant portion of the Park's current account budget is utilized in providing these services.

NUMBER OF EMPLOYEES

The Commission employs seven full-time employees for administration and Park maintenance. During peak operations, the Commission employs up to forty employees, both seasonal and student staff, for grounds maintenance and operation of the Pippy Park Campground.

The subsidiary, C. A. Pippy Park Golf Course Ltd., employs an additional twenty eight employees to operate the seasonal golf operations and the Clubhouse year-round.

COMMISSION ADMINISTRATION

The Commission is a Crown Corporation under the laws of the Province of Newfoundland and Labrador. The Commission currently reports to the House of Assembly through the Honourable Charlene Johnson, Minister of Environment and Conservation.

The members of the Commission Board are responsible for the administration of the business of the Commission, with support from the Chairperson, who assumes responsibility as Chief Executive Officer in accordance with Section 8 of the *C. A. Pippy Park Commission Act*.

The Commission employs a small complement of administrative staff under the direction of an Executive Director. Commission staff are appointed under Section 13 of the *C. A. Pippy Park Commission Act*.

In 2008/09, the Commission operated primarily from revenue generated from its own operations and a Provincial Government operating grant of \$350,000.

The financial year of the Commission is April 1 - March 31. The financial records of the Commission are maintained internally and are audited and reported on by the Province's Auditor General.

C. A. Pippy Park Commission Act

The *C. A. Pippy Park Commission Act* defines the participating parties of the Commission as:

- The “government”, meaning the Lieutenant-Governor in Council.
- The “city”, meaning the City of St. John’s, incorporated by the *City of St. John’s Act*.
- The “university”, meaning Memorial University of Newfoundland and Labrador constituted by the *Memorial University Act*.

BOARD of DIRECTORS

Members of the C. A. Pippy Park Commission Board are appointed in accordance with Section 4 of the *C. A. Pippy Park Commission Act*. Last year, the following individuals served as members of the Commission:

Chairperson and Chief Executive Officer:

Mr. Bernie Halloran. Appointed by the Lieutenant-Governor in Council.

Vice-Chairperson:

Appointed by the Lieutenant-Governor in Council and remained vacant during the reporting period.

Government of Newfoundland and Labrador Representative:

Mr. Robert Constantine. Appointed by the Lieutenant-Governor in Council.

Memorial University Representative:

Mr. Keith Hiscock. Appointed by the Board of Regents of Memorial University of Newfoundland and Labrador.

City of St. John's Representative:

Mr. Sandy Hickman. Appointed by the City of St. John's. Mr. Hickman’s tenure on the Commission expired on December 31, 2008. Ms. Shannie Duff was appointed in January 2009 to serve as the City of St. John’s representative on the Commission.

Pippy Family Representative:

Ms. Sharon Pippy. Appointed by the Lieutenant-Governor in Council to represent the Pippy Family.

Pippy Park Landowners and Residents Association (PPLORA) Representative:

Mr. Grant Hiscock. Appointed by the Lieutenant-Governor in Council.

Member at Large

Mr. Greg Healy. Appointed by the Lieutenant-Governor in Council.

PHYSICAL LOCATION

Park Geographical Area

The area of the Park is approximately 1343 hectares (3400 acres). The Park is strategically located within the City of St. John's and is comprised of the lands between the east side of Thorburn Road, the west side of Portugal Cove Road, between the north side of Elizabeth Avenue and the south side of Windsor Lake.

OTHER KEY STATISTICS

Permits

The Commission has a broad mandate of responsibilities and powers under its "Act", including the power to issue permits regulating the development and improvement of both public and private property within the Park boundaries. Permits are issued in accordance with the *C. A. Pippy Park Commission Act* and in compliance with the Pippy Park Master Plan, Park by-laws and related policies. Examples include: improvements to private property; building and expansion of public facilities; construction of major roads and power corridors; and general improvements to public land and other property.

The Commission has re-examined its policy with respect to improvements for existing private properties. The Commission decided that in some instances it will allow for the removal and replacement of existing structures where circumstances warrant such actions. This new policy was adopted in recognition of current construction costs and new building code requirements. This will allow existing property owners to maintain their premises to current standards without imposing undo financial hardships on them. All requests for improvements will continue to be reviewed by the Commission on a case-by-case basis.

Commercial Properties

As of March 31, 2009, the Commission managed several commercial properties, operated on land for which the Crown holds the title. These facilities include: Mt. Scio House, which contains the administrative offices of the Commission; the former Headquarters Building, which is currently used by various non-profit groups; the North Bank Lodge, which is rented as a meeting and social activity centre.

Residential Properties

As of March 31, 2009, the Commission managed four residential properties, which were either vacant or rented to private individuals. In cases where the Commission purchases homes from

private property owners, it assesses the value of these houses as potential rental units. Some of the residential units are suitable for short-term rental, thereby providing a source of revenue to support the operations of the Commission. Buildings purchased by the Commission which have no rental or heritage value, are demolished and the land is restored as close as possible to the original landscape.

Institutional Facilities

The boundaries of Pippy Park contain a number of institutional, educational and cultural facilities, including the Confederation Building Complex, the combined campuses of Memorial University of Newfoundland and Labrador, the College of the North Atlantic, the Marine Institute, the Health Sciences Centre, and the St. John's Arts and Culture Centre.

The Commission has approved the development of a new facility for the Provincial Easter Seals Society on land located on Mount Scio Road at the former site of the Railway Transportation Museum. The Easter Seals Society has been very successful with their capital fundraising efforts and construction of the facility was on-going during the reporting period. Until their new building is ready, the Society will continue to occupy the former Commission headquarters as a site to house some of their programs.

Another prominent not-for-profit organization, the St. John's YM-YWCA, has acquired land from the Commission for the construction of a new recreation complex located on the corner of Higgins Line and Ridge Road. It is anticipated that construction of this facility will begin in the fall of 2009.

Private Properties

As of March 31, 2009, approximately 45 privately owned residences remain within the boundaries of Pippy Park. The Commission recognizes and encourages the right of the owners of these properties to enjoy the peace and contentment of living within the Park environment.

Scientific Research and Monitoring

The 3400 acres of land comprising the Park continues to provide locations for scientific research and monitoring. During the past year scientists and researchers from Memorial University, the Canadian Wildlife Service, the Canadian Food Inspection Agency, the Memorial University Botanical Garden and others researched and monitored plant, avian and insect populations in the Park.

SHARED COMMITMENTS

The following community service organizations are located within Pippy Park:

Fluvarium

Owned and operated by the Quidi Vidi/Rennies River Development Foundation, the Fluvarium is a major attraction within Pippy Park and is one of the most visited tourist attraction in the area. Visitors can observe brown trout, Atlantic Salmon parr and other aquatic species through nine large underwater viewing windows into Nagle's Hill Brook as it flows by the building. The Fluvarium promotes education and environmental awareness for school groups, tourists and the general public.

St. John's Therapeutic Riding Association (Rainbow Riders)

This volunteer non-profit group operates a therapeutic horseback riding and animal care program for the benefit of physically and mentally challenged children. The facility is located on Mount Scio Road on property administered by the Commission. The Association participates in Provincial and National riding competitions.

Memorial University of Newfoundland and Labrador Botanical Garden

Memorial University operates the only botanical garden in the Province. The facility displays plants which are native to Newfoundland and Labrador and cultivated plants suitable to the local climate. The primary objective is to stimulate public interest in the Province's natural history and to provide opportunities for education and research. The Garden provides a unique blend of horticulture and garden design throughout its colourful walkways and planting displays.

Autism Society of Newfoundland and Labrador (ASNL)

The Autism Society of Newfoundland and Labrador operates the Elaine Dobbin Centre for Autism at the Shamrock Farm facility located off Clinch Crescent near the Health Sciences Complex. This modern facility offers programs and support for individuals and families affected by autism spectrum disorders.

Easter Seals of Newfoundland and Labrador

The Easter Seals organization is dedicated to providing support and services to children with disabilities. For many years Easter Seals has operated an office in the former Pippy Park headquarters but in the autumn of 2007 it broke ground for a new facility in the Park located on Mt. Scio Road. It is expected that the Easter Seals House will be ready for operation early in 2010.

YM-YWCA

For several years the Newfoundland and Labrador YM-YWCA has been negotiating with the

Commission and the City of St. John's for the purchase of land to construct a new community recreation facility. Late in 2007, it was announced that a site had been secured at the Higgins Line-Ridge Road intersection for the development of its new multi-use recreation complex. Construction is expected to commence in 2009 with an expected completion date in 2011.

Friends of Pippy Park

This volunteer group is made up of private citizens that support and use the Park. The focus of the group consists mainly of organizing environmental programs such as Children's Gardening and Park Clean-ups. Its representatives sponsor work and research projects; serve on Park advisory committees; and promote the Park generally through various public programs. The Friends also organize summer and winter festivals; public lectures; and distribute information pamphlets about the Park.

Pippy Park and Grand Concourse Authority Trails

The Park contains a variety of hiking, walking, and cross country ski trails that connect areas of the Park with the City of St. John's and the surrounding area. The trails provide opportunities for wilderness hiking in the Three Pond Barrens or easy walking along the handicap accessible trails at Kent's Pond, Long Pond and Rennie's River. There are also cross-country ski trails and a skiing program delivered by the City of St. John's Recreation Department. The many trails afford an opportunity to observe a variety of birds, animals and plants in their natural habitat.

The majority of the trails in the Park were developed in partnership with the Grand Concourse Authority (GCA) and the City of St. John's. These trails are maintained by the GCA.

These organizations have contributed much to the community at large and, more specifically, to their individual clienteles over the years. Whether it is interpreting freshwater ecosystems or providing recreation for children with disabilities, these entities enjoy the natural and peaceful venues which the Pippy Park Commission is pleased to offer to each and every one of its community partners. While these organizations do not directly generate revenues for the Commission, they do contribute in other in-kind and intangible ways to the mandate and goals for which Pippy Park was established. Some examples of their contributions include the following:

- Both the Fluvarium and the MUN Botanical Garden present for the public the striking variety and beauty of the natural environment that is characteristic of Pippy Park. The freshwater resources, vegetation, and wildlife features of the Park are promoted and interpreted for both residents and tourists who visit Pippy Park by these facilities.
- Tourist attractions, such as the Fluvarium and the Botanical Garden, act as an incentive for increasing Pippy Park Campground use by both resident and out of Province visitors. Visitors to the campground expend hundreds thousands of dollars annually on services and facilities while in the St. John's area.
- The Rainbow Riders, the Autism Society and the Easter Seals organization all illustrate that Pippy Park is a place where caring for and serving those with disabilities can occur in a safe and stimulating outdoor environment. The physical activities that are so important to the overall programs offered by these organizations can be planned and operated all within the managed lands of the Park.

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- The numerous trails maintained by the Grand Concourse Authority and the planned new YM-YWCA facility contribute to the recreational and physical activity needs of the citizens of the northeast Avalon region - many of whom work in and visit Pippy Park daily.
 - The Friends of Pippy Park, through their advocacy work, ensure that the public is kept aware of the values of the Park both as a wonderful place for recreation and ecosystem sustainability.

The Pippy Park Commission anticipates a continued positive relationship with these organizations over the course of the next year as well as many more years to come.

HIGHLIGHTS & ACCOMPLISHMENTS

Campground Improvements

In the fall of 2008, a contractor was hired to install new water and sewer lines in Loop 3 of the Campground. In addition, several sites were upgraded with electrical service. When this project is completed in 2009, it will result in an increase of the total number of fully serviced sites by 47 thus generating additional annual revenue.

A significant improvement was also made at the campground entrance with the installation of a new registration hut and automatic security gates. The hut was built through a cooperative venture between the Commission and the carpentry class at the College of the North Atlantic campus in Clarendville. The security gates will regulate access and provide an increased level of safety for campers.

A new picnic shelter was constructed in Loop 4 to provide an area for both wireless internet use and outdoor eating by the touring RV caravans that book these sites each year.

Golf and Clubhouse Catering

Both the Captains Hill and Admirals Green Golf courses remained popular with the golfing public during the past year. The courses hosted various tournaments and corporate golfing events as well as accommodating league play.

Catering and bookings at the Admirals Green Clubhouse remained competitive during the 2008/09 fiscal year. A total of 131 events were managed by staff with the assistance of the contracted caterer.

North Bank Lodge Operations

The popular North Bank Lodge continued to offer bookings for meetings and social events during 2008/09. A total of 88 bookings were recorded earning total revenues of \$19,500. During the summer of 2008, an attractive shelter was installed over the outdoor BBQ.

Children's Playground

The children's playground located overlooking Long Pond was dismantled in the fall of 2008 to allow for the installation of a new structure. New playground equipment was purchased late in the fiscal year and will be installed in the spring of 2009.

Pippy Park Special Events and Promotions

The Pippy Park Promotions Committee and the Friends of Pippy Park, assisted by the

Commission, continued to host the annual Pippy Park Summerfest and Winterfest events. These popular events helped to promote the various attractions and opportunities in Pippy Park. The Summerfest activities included dance performances, heritage and other displays while Winterfest included sliding, skiing and snowshoeing.

To celebrate the 40th anniversary of the establishment of Pippy Park (1968-2008), the Commission erected signs and banners in the campground, golf courses and other highly visible locations throughout the Park. A public lecture and the annual Summerfest also celebrated and promoted the anniversary.

Toward the end of the fiscal year, the new Pippy Park website was published to the internet. The new web site was professionally designed and facilitates on line campground bookings as well as regular updates on events and special promotions. www.PippyPark.com

Walking Trails and Cross Country Skiing Programs

The network of walking trails throughout the Park continued to be enjoyed by thousands of visitors during 2008/09. Excellent maintenance was on all routes was performed by the Grand Concourse Authority.

The Cross Country Ski and Rental Program in the Park operated during the winter months of 2009 through partnership with the City of St. John's Recreation Department. Trails were groomed along the campground roads through the efforts of staff from the Grand Concourse Authority and volunteers from the Nordic Ski Club and a local sporting goods supply company, Outfitters Ltd.

PROGRESS of MISSION

This mission statement identifies the key management priorities of the Commission over the next three (3) fiscal years. This statement also includes the measures and specific indicators that will be employed to monitor and evaluate its progress in achieving this mission.

Over the next three (3) year planning cycle, the Commission will undertake a prioritized series of initiatives that are designed to ensure the future viability of Pippy Park. These initiatives emanated from the previous cycle during which time a thorough financial and operational review of the Commission was conducted. The initiatives listed below are intended to maximize our dual goals of; 1) maintaining operational practices that respond to current budgetary resources and; 2) targeted capital program improvements that result in increased Park revenues. By increasing public awareness, better defining land management and service contracting, targeting capital improvements and enhancing outdoor recreation opportunities, the Commission is confident that these measures will help ensure the future of the Park for public enjoyment and heritage conservation.

Mission: By March 31, 2011, the C. A. Pippy Park Commission will have enhanced the viability of the Park.

Measure: Enhanced viability

Indicators:

- Improved financial position.
- Increased public awareness and identity.
- More definitive land management and operational policies are implemented.
- Revised grounds maintenance service contracting.
- Improvements to and upgrading of selected park infrastructure.
- Increased opportunities for outdoor recreational pursuits.

PROGRESS ACHIEVED DURING 2008/09:

During the 2008/09 fiscal year a number of activities and initiatives were developed and implemented which will assist the Commission in fulfilling its overall mission. The Commission will continue to build on these initiatives and introduce new measures during the coming years so that by March 31, 2011 all indicators outlined as measurements of success are achieved. The following outlines the Commission's progress towards achieving its mission during the past year.

- The financial position of the Commission was improved through a combination of efforts ranging from increased revenue generation, particularly from Campground rate increases and infrastructure improvements, to the stricter adherence to administrative procedures aimed at reducing expenditures.
- The public awareness/identity of the Park was enhanced by the development of a new

Pippy Park website (www.PippyPark.com) highlighting the many amenities and attractions found in Pippy Park. In addition, the Commission celebrated the 40th anniversary (1968-2008) of the establishment of Pippy Park with special signs, banners and events.

- The implementation of more prescriptive regulatory policies was initiated with the compilation of the draft 2009-2013 Pippy Park Master Plan. This draft plan will be submitted to the Provincial Government in the new fiscal year for review and adoption..
- Recreation activity opportunities were improved through enhancements to the mini golf, North Bank Lodge, Campground and Golf facilities.
- The value of the grounds maintenance operations was improved through the purchase of new equipment and the initiation of work assignments not covered under existing client service contracts.
- Working with the Friends of Pippy Park and the Pippy Park Heritage Committee, Commission staff began preparing updated data files pertaining to the natural and cultural resources of the Park. Several projects were initiated during the 2008/09 reporting period which included: Farmland Inventory and Mapping; Farm-Garden Feasibility; and on-going rare or unique plant monitoring.
- Improving infrastructure is an on-going activity within any business planning cycle. The Commission initiated a review of its existing physical plant with the aim of preparing a submission to Government of a multi-year capital improvement program commencing with the 2008/09 annual budgeting process.

PROGRESS ON GOALS:

In consideration of the Park's mission and mandate and the financial resources available to achieve this mission, the following specific goals have been identified as key priorities. These goals reflect the long term vision and mission of the Commission and specifically define the measures and indicators pertaining to the 2008/09 reporting period which evaluate the Commission's success in achieving each goal.

Progress on the 2008/09 goal indicators for each of the following issues are listed below:

ISSUE 1: Master Plan Implementation

The C. A. Pippy Park Commission Act stipulates that every five (5) years the Master Plan for the Park must be revised and approved by the Lieutenant-Governor in Council. The current plan expires December 31, 2008. A revised plan is due for submission during 2009. The Master Plan contains policies and procedures used by the Commission to make informed decisions on issues pertaining to the management of the Park. The Plan also contains general information about new initiatives relating to facility development and heritage conservation under consideration by the Commission.

Goal: By March 31, 2011, the C. A. Pippy Park Commission will have implemented its current five (5) year Master Plan.

Measure: Master Plan implemented

Indicators:

- Master Plan approved by participating parties and submitted to the Lieutenant-Governor in Council.
- Consistent and transparent decisions are made regarding land use.
- Policies and procedures are specified and implemented to guide land management decisions.
- General operational procedures, eg. public safety, security, accessibility and maintenance, are reviewed and implemented.
- Level of service agreements with institutional clients for grounds maintenance are revised and implemented.

Objectives:

- 1.1 By August 31, 2009, the C.A. Pippy Park Commission will have compiled its latest five (5) year cycle Master Plan.

Measure: Master Plan compiled

Indicators:

- Public input into plan is solicited and recorded.
- Draft Plan is compiled in consideration of public input.
- Draft Master Plan submitted to Commission for review.
- Completed Master Plan submitted to Minister of Environment and Conservation (during the 2008/09 fiscal year, the responsibility for the Commission was changed from the Department of Finance to the Department of Environment and Conservation).
- Master Plan tabled with the Lieutenant-Governor in Council.

PROGRESS:

- Public input into the draft Master Plan was solicited utilizing the print media, the Pippy Park website and a public information session.
- All input was recorded and used in the compilation of the draft plan document.
- During the fall of 2008, Commission staff reviewed and evaluated the current Master Plan to ensure that natural and cultural heritage data was relevant and current. A master Planning Process was compiled and approved by the Commission.
- Early in 2009, a draft Master Plan document was submitted for review by the Commission. In addition, comments about the draft Plan were received from the Planning Department, City of St. John's and Memorial University of Newfoundland and Labrador.
- By the end of the 2008/09 fiscal year in late March, a final draft Master Plan was near completion for submission by the Commission to the Department of Environment and Conservation.

- 1.2 By March 31, 2010, the C.A. Pippy Park Commission will have distributed the Master Plan and begun implementation of its key elements.

Measure: 2009-2013 Master Plan Approved and Implementation Begun

Indicators:

- Master Plan is approved by the Lieutenant-Governor in Council
- Approved Master Plan is communicated to and made available to the public.
- Master Plan implementation schedule and action plan is compiled and approved by the Commission.
- Implementation of prioritized key elements initiated.

ISSUE 2: Financial Sustainability

The Pippy Park Commission operates a variety of commercial enterprises as part of its mandate. These enterprises include the campground, contracted grounds keeping, golf courses, banquet facilities, meeting space rentals, and rental of properties. While an annual Provincial Government grant is provided, the Commission is obligated to generate and sustain adequate revenue from its commercial operations. Over the next business planning cycle, the Commission will endeavor to maintain its financial sustainability through a combination of initiatives that include the generation of new revenue and maximizing operational efficiencies.

Goal: By March 31, 2011, the C.A. Pippy Park Commission will have initiated revenue generation and operational processes to achieve financial sustainability.

Measure: Comprehensive mix of revenue generation and operational processes initiated.

Indicators:

- Additional sources of revenue generation are identified and implemented.
- Operational costs saving opportunities are identified and implemented.
- Park facility upgrading and expansion projects are completed.

Objectives:

2.1 By March 31, 2009, the C.A. Pippy Park Commission will have initiated actions to increase revenue generation as a means to contribute to financial stability.

Measure: Revenue generation actions initiated

Indicators:

- The new full service loop and the overflow area are fully operationalized, thus generating new revenues.
- Planned changes to the operations and physical layout of the campground check-in area will result in enhanced customer service and increased seasonal occupancy.
- Additional revenue generation from increased campsite rates during the 2008 season and years thereafter.
- Increased revenue generated by a potential 3% increase in campground occupancy

rates during the 2008 camping season.

PROGRESS:

- The new fully serviced touring caravan loop (Loop 4) and overflow area were fully operationalized during the 2008/09 fiscal year. This resulted in increased occupancy and revenue from the campground operation during the 2008/09 fiscal year. In addition, during the fall of 2008 a contract was awarded valued at approximately \$160,000 for the installation of new water and sewer lines in Loop 3 of the Campground. This project will be completed in the early spring of 2009. When completed an additional 47 fully serviced campsites will be added which will result in increased revenues during the 2009/10 operating season.
- The entrance to the campground and check-in area was enhanced with the addition of a new registration building to serve campers more efficiently and add increased security for all users.
- To improve camper safety, automatic vehicle gates were installed at the campground entrance and exit locations.
- Campground occupancy during the 2008 operating season included a total of 15,638 camper nights. This is an increase of 602, or 4%, in camper nights in comparison to the previous season in 2007.
- Rates charged for full service and semi-serviced campsites during the 2008/09 reporting period increased by \$5/night; unserviced and overflow site rates were increased by \$2/night. These increased rates earned additional revenues of \$64,200, or 17%, in comparison to the 2007 campground operating season.

2.2 By March 31, 2010, the C.A. Pippy Park Commission will have initiated additional revenue generation actions, combined with operational cost saving opportunities, to further contribute to financial stability.

Measure: Financial sustainability enhanced

Indicators:

- Additional revenues generated by the upgrading of Loop 3 in the Campground.
- Additional improvements to the new overflow area in the campground will result in additional camper night revenue.
- Initiation of additional cost saving and operational efficiencies are expected to reduce annual expenditures.

ISSUE 3: PARK IDENTITY AND PUBLIC AWARENESS

Pippy Park celebrated forty years of operations in 2008. In the decades since its establishment, the Park has grown to accommodate the expansion of the seat of the Provincial Government, Memorial University, and related institutional facilities. Thousands of people travel through the Park each day either along roadways or walking trails. Many of these individuals are unaware of the Park and the recreation and conservation benefits it provides. Over the next three (3) years, the Commission intends to raise the profile and public appreciation of the Park through a variety of promotional and interpretive initiatives.

Goal: By March 31, 2011, the Commission will have completed new Park identity and public awareness initiatives.

Measure: Marketing and promotional actions are initiated

Indicators:

- Public access to and within Pippy Park is improved.
- Usage of the Park facilities is increased.
- Informational materials about the Park are enhanced.
- Value of the conservation role of the Park is more clearly defined and communicated.
- Computer mapping, using GIS technology, is improved and standardized as a means to aid land management processes.
- Expanded distribution of informational materials across the Province.

Objectives:

3.1 By March 31, 2009, the C.A. Pippy Park Commission will have initiated actions to improve public awareness and interpretation of Pippy Park.

Measure: Public awareness and appreciation enhanced

Indicators:

- Park website is revised and operational.
- New brochure for the campground is compiled and distributed.
- 40th Anniversary Celebration event is planned and staged.
- The design and development of gateway and directional signs is initiated.
- Computer mapping and GIS data base compilation is initiated.

PROGRESS:

- A new Pippy Park Commission website (www.PippyPark.com) was designed and became operational on the Internet during the 2008/09 reporting period.
- A new Campground brochure/map was designed and distributed to all campers.
- Various events and promotional activities were undertaken to celebrate the 40th Anniversary of the establishment of Pippy Park in 1968. These included: promotional signage, Summerfest Event, Public Lecture, Campground celebration, etc.
- Commission staff conducted a review of all existing signage throughout the Park including the location, utility and design of all signs. As well, the Commission identified a number of items that will be included in their overall signage policies. Further, staff commenced work to ensure that the final development and implementation of signage policies will form an integral part of the Commission's 2009-2013 Master Plan which shall be submitted to the Lieutenant Governor in Council for approval. Commission staff began sign renewal activities during the summer of 2008 by installing new signs to replace damaged and deteriorated ones. This activity will continue during the summer of 2009 and pending funding availability, new "gateway" signs will be designed for installation during the 2009/10 fiscal period.

-
-
- During the reporting period, the Commission completed its initial phase of computer mapping data compilation. This enabled staff to begin a continual process of updating its mapping and land use zonation data.

3.2 By March 31, 2010, the C.A. Pippy Park Commission will have initiated additional promotional activities.

Measure: Public awareness and appreciation further enhanced

Indicators:

- Additional signage will be erected throughout the Park and the Golf Courses.
- New park maps and GIS data base will be available from the Park web site.
- A draft of a new Pippy Park Visitors Guide will be completed.

OPPORTUNITIES & CHALLENGES

The C.A. Pippy Park Commission continues to embrace opportunities and face challenges. The following is a summary of the most salient:

Opportunities

- Demand for campground space continues to increase thus providing opportunity for revenue enhancement and tourism spin off.
- Demand for conference and catering services continues to increase. Pippy Park is being recognized as an attractive venue for such functions.
- Relationships with our institutional and community services partners remain stable and cooperative. New partnerships are being forged with groups such as the Easter Seals and the YM-YWCA.
- Public use of the lands and facilities of Pippy Park continues to increase as urbanization concentrates on the northeast Avalon Peninsula. Our recreation and conservation objectives serve the public well.
- The diverse ecosystems and historical resources within the Park increase its potential for natural and cultural heritage appreciation and interpretation.
- The unspoiled wilderness lands located in its northern extremity provide exciting opportunities for future backcountry and passive tourism use of the Park.

Challenges

- Increases in the number of golf facilities during the past decade means that the Pippy Park courses must remain competitive and cost efficient.
- The Province has continued to provide an annual contribution to the Park to offset its operational costs. The operating grant for this year was \$350,000, the same amount as the previous year. Increased costs of fuel, supplies and building materials over the past year increased the difficulty of the Commission to operate within a balanced budget. In addition, salary and benefit increases in the 2008/09 fiscal year added to overall operating expenses.
- For a period of years the Commission was able to supplement its revenue base through the sale of lands held by the Commission which were outside the boundaries of the Park. Most of these excess properties have now been completely sold, and this revenue source will soon be depleted. The sale of Commission property for the construction of the new YM-YWCA represents one of the last opportunities to generate revenue from land sales.
- A key challenge in realizing financial self sufficiency is the realization that our prime business is “running a park”. Many of the regulatory and grounds-keeping activities undertaken, to achieve this mandate, simply do not generate significant income.
- The human resources and primary management focus for the Park continues to concentrate more on commercial activities rather than public recreation and conservation. The original intent of Pippy Park was to integrate institutional land development with public use. Finding this balance between parkland and the demands of urbanization will continue to be an ongoing challenge for the Park and the Commission.

Financial Statements

The following are Audited Consolidated Financial Statements for the C. A. Pippy Park Commission and its subsidiary, the C.A. Pippy Park Golf Course Limited, for year ended 31 March 2009. These statements have been compiled by management, in accordance with Canadian generally accepted accounting principles.



Ric Mercer
Executive Director
C.A. Pippy Park Commission &
C.A. Pippy Park Golf Course Ltd.

C.A. PIPPY PARK COMMISSION
CONSOLIDATED FINANCIAL STATEMENTS
31 MARCH 2009



OFFICE OF THE AUDITOR GENERAL
St. John's, Newfoundland and Labrador

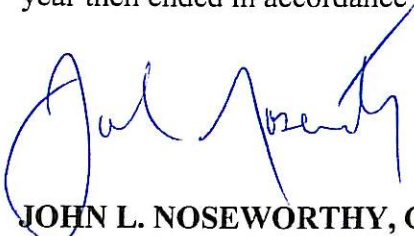
AUDITOR'S REPORT

To the Board of Commissioners
C.A. Pippy Park Commission
St. John's, Newfoundland and Labrador

I have audited the consolidated balance sheet of the C.A. Pippy Park Commission as at 31 March 2009 and the consolidated statements of revenues, expenses and surplus, and cash flows for the year then ended. These financial statements are the responsibility of the Commission's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the Commission as at 31 March 2009 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



JOHN L. NOSEWORTHY, CA
Auditor General

St. John's, Newfoundland and Labrador
18 February 2010

**C.A. PIPPY PARK COMMISSION
CONSOLIDATED BALANCE SHEET**

31 March

2009

2008

ASSETS

Current

Cash	\$ 234,285	\$ 694,126
Accounts receivable (Note 2)	91,320	69,492
Merchandise inventory - at the lower of cost and net realizable value	14,765	18,874
Prepaid expenses	21,253	25,005
Prepaid supplies	12,234	12,186
	373,857	819,683
Capital assets (Note 3)	2,102,714	2,039,713
	\$ 2,476,571	\$ 2,859,396

LIABILITIES AND EQUITY

Current

Accounts payable and accrued liabilities	\$ 142,134	\$ 162,751
Deferred revenue (Note 4)	65,458	84,205
Obligations under capital lease (Note 5)	28,765	35,268
	236,357	282,224
Obligations under capital lease (Note 5)	95,917	136,184
Accrued severance pay	123,638	119,344
Advance from Province of Newfoundland and Labrador (Note 6)	250,000	250,000
	705,912	787,752


Equity


Surplus	1,770,659	2,071,644
	1,770,659	2,071,644
	\$ 2,476,571	\$ 2,859,396

Contingent liabilities (Note 7)

See accompanying notes

Signed on behalf of the Board:


Chairperson


Member

C.A. PIPPY PARK COMMISSION
CONSOLIDATED STATEMENT OF REVENUES, EXPENSES AND SURPLUS
For the Year Ended 31 March

2009

2008

	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
REVENUES			
Province of Newfoundland and Labrador			
Operating grant (Note 8)	\$ 350,000	\$ 350,000	\$ 350,000
Golf Course (Note 9)	732,589	757,500	683,517
Trailer park (Note 10)	456,945	452,000	395,359
Clubhouse (Note 11)	195,340	226,000	215,644
Services	211,861	188,000	194,347
Rental	60,256	48,000	58,247
Interest	12,325	6,000	20,282
Advertising	18,036	20,000	19,833
Gain on sale of capital assets	-	-	10,166
Miscellaneous	1,551	1,000	134
	2,038,903	2,048,500	1,947,529
EXPENSES			
Advertising and promotion	27,467	16,500	16,939
Amortization	265,708	255,000	269,533
Bad debts	2,570	-	-
Bank charges	32,018	17,000	28,691
Building maintenance	82,052	100,000	94,784
Course maintenance	59,851	60,000	56,691
Donation	-	1,000	-
Equipment maintenance	42,490	65,000	56,717
Fuel	66,900	75,000	62,918
Heat, light and telephone	145,207	150,500	139,531
Honoraria	1,055	7,500	1,610
Insurance	55,846	63,000	63,807
Interest on capital lease obligations	10,808	13,350	9,582
Loss on disposal of asset	2,096	-	-
Miscellaneous	16,612	48,500	15,671
Office	10,421	15,500	13,157
Professional fees	36,117	20,000	31,179
Salaries and employee benefits	1,436,550	1,535,000	1,381,652
Supplies	42,354	43,500	38,993
Training	1,140	3,000	1,205
Travel	2,626	4,000	4,352
	2,339,888	2,493,350	2,287,012
Excess of expenses over revenues from operations	(300,985)	(444,850)	(339,483)
Other revenues			
Property sales	-	-	471,186
Excess of revenues over expenses (expenses over revenues)	(300,985)	(444,850)	131,703
Surplus, beginning of year	2,071,644	2,071,644	1,939,941
Surplus, end of year	\$ 1,770,659	\$ 1,626,794	\$ 2,071,644

See accompanying notes

C.A. PIPPY PARK COMMISSION
CONSOLIDATED STATEMENT OF CASH FLOWS
For the Year Ended 31 March

2009

2008

Cash flows from operating activities		
Excess of revenues over expenses (expenses over revenues)	\$ (300,985)	\$ 131,703
Adjustment for non-cash items		
Amortization	265,708	269,533
Loss (Gain) on sale of capital assets	2,096	(10,166)
Bad debts	2,570	-
	(30,611)	391,070
Changes in non-cash working capital		
Accounts receivable	(24,398)	(5,593)
Merchandise inventory	4,109	5,242
Prepaid expenses	3,752	(6,288)
Prepaid supplies	(48)	2,286
Accounts payable and accrued liabilities	(20,617)	(75,940)
Deferred revenue	(18,747)	(6,046)
	(55,949)	(86,339)
Increase in accrued severance pay	4,294	9,555
	(82,266)	314,286
Cash flows from investing activities		
Additions to capital assets - purchased from operations	(350,261)	(171,671)
Additions to capital assets - purchased under capital lease	(6,112)	(164,150)
Reclassification of capital asset	22,639	-
Sale of capital assets	2,929	18,132
	(330,805)	(317,689)
Cash flows from financing activities		
Increase (decrease) in capital lease obligations	(19,456)	164,150
Repayment of capital lease obligations	(27,314)	(64,073)
	(46,770)	100,077
Net increase (decrease) in cash	(459,841)	96,674
Cash, beginning of year	694,126	597,452
Cash, end of year	\$ 234,285	\$ 694,126

See accompanying notes

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

Authority

The C.A. Pippy Park Commission (the Commission) was incorporated in 1968 and operates under authority of the *Pippy Park Commission Act*. The purpose of the Commission is to provide a park-like setting to house the headquarters of the Provincial Government, as well as various government, cultural, educational facilities and Memorial University of Newfoundland. Its affairs are managed by a Board of Commissioners, the majority of whom are appointed by the Lieutenant-Governor in Council.

The C.A. Pippy Park Golf Course Limited (the Golf Course) was incorporated on 6 January 2006 under Section 15 of the *Corporations Act*. It is a wholly owned subsidiary of the Commission, incorporated in accordance with Section 25(b)(i) of the *Pippy Park Commission Act*. Its purpose is to manage the Pippy Park Golf Course.

1. Significant accounting policies

These consolidated financial statements have been prepared by the Commission's management in accordance with Canadian generally accepted accounting principles. Outlined below are the significant accounting policies followed.

(a) Principles of consolidation

The consolidated financial statements include the assets, liabilities and equity of the C.A. Pippy Park Commission and its subsidiary corporation, C.A. Pippy Park Golf Course Limited. Inter-entity transactions and balances have been eliminated in these consolidated financial statements.

(b) Capital assets

- (i) All capital assets are capitalized at cost at the time of acquisition. Government assistance towards the acquisition of capital assets is deducted from the related capital asset cost with any amortization calculated on the net amount. Amortization is calculated using the declining balance method based on the expected future life of all assets as follows:

Furniture and equipment	30%
Vehicles	30%
Equipment under capital lease	30%
Buildings	10%
Park improvements	10%
Golf course improvements	10%

- (ii) Many capital assets have been financed through capital grants from the Province of Newfoundland and Labrador. The expended portion of these grants has been deducted from the applicable capital assets on the consolidated balance sheet and amortization has been calculated on the net amount.

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

1. Significant accounting policies (cont.)

(iii) The cost of building acquisitions is included with land where the primary reason for purchasing the properties is to acquire the land. Where the Commission intends to maintain the buildings for Park use, cost is allocated between land and buildings.

(c) Severance pay

Severance pay is calculated based on years of service and current salary levels for management employees of the Commission and those employees represented by the Newfoundland and Labrador Association of Public and Private Employees. The entitlement to severance pay vests after nine years of continual service, and accordingly no provision has been made in the accounts for employees with less than nine years of continual service. For employees of the Commission, the amount is payable when the employee ceases employment in the public service. If an employee of the Commission transfers to another entity included in the public service, then the liability is transferred with the employee to the other entity. For Golf Course employees represented by the Newfoundland and Labrador Association of Public and Private Employees the amount is payable when the employee ceases employment with the Corporation. Other Golf Course employees do not qualify for severance pay.

(d) Deferred revenue

Deferred revenue represents revenue related to future operating periods. The revenue will be reported in the applicable future period to which it relates.

(e) Inventory

Inventory is valued at the lower of cost and net realizable value. Cost is determined on a first-in, first-out basis.

2. Accounts receivable

	<u>2009</u>	<u>2008</u>
Trade	\$ 53,606	\$ 59,278
Harmonized sales tax	49,819	16,261
Accrued interest and other	-	3,488
	<u>103,425</u>	<u>79,027</u>
Less: allowance for doubtful accounts	<u>12,105</u>	<u>9,535</u>
Net accounts receivable	<u>\$ 91,320</u>	<u>\$ 69,492</u>

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

3. Capital assets

	2009				<u>2008</u>
	<u>Cost</u>	<u>Capital Grants</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Park					
Land (Note 3(a) and 3(b))	\$ 6,035,850	\$ 6,030,728	\$ -	\$ 5,122	\$ 5,122
Furniture and equipment	282,088	111,237	143,702	27,149	29,456
Vehicles	122,842	122,842	-	-	-
Equipment under capital lease	101,911	-	41,274	60,637	86,624
Buildings	921,798	701,083	132,845	87,870	73,483
Park improvements	1,627,257	959,928	141,422	525,907	312,283
Assets under construction	65,517	-	-	65,517	8,061
	<u>9,157,263</u>	<u>7,925,818</u>	<u>459,243</u>	<u>772,202</u>	<u>515,029</u>
Golf Course					
Land (Note 3(a) and 3(b))	1,809,696	1,809,696	-	-	-
Golf course improvements	1,346,311	99,999	381,204	865,108	960,382
Buildings	522,893	10,725	156,491	355,677	395,197
Equipment under capital lease	55,434	-	27,256	28,178	68,516
Furniture and equipment	297,387	34,662	181,176	81,549	100,589
	<u>4,031,721</u>	<u>1,955,082</u>	<u>746,127</u>	<u>1,330,512</u>	<u>1,524,684</u>
	<u>\$ 13,188,984</u>	<u>\$ 9,880,900</u>	<u>\$ 1,205,370</u>	<u>\$ 2,102,714</u>	<u>\$ 2,039,713</u>

(a) Capital assets not included in consolidated financial statements

Land purchased directly by the Provincial Government and forming part of C.A. Pippy Park is not recorded in these consolidated financial statements. The land recorded in these consolidated financial statements represents land purchased directly by the Commission.

Capital improvements made by third parties are not recorded in these consolidated financial statements.

(b) Title to Commission property and value of land

Under Section 10(4) of the *Pippy Park Commission Act*, title to property of the Commission is vested in the name of the Minister of Finance, for the Crown. Therefore, capital grants received from the Province for the purchase of land have been deducted from the total cost of the land purchased.

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

4. Deferred revenue

	<u>2009</u>	<u>2008</u>
Golf course	\$ 40,875	\$ 59,776
Clubhouse	16,073	11,542
Trailer park	4,555	7,283
Advertising	3,509	5,263
Rental	446	341
	<u>\$ 65,458</u>	<u>\$ 84,205</u>

Golf course deferred revenue relates to golf packages and gift certificates sold during the fiscal year that relate to the 2009 golf season. Clubhouse deferred revenue relates to deposits received on Salon rentals for future periods. Trailer park deferred revenue relates to deposits received on reservations for the 2009 camping season. Advertising deferred revenue relates to the unamortized portion of a signing bonus received when the Golf Course signed a five year exclusive contract with a supplier in 2007. Rental deferred revenue relates to deposits received on reservations at the Northbank Lodge for future periods.

5. Obligations under capital lease

	<u>2009</u>	<u>2008</u>
Obligations under capital lease	\$ 124,682	\$ 171,452
Less: current portion	28,765	35,268
	<u>\$ 95,917</u>	<u>\$ 136,184</u>

Future minimum lease payments under capital leases are:

2010	\$ 37,990
2011	44,541
2012	21,937
2013	38,913
2014	<u>873</u>
	144,254
Less: interest portion of payments	<u>19,572</u>
	<u>\$ 124,682</u>

The capital leases are secured by equipment having a net book value of \$95,345.

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

6. Advance from Province of Newfoundland and Labrador

On 30 March 2001, the Commission received a repayable advance in the amount of \$250,000 from the Province of Newfoundland and Labrador. There are no set terms of repayment. The advance payable remained outstanding at year end.

7. Contingent liabilities

In 1997, a Statement of Claim was served on the Commission in dispute of conveyance of property situated at Nagle's Place. The property, within the boundary of Pippy Park, was purchased in 1997 by the Department of Works, Services and Transportation (now the Department of Transportation and Works). After the owners passed away, there was a dispute over share of the estate between the remaining children. The status of the issue between the parties is unclear, even though this issue was dropped from the trial list by consent of the parties some time ago. This matter has not been formally closed and action has been initiated to formally discontinue this matter during the 2008 calendar year.

8. Related party transactions

- (a) During the year, the Commission received an operating grant of \$350,000 (2008 - \$350,000) from the Province.
- (b) Services and rental revenue includes revenues from the Province in the amount of \$171,099 (2008 - \$160,146) as a result of ongoing contracts.

9. Golf Course revenue

	<u>2009</u>		<u>2008</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
Green fees	\$ 585,972	\$ 627,500	\$ 561,288
Rentals	135,877	120,000	117,848
	<u>721,849</u>	<u>747,500</u>	679,136
Proshop sales	26,209	30,000	24,991
Less: cost of goods sold	15,469	20,000	20,610
	<u>10,740</u>	<u>10,000</u>	4,381
	<u>\$ 732,589</u>	<u>\$ 757,500</u>	<u>\$ 683,517</u>

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

10. Trailer park revenue

	<u>2009</u>		<u>2008</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
Registration fees	\$ 432,897	\$ 435,000	\$ 368,669
Mini golf	13,261	17,000	18,481
	<u>446,158</u>	<u>452,000</u>	<u>387,150</u>
Sales	33,923	-	28,794
Less: cost of goods sold	23,136	-	20,585
	<u>10,787</u>	<u>-</u>	<u>8,209</u>
	<u>\$ 456,945</u>	<u>\$ 452,000</u>	<u>\$ 395,359</u>

11. Clubhouse revenue

	<u>2009</u>		<u>2008</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
Salon rentals	\$ 45,721	\$ 48,000	\$ 45,840
Catering commissions	45,514	46,000	40,430
	<u>91,235</u>	<u>94,000</u>	<u>86,270</u>
Salon sales	188,139	230,000	225,288
Less: cost of goods sold	84,034	98,000	95,914
	<u>104,105</u>	<u>132,000</u>	<u>129,374</u>
	<u>\$ 195,340</u>	<u>\$ 226,000</u>	<u>\$ 215,644</u>

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

12. Pensions

Management staff and staff represented by the Newfoundland and Labrador Association of Public and Private Employees are subject to the *Public Service Pensions Act*. Employee contributions are matched by the Commission and then remitted to the Province of Newfoundland and Labrador Pooled Pension Fund from which pensions will be paid to employees when they retire. The Commission's share of these pension contributions for 2009 was \$52,219 (2008 - \$45,809).

Commission staff represented by the United Food and Commercial Workers' Union participate in the Canadian Commercial Workers' Industry Plan from which pensions will be paid to employees when they retire. Employee contributions are matched by the Commission and then remitted to the Canadian Commercial Workers' Industry Plan. The Commission's share of these pension contributions for 2009 was \$4,456 (2008 - \$7,424).

13. Operating lease obligations

The Commission has operating lease obligations totalling \$26,603.

Future payments under these operating leases are:

2010	\$	10,070
2011		10,070
2012		5,803
2013		<u>4,950</u>
		30,893
Less: interest portion of payments		<u>4,290</u>
		<u>\$ 26,603</u>

14. Financial instruments

The Commission's financial instruments recognized on the consolidated balance sheet consist of cash, accounts receivable, accounts payable and accrued liabilities, and obligations under capital lease. The carrying values of these instruments approximate current fair value due to their nature and the short-term maturity associated with them. Any estimated impairment of accounts receivable has been provided for through an allowance for doubtful accounts and no further credit risk exists in relation to these receivables.

C.A. PIPPY PARK COMMISSION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
31 March 2009

15. Economic dependence

As a result of its reliance on future transfers from the Province of Newfoundland and Labrador to fund its operations, the Commission's ability to continue operations is dependent on the decisions of the Province.

16. Measurement uncertainty

The preparation of these consolidated financial statements in accordance with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses for the year.

17. Income taxes

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