

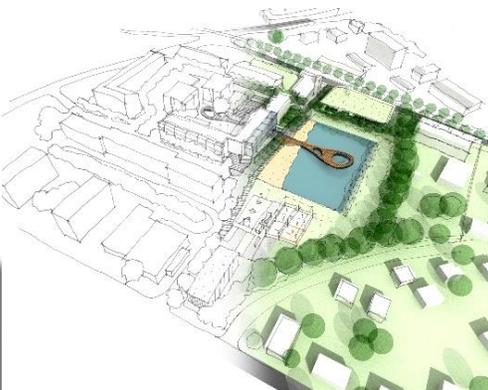
Development Offsite Levies Accounting – In Depth Webinar

February 26, 2020
10:00 – 11:30 MST

Registration Details:

GFOA Alberta (within Alberta)
<https://www.gfoa.ab.ca/events>

Bloom CME (outside Alberta)
<https://bloomcme.com/education/>



Enjoy this new webinar on detailed development levy accounting. This is must have knowledge for financial professionals and municipal executives dealing with municipal development challenges!

✓ **Land Development.** Management of land holds the greatest opportunity, and challenge, that any municipality faces. Understanding all impacts of land development is essential to the success of a municipality. This webinar will go in depth on the financial details and accounting for development levies.



✓ **Offsite Development Levies – in depth.** Last year's land management webinar provided a high-level overview of land management and the challenges associated with development. This webinar expands on the curriculum focusing on the detailed calculations and accounting for development levies.



✓ **Development levy legislation.** An overview of MGA legislation related to development charges will be provided.

✓ **Development levy methodology.** Basic theory, as well as levy calculation inputs and math will be covered. Learn how levy models work behind the scenes to limit risk. Levy calculation sample Excel templates will be provided!

✓ **Development charges and decision making.** Learn how to calculate the cost of a levy and conduct risk analysis for decision making (risk of development subsidization requirement).

✓ **Overview of how to account for debt financing when a municipality 'front-ends' a developer levy project.** Learn about debt financing related to development levies, debt management, legal obligations, and risk. Detailed accounting of debt for front ended projects will be provided.



✓ **Understanding the impact of using grants to fund development projects.** Financial impacts, process requirements, subsidization implications, and legal considerations will be covered.

✓ **Offsite development levy accounting.** In-depth discussion of revenue recognition and the relationship between deferred revenue and accumulated surplus.

✓ **Journal Entries.** Detailed account journal entries required for development levies, with examples, will be provided.



Course Co-Creator / Instructor
Tim Duhamel

Tim Duhamel is the **founder and President of Bloom Centre of Municipal Education**.

He is a municipal veteran whose **career has spanned over 21 years**. He has been a proud member of GFOA Alberta since 1998.

His passion is creating educational material and conducting lectures for municipal professionals. He has lectured as far away as Kiev, Ukraine for the Federation of Canadian Municipalities. Tim is the lead creator of education material and course delivery for GFOA Alberta.

His **municipal consulting practice** has numerous repeat clients in Alberta with ongoing projects ranging from:

- ✓ General mentorship and in-house training
- ✓ Strategic planning (Council, Executive Team and department workshop facilitations)
- ✓ Leadership training, team building, Council/Admin relationship
- ✓ Process improvement reviews, change management, municipal scans, service reviews
- ✓ Financial plans, feasibility studies, priority reviews, long term operating and capital plans, priority-based budgeting, forecasting

Tim is the former:

- ✓ **Manager** of Financial Planning for Strathcona County
- ✓ **Chief Administrative Officer** for the Town of Bruderheim
- ✓ **General Manager** of Community and Protective Services for the City of Spruce Grove



Contact Info

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Course Co-Creator / Instructor
Stephanie Porter

Stephanie Porter is a Chartered Professional Accountant (CPA, CA) who has diverse experience in the municipal sector as both an external auditor with Metrix Group LLP, and as former Controller for the City of Spruce Grove.

Stephanie has a passion for education and is a **course developer and instructor for the University of Alberta** in addition to her work at Bloom.

Stephanie has led **numerous improvements** to both the reporting and audit functions in her career and has a strong history of “**challenging the process**” to initiate innovation.

Some examples are:

- ✓ Virtually eliminated overtime for accounting staff through process efficiencies
- ✓ Moved the organization from annual to monthly PSAS compliant financial statements
- ✓ Improved financial literacy of City Administration through the development and delivery of workshops for operational managers and finance personnel
- ✓ Implementing fully integrated budget and financial reporting software

Stephanie is the **lead Associate** of curriculum development and instruction **for Bloom's reporting and audit stream.**

