THETIS ISLAND IMPROVEMENT DISTRICT Financial Statements Year Ended December 31, 2018

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of Thetis Island Improvement District have been prepared in accordance with Canadian public sector accounting standards. When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances. These statements include certain amounts based on management's estimates and judgments. Management has determined such amounts based on a reasonable basis in order to ensure that the financial statements are presented fairly in all material respects.

The integrity and reliability of Thetis Island Improvement District's reporting systems are achieved through the use of formal policies and procedures, the careful selection of employees and an appropriate division of responsibilities. These systems are designed to provide reasonable assurance that the financial information is reliable and accurate.

The Trustees are responsible for ensuring that management fulfills its responsibility for financial reporting and is ultimately responsible for reviewing and approving the financial statements. The Trustees carry out this responsibility principally through its 5 board meetings where the finances are reviewed. Following the review of the financial statements and discussions with the auditors, the reports are shared with the Trustees prior to its approval of the financial statements.

The financial statements have been audited on behalf of the members by Palmer Leslie, Chartered Professional Accountants, in accordance with Canadian public sector accounting standards.

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Thetis Island, BC April 10, 2019



Alex E. Palmer, C.P.A., C.A. 1 Fammy Leslie, C.P.A., C.G.A., C.A. 1 Tavish Annis, C.P.A., C.G.A. 1

"A Professional Corporation

INDEPENDENT AUDITOR'S REPORT

To the Members of Thetis Island Improvement District

Report on the Financial Statements

Opinion

We have audited the financial statements of Thetis Island Improvement District (the Organization), which comprise the combined statement of financial position as at December 31, 2018, and the statements of changes in accumulated surplus operations 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 Organization as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

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

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

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to

(continues)

Independent Auditor's Report to the Members of Thetis Island Improvement District *(continued)* cease operations, or has no realistic alternative but to do so.

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

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 Organization'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 Organization'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 Organization 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.

Report on Other Legal and Regulatory Requirements

As required by the British Columbia Societies Act, we report that, in our opinion, the Organization's financial statements have been prepared following Canadian public sector accounting standards.

Duncan, British Columbia April 10, 2019

CHARTERED PROFESSIONAL ACCOUNTANTS

Palus Leslie

Combined Statement of Financial Position

December 31, 2018

9. The second se	2018	2017
FINANCIAL ASSETS		
Cash (Note 5)	\$ 380,727	\$ 311,340
Accounts receivable	426	
Goods and services tax recoverable	20,476	2,665
	401,629	314,005
LIABILITIES		
Bank indebtedness	404,350	5.02
Accounts payable (Note 6)	111,565	8,723
Deferred income (Note 7)	152,600	151,993
	668,515	160,716
NET FINANCIAL ASSETS (DEBT)	(266,886) 153,289
NON-FINANCIAL ASSETS		
Inventory	n - 1	-
Prepaid expenses	9,283	6,413
Tangible capital assets (Note 8)	720,406	201,324
	729,689	207,737
ACCUMULATED SURPLUS	\$ 462,803	\$ 361,026

APPROVED BY THE TRUSTEES

Trustee

Trustee

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THETIS ISLAND IMPROVEMENT DISTRICT Statement of Changes in Accumulated Surplus

Year Ended December 31, 2018

	C	Operating Fund 2018	æ	Capital Replacement Fund 2018		Property and Equipment Fund	W He	Health and Wellness Fund		Total 2018		Total 2017
ACCUMULATED SURPLUS - BEGINNING OF YEAR	er.	30.831	€	111 008	•	201 397	#	17 860	4	361 026	9	325 410
	•	5)	200,	+	10,101)	,	-	30,100)	040,410
SURPLUS (DEFICIT) FOR THE YEAR		26,011		102,083		(26,263)		(54)	!	101,777	,	35,616
		56,842		213,091		175,064		17,806		462,803		361,026
Prior year transfer		5,000		(2,000)		×		¥		•		W.
Acquisition of tangible capital assets		Ę		(18,308)		18,308		1		Ě		æ
Firehall renovation preliminary		ē		(44,027)		44,027		,		•		92
Firehall renovation		•		(483,009)		483,009		,		3		2
Proceeds from Line of Credit and Accounts Payable		Æ.		500,836		(500,836)			ě.			t
ACCUMULATED SURPLUS - END OF YEAR	↔	61,842	€9	163,583	69	219,572	€9	17,806	69	462,803	€9	361,026

The accompanying notes form an integral part of these financial statements

THETIS ISLAND IMPROVEMENT DISTRICT

Statement of Operations

Year Ended December 31, 2018

	Δ.	Budget	Ö	Operating Fund	Rep	Capital Replacement Fund	Property and Equipment Fund		Health and Wellness Fund	ъ	Total		Total
		2018		2018		2018	2018		2018		2018		2017
REVENUES Property Taxes Donations Interest income	↔	198,985	↔	198,985 10,000 407	↔	105,000	6 9	₩	500 16	64	303,985 10,500 1,190	<i>⇔</i>	253,380 960 206
	1	198,985		209,392		105,767	Ì		516	10	315,675		254,546
EXPENSES													
Wages and benefits		85,385		88,814		ę.			ñ		88,81	_	87,432
Amortization		(0)		*		*	26,263	263	×		26,263		24,777
Travel and training - general		4,200		1,650		*	9		î		1,650	_	2,140
Travel and training firefighters		11,000		11,929		ů.	//*		ij		11,929	_	17,189
Travel and training first responders		3,000		1,286		•1	A 0.		<u></u>		1,286		. 10
Public education		1,200		448		.6	96		÷		448	_	765
Vehicle		17,500		7,866		9	a ·		1		7,866		16,494
Office		3,000		831		((*))	1960		T.		831		2,172
Insurance		16,700		16,005		10	. 10		T.		16,005		15,728
Firefightng supplies and equipment maintenance		6,000		5,457		×	æ		9		5,457		4,512
First responder supplies and equipment maintenance		4,000		3,470		(9)	9		120		3,470	_	3,538
Call out fuel expense		11,000		9,860		(4)}	. 965		120		9,860	_	9,630
Uniforms and misc.		1,400		1,595		X	90		*		1,595		1,173
Property maintenance		5,000		1,291		96	781				1,291		2,720
Communicatoin equipment maintenance		2,500		1,261		()	11.0		(J)		1,261		2,246
Utilities		8,100		7,506		6	60				7,506		7,372
Association dues		1,000		846		£	40.		*		846		1,064
Contract services		4,500		2,786		16)	ik.		*		2,786		3,537
Bank charges and interest		200		797		3,684	\\		<u>]</u>		4,481		273
Accounting and legal		6,900		11,997		(0)	Rect		W		11,997		6,502
Minor capital		200		4,370		K (•		*		4,370	_	5,001
													(continues)

The accompanying notes form an integral part of these financial statements

Palmer Leslie
Chartered Professional Accountants

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Statement of Operations (continued)

	Budget	Operating Fund	Capital Replacement Fund	Property and Equipment Fund	Health and Wellness Fund	Total		Total
	2018	2018	2018	2018	2018	2018		2017
Social events Health and welness expenses	2,600	3,316	* *		570	3,316 570	9.0	4,665
	198,985	183,381	3,684	26,263	220	213,898	88	218,930
ANNUAL SURPLUS (DEFICIT)	€	\$ 26,011	\$ 102,083	\$ (26,263)	\$ (54)	\$ 101,777	\$ 2	35,616

Combined Statement of Cash Flows

	2018	2017
OPERATING ACTIVITIES Surplus Item not affecting cash:	\$ 101,777	\$ 35,616
Amortization of tangible capital assets	26,263 128,040	24,777 60,393
Changes in non-cash working capital: Accounts receivable Accounts payable Deferred income Prepaid expenses Goods and services tax receivable	(426) 102,841 607 (2,870) (17,811)	(4,339) 25,303 1,397 (1,092)
Cash flow from operating activities	82,341 210,381	21,269 81,662
INVESTING ACTIVITY Purchase of tangible capital assets	(545,344)	(27,054)
Cash flow used by investing activity	(545,344)	(27,054)
INCREASE (DECREASE) IN CASH FLOW	(334,963)	54,608
Cash - beginning of year	311,340	256,732
CASH (DEFICIENCY) - END OF YEAR CASH CONSISTS OF: Cash Bank indebtedness	(23,623) \$ 380,727 (404,350)	\$ 311,340 311,340
	\$ (23,623)	\$ 311,340

Notes to Financial Statements Year Ended December 31, 2018

GENERAL

The Thetis Island Improvement District ("District") was incorporated on December 16, 1982 and is subject to the provisions contained in the Local Government Act, a statute of the British Columbia provincial government. The principal activities of the District are to provide volunteer fire protection and first-response emergency services to the residents of Thetis Island Improvement District.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the District were prepared in accordance with Canadian public sector accounting standards (GAAP) and, in management's opinion, with consideration of materiality and within the framework of the following accounting policies:

Basis of presentation

The consolidated financial statements were prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon the receipt of goods and services or the creation of an obligation to pay.

The consolidated financial statements reflect the assets, liabilities, revenue and expenditures and changes in fund balances and the financial position of the District. These consolidated statements consolidate the financial position of assets and liabilities of the funds.

Fund accounting

In order to ensure observance of limitations and restrictions placed on the use of resources available to the District, the accounts are maintained on a fund accounting basis. Accordingly, resources are classified for accounting and reporting purposes into funds. These funds are held in accordance with the objectives specified by the contributors or in accordance with the directives issued by the Board of Trustees.

The Operating Fund accounts for all revenues and expenses related to the general and ancillary fire protection and first response services provided by the District.

The Capital Replacement Fund know as the "Fire Protection - Capital Works and Equipment Renewal Reserve Fund" consists of funds established by the Board of the District to be used for Expenditures related to the upgrading, replacement or renewal of existing tangible capital assets used in the fire protection and first response services by the District. These funds have been augmented by annual assessments of property tax and must only be invested or disbursed when approved by resolution of the trustees and the Inspector of Municipalities. The fund was established by Bylaw No. 5 dated May 2, 1984 with an initial appropriation of \$2,500 from operating funds.

The Property and Equipment Fund accounts for all tangible capital property and equipment of the District used in the provision of fire protection and first response services by the District.

The Health and Wellness Fund consists of funds established in 2002 to provide supplemental assistance for volunteer fire department members and their families during the period of recovery from injury or illness, or to provide interim financial assistance to families of fire department members in the event of death. These funds are intended to supplement any insurance proceeds from the accident and sickness insurance policy of the District. The amounts disbursed from this fund as a supplement to insurance proceeds are not to exceed the fund balance and are to be disbursed when approved by resolution of the trustees.

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Notes to Financial Statements

Year Ended December 31, 2018

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition

The Provincial government distributes the taxes collected for fire protection and first response services from property tax revenue which is recognized in the calendar year based on approved property tax assessments for the period. Donations, interest income and other income is recognized as revenue as earned on an accrual basis.

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfer are recognized in the financial statements as revenue in the period in which the events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met and a reasonable estimate of the amounts can be determined.

The District is in receipt of government transfers in the form of property tax revenues received from senior levels of government.

Contributed services

Volunteers contribute significant time to assist the Improvement District in carrying out its mandate. Because of the difficulty of determining their fair value, contributed services are not recognized in the consolidated financial statements.

Estimates

The preparation of consolidated financial statements in accordance with Canadian generally accepted accounting standards for Districts under the jurisdiction of the Local Government Act requires the Board of Trustees to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenses during the reported year. Significant areas requiring the use of such estimates relate to the determination of the collectible of accounts receivable and provisions for contingencies. Actual results could differ from the estimates. These estimates are reviewed periodically, and, if adjustments become necessary, they are reported in earnings in the year in which they become known.

Tangible capital assets

Tangible capital assets are stated at cost less accumulated amortization. Tangible capital assets are amortized over their estimated useful lives at the following rates and methods:

Buildings	40 years	straight-line method
Water tanks	10 years	straight-line method
Communication equipment	10 years	straight-line method
Fire protection equipment	10 years	straight-line method
Motor vehicles	10 years	straight-line method

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Districts' ability to provide goods or services, or when the value of the future economic benefits associated with the asset are less than the book value of the asset.

Amortization is charged at 50% the year of acquisition and not recorded in the year of disposal. The amortization policy has been applied prospectively to the financial statements on the adoption of the public sector accounting standards based on the original costs and acquisition dates of the tangible capital assets.

Notes to Financial Statements Year Ended December 31, 2018

ANNUAL BUDGET

The financial statements include the annual budget as approved by the Board of Trustees. The budget numbers were compiled with information supplied by the management of the District and were not audited or reviewed.

4. FINANCIAL INSTRUMENTS

The District's financial instruments consist of cash, accounts receivable, accounts payable, accrued liabilities and line of credit. It is the Board of Trustees opinion that the District is not exposed to significant interest rate, credit, or currency risk arising from these financial instruments.

LOANS AND RECEIVABLES

The District has classified the following financial assets as loans and receivables: accounts receivable. The assets are initially recognized at their fair value. Fair value is approximated by the instrument's initial cost in a transaction between unrelated parties. Transactions to purchase or sell items are recorded on the settlement date. Total interest income, calculated using the effective interest rate method, is recognized in total income.

OTHER FINANCIAL LIABILITIES

The District has classified the following financial liabilities as other financial liabilities: accounts payable. These liabilities are initially recognized at their fair value. Fair value is approximated by the instrument's initial cost in a transaction between unrelated parties. Transactions to purchase or sell these items are recorded on the settlement date. Total interest expense (if any) is calculated using the effective interest rate method and would be recognized in net income.

5. CASH

At year end, the District's cash balance are as follows:

12	2018		2017
\$	386,548 (5,821)	\$	334,381 (23,041)
<u>\$</u>	380,727	\$	311,340
	\$ - \$	\$ 386,548 (5,821)	\$ 386,548 \$ (5,821)

ACCOUNTS PAYABLE

Accounts payable represent trade accounts payable relating to operations and the capital funds replacement fund and to be paid out of their respective funds of the District.

Op	perating t	fund paya	ables		\$	111	,565	\$ 8,724

7. DEFERRED REVENUE

The District received \$152,600 from the provincial government relating to the taxes collected based on approved property tax assessments. The funds are to be used for the provision of fire protection and first response services in the 2019 fiscal year.

Notes to Financial Statements Year Ended December 31, 2018

8. TANGIBLE CAPITAL ASSETS

	_	Cost	 cumulated ortization	 2018 Net book value	2017 Net book value
Buildings Water tanks Communication equipment Fire protection equipment Motor vehicles	\$	641,422 18,882 21,547 147,907 325,940	\$ 46,280 7,497 17,252 79,876 284,387	\$ 595,142 11,385 4,295 68,031 41,553	\$ 70,903 13,517 5,405 63,292 48,207
	\$	1,155,698	\$ 435,292	\$ 720,406	\$ 201,324

The District recorded amortization of \$26,263 in the current year (2017 - \$24,777).

9. ACCUMULATED SURPLUS

The District segregates its accumulated surplus into the following categories.

Operating fund	\$	61,842	\$ 30,831
Capital Replacement Fund		163,583	111,008
Property and Equipment Fund		219,572	201,327
Health and Welfare Fund		17,806	17,860
	<u>\$</u>	462,803	\$ 361,026

10. INTER-FUND TRANSFERS

The Capital Replacement Fund received proceeds of \$500,836 from a line of credit and payable balance. Funds from the Capital Replacement Fund were transferred in the amount of \$544,344 to the Property and Equipment Fund for the purchase of tangible capital assets and firehall renovations.

11. BUDGET FIGURES

The financial plan is prepared on a revenue and expenditure basis. For comparative purposes, the District has modified its financial plan to prepare a budget that is consistent with the scope and accounting principals used to report the actual results. The unaudited budget figures used in these consolidated financial statements have been approved by the trustees.

12. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the method of presentation adopted in the current year.

13. NEW AUDITOR

The Society's prior year financial statements were audited by a different CPA firm. Certain of the comparative balances may have been modified to conform to the current year's presentation.

Fire Hall Renovation (Schedule 1)

		Budget	20	18 Actual	E	stimated 2019		Total
Fire Hall Renovation Project								
Site Preparation and								
Demolition	\$	38,000	\$	23,461	\$		\$	23,461
Excavation and Concrete	•	30,000	*	20, .0 .	Ψ		Ψ.	20,401
Foundation		62,500		22,506		=		22,506
Exterior Construction		195,000		194,373		50,000		244,373
Interior Construction		272,900		176,549		100,000		276,549
Renovation of Existing		•		, -		,		
Structures		5,900		=		:*:		-
Landscaping		30,000		Ħ		50,000		50,000
Miscellaneous		138,000		66,120		60,000		126,120
Contingency		57,700		π.		56,991		56,991
Fire Hall Renovation								
Project total	\$	800,000	\$	483,009	\$	316,991	\$	800,000

Budget vs. Actual (Schedule 2)

Year Ended December 31, 2018

		Budget 2018		Actual 2018	
Revenue					
Property Taxes	\$	198,985	\$	198,985	
Donations		(#)	•	10,000	
Interest income		:=:		407	
Total Revenue Budget		198,985		209,392	
Maintenance and Operations Budget					
Minor Capital		(500)		(4,370)	
Hydro		(4,000)		(2,998)	
Telephones		(4,000)		(4,408)	
Garbage TIRRA		(100)		(100)	
Communication Equipment Maintenance		(2,500)		(1,261)	
First Responder supplies		(1,750)		(3,398)	
First Responder Equipment Maintenance		(1,750)		(43)	
Fire Fighting Supplies		(4,500)		(3,709)	
Fire Fighting Equipment Maintenance		(4,500)		(1,748)	
Uniforms and PPE		(1,400)			
Vehicles		200		(1,595) (580)	
Vehicles - fuel		(3,000)		(3,584)	
Vehicles - ferry		(1,500)		(1,232)	
Vehicle Maintenance General		(10,000)		(2,441)	
Vehicle Maintenance Emergency Response Vehicle		(3,000)		(30)	
Canteen (incl: Aux & Social Events)		(2,500)		(1,233)	
Property Maintenance		(5,000)		(1,291)	
Weekday (\$150/day) & Weekend (\$75/day) Training		(3,000)		(1,650)	
Training - firefighters		(11,000)		(11,929)	
Training - First Responder		(3,000)		(1,286)	
Public Education/Fire Service		(1,200)		(448)	
Association Dues		(1,000)		(846)	
Office & Misc. Supplies		(1,800)		(810)	
Contract services		(4,500)		(2,786)	
Other First Responder Purchases	_	(500)		(29)	
Total Maintenance and Operations		(73,000)		(53,805)	
Administration Budget					
Interest and Bank Charges - Op		(500)		(796)	
Insurance - Members		(3,800)		(3,612)	
Insurance - General		(8,900)		(8,703)	
Insurance - Vehicles		(4,000)		(3,690)	
Wages		(79,985)		(83,683)	
Payroll taxes		(5,400)		(5,130)	
Call out fuel expenses Members		(11,000)		(9,860)	
Appreciation dinners		(3,100)		(2,083)	
Accounting and Legal		(6,900)		(11,997)	
Office & Misc. Supplies		(1,200)		(20)	
Training and development		(1,200)		(20)	
Total Administration Budget	_	(125,985)		(129,574)	
Total	\$		\$	26,013	

(continues)

Budget vs. Actual (continued) (Schedule 2)

Year Ended December 31, 2018

	Budget 2018			Actual 2018	
Capital Projects					
Capital Replacement Fund Contribution	\$	105,000	\$	105,000	
PPE		(4,000)		(4,640)	
Water Supply Project		(7,000)		(7,945)	
Small Engines		(2,500)		₩.	
Hoses		(1,800)		(1,875)	
Equipment		(8,500)		(3,849)	
Fire Hall Renovation		(50,000)		(44,026)	
Total Capital expenditures	_	(73,800)		(62,335)	
Total surplus	\$	31,200	\$	42,665	

2