Cherry Creek Waterworks District Consolidated Financial Statements December 31, 2022

Cherry Creek Waterworks District Contents

For the year ended December 31, 2022

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To the Board of Trustees of Cherry Creek Waterworks District:

Management is responsible for the preparation and presentation of the accompanying consolidated financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian Public Sector Accounting Standards. This responsibility includes selecting appropriate accounting principles and methods and making decisions affecting the measurement of transactions in which objective judgment is required.

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

The Board of Trustees is composed entirely of Trustees who are neither management nor employees of the District. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities. The Board fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors.

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

April 5, 2023/

Administrator





To the Board of Trustees of Cherry Creek Waterworks District:

Opinion

We have audited the consolidated financial statements of the Cherry Creek Waterworks District (the "District") which comprise the consolidated statement of financial position as at December 31, 2022, the consolidated statements of operations and accumulated surplus, change in net financial assets and cash flows and related schedules for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the District as at December 31, 2022, and the results of its operations and its consolidated 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 Consolidated Financial Statements section of our report. We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

MNP LLP

400 MNP Place, 345 Wallace Street, Nanaimo B.C., V9R 5B6

T: 250.753.8251 F: 250.754.3999



- 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 entity'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 consolidated 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 District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and
 whether the consolidated 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.

Nanaimo, British Columbia

April 5, 2023

Chartered Professional Accountants

MNPLLP



Cherry Creek Waterworks District Consolidated Statement of Financial Position

As at December 31, 2022

	2022	202
Financial assets		
Cash	1,734,547	1,328,260
Accounts receivable	109,188	91,814
Goods and Services Tax receivable	9,330	8,065
Short-term investments	2,151,279	2,111,907
Total financial assets	4,004,344	3,540,046
Liabilities		
Accounts payable and accrued liabilities	49,874	44,924
Deferred revenue	12,999	-
Long-term debt (Note 3)	30,000	40,000
Total liabilities	92,873	84,924
Net financial assets	3,911,471	3,455,122
Non-financial assets		
Prepaid expenses and deposits	16,708	20,370
Inventory	7,509	22,117
Tangible capital assets (Schedule 1)	2,961,808	3,025,147
Total non-financial assets	2,986,025	3,067,634
Accumulated surplus (Note 6)	6,897,496	6,522,756

Approved on behalf of the Trustees

1/00

Trustee

Cherry Creek Waterworks District Consolidated Statement of Operations and Accumulated Surplus

For the year ended December 31, 2022

	2022	2022	2021
	Budget		
	(Note 5)		
Revenues			
Water tolls	455,600	461,152	415,882
Property taxes	368,000	328,700	323,839
Provincial tax levy - fire protection	323,582	323,582	302,413
Fire protection	-	20,462	230,767
Interest income	10,000	39,660	14,068
Water connection fees	7,000	8,616	3,500
Capital levy - user charge	1,100	1,100	550
Other income	<u>-</u>	2,302	663
	1,165,282	1,185,574	1,291,682
Expenses			
Administration (Schedule 2)	192,860	220,281	207,379
Water service (Schedule 3)	224,800	313,176	289,756
Fire protection (Schedule 4)	238,582	277,376	325,205
	656,242	810,833	822,340
Annual surplus	509,040	374,741	469,342
Accumulated surplus, beginning of year	6,522,756	6,522,756	6,053,414
Accumulated surplus, end of year	7,031,796	6,897,497	6,522,756

Cherry Creek Waterworks District Consolidated Statement of Change in Net Financial Assets For the year ended December 31, 2022

	2022 Budget (Note 5)	2022	2021
Annual surplus	509,040	374,741	469,342
Acquisition of tangible capital assets	-	(87,219)	(39,645)
Amortization	-	150,559	163,762
Change in inventory	-	14,610	(3,887)
Change in prepaid expenses and deposits	-	3,659	15,634
Change in net financial assets	509,040	456,350	605,206
Net financial assets, beginning of year	3,455,122	3,455,122	2,849,916
Net financial assets, end of year	3,964,162	3,911,472	3,455,122

Cherry Creek Waterworks District Consolidated Statement of Cash Flows

For the year ended December 31, 2022

	2022	2021
Cash provided by (used for) the following activities		
Operating activities		
Annual surplus	374,741	469,342
Amortization	150,559	163,762
	525,300	633,104
Changes in non-cash operating balance		
Accounts and Goods and Services Tax receivable	(18,639)	(5,148
Inventory and prepaid expenses and deposits	18,267	11,747
Accounts payable and accrued liabilities	4,952	8,971
Deferred revenue	12,999	(8,879
	17,579	6,691
Net cash provided by operating activities	542,879	639,795
Investing activities		
Cash used to purchase investments	(39,372)	(31,239)
Capital activities		
Cash used to acquire tangible capital assets	(87,219)	(39,645)
Financing activities		
Repayment of long-term debt	(10,000)	(10,000
	· · · · ·	•
Increase in cash resources	406,288	558,911
Cash resources, beginning of year	1,328,260	769,349
Cash resources, end of year	1,734,548	1,328,260

For the year ended December 31. 2022

1. Incorporation and operations

Cherry Creek Waterworks District (the "District") was incorporated on June 4, 1957 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 water service and fire protection to the residents of the Cherry Creek Waterworks District and to maintain and repair all water lines and fire protection equipment associated with those services. Under Section 149(1)(c) of the Income Tax Act, the District is exempt from taxation.

2. Significant accounting policies

Basis of presentation

It is the policy of the District to follow accounting principles accepted for British Columbia improvement districts and to apply such principles consistently. The consolidated financial statements have been prepared in accordance with the recommendations of the Public Sector Accounting Board of CPA Canada. In accordance with these recommendations, the District has implemented the consolidation of all funds. The consolidated financial statements reflect the removal of internal transactions and balances.

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.

Four funds are maintained: Operating Fund, Capital Fund and two Reserve Funds.

The Operating Fund is used to account for all revenues and expenses related to general and ancillary operations of the District.

The Capital Fund is used to account for all tangible capital assets of the District and to present the flow of funds related to their acquisition and disposal, unexpended capital resources and debt commitments.

The Restricted Reserve Fund consists of funds established by the Trustees of the District, by bylaw, to be used for expenditures related to the upgrading, replacement or renewal of the existing Waterworks tangible capital assets. These funds and interest earned thereon can only be disbursed upon approval of the Ministry of Community, Sport and Cultural Development.

The Unrestricted Reserve Fund consists of funds established by Board of Trustee motion, to be used as directed by the Board of Trustees for expenditures related to the upgrading, replacement or renewal of waterworks tangible capital assets. The Unrestricted Reserve Fund has three sub-funds: 4-3-2-1 Reserve, Fire Department Capital Reserve and Renewal Reserve.

Revenue recognition

Property taxes are recognized upon issuance of tax notices for the fiscal year. Sale of services revenue for water services are recognized on a quarterly basis when they are levied. Fire service revenue consists of funds received from the Province and is recognized upon receipt. Interest and other income is recognized as revenue as earned on an accrual basis. Local government transfer is recognized as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the District recognizes revenue as the liability is settled. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Short-term investments

Short-term investments consist of Guaranteed Investment Certificates ("GIC") which are valued at cost plus accrued interest with a maturity date of less than one year.

For the year ended December 31. 2022

2. Significant accounting policies (continued from previous page)

Inventory

Inventory of supplies are recorded at the lower of historical cost and replacement cost. Cost is determined using the specific identification method.

Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Amortization is provided using the declining balance method at rates intended to amortize the cost of assets over their estimated useful lives.

	Rate
Water distribution system	4 %
Equipment	20 - 55 %
Fire truck and equipment	13 - 30 %
Fire hall furniture and equipment	20 %
Fire hall buildings	4 %
Lacy Lake dam	4 %
Building improvements	6 - 8 %

Amortization is not taken unless an asset is in use.

Liability for contaminated sites

A liability for remediation of a contaminated site is recognized at the best estimate of the amount required to remediate the contaminated site when contamination exceeding an environmental standard exists, the District is either directly responsible or accepts responsibility, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount is determinable. The best estimate of the liability includes all costs directly attributable to remediation activities and is reduced by expected net recoveries based on information available at December 31, 2022.

At each financial reporting date, the District reviews the carrying amount of the liability. Any revisions required to the amount previously recognized is accounted for in the period revisions are made. The District continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made. As at December 31, 2022 the District has not recorded any liability for contaminated sites as no sites exist.

Measurement uncertainty (use of estimates)

The preparation of consolidated financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period.

Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Provisions are made for slow moving and obsolete inventory. Amortization is based on the estimated useful lives of tangible capital assets.

Liabilities for contaminated sites are estimated based on the best information available regarding potentially contaminated sites that the District is responsible for.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in earnings in the periods in which they become known.

For the year ended December 31. 2022

3. Long-term debt

Cherry Creek Community Recreation Commission Inc.; repayable in annual instalments of \$10,000 exempt from interest, matures April 2025 and is unsecured 30,000 40,000

Principal repayments on long-term debt is estimated as follows:

2023	10,000
2024	10,000
2025	10,000

30,000

4. 4-3-2-1 Drinking Water Treatment for Surface Water Policy

In November 2007, Vancouver Island Health Authority adopted the 4-3-2-1 Drinking Water Treatment for Surface Water Policy. This policy sets minimum treatment specifications for drinking water systems that use surface water. In accordance with this policy Vancouver Island Health Authority has added conditions to the operating permit for the District.

The District is updating the 1995 Alberni Valley Regional Water Study and the results may affect planned upgrades to the water system. Any alterations may necessitate a review and revisions of the operating permit terms and conditions.

This is an ongoing project with Vancouver Island Health Authority and the District has yet to determine the completion date.

5. Budget figures

Budget figures represent the budget adopted by Trustees on February 14, 2022. The following schedule reconciles the consolidated surplus as presented in the budget as approved by the Trustees to the consolidated surplus as shown on the consolidated Statement of Operations.

Budgeted surplus as approved by Trustees	310,340
Transfer to reserves	188,700
Repayment of long-term debt	<u>10,000</u>
Budgeted annual surplus, per consolidated Statement of Operations	509,040

6. Accumulated surplus

The District segregates its accumulated surplus into the following categories:

The Bistriot dogregates he accumulated surplus into the following sategories.	2022	2021
Operating fund	1,587,282	1,545,915
Capital fund		
Waterworks Fire protection	2,710,688 251,120	2,729,007 256,140
Total equity in tangible capital assets	2,931,808	2,985,147
Restricted reserve fund		
Capital levy reserve	74,821	72,318
Unrestricted reserve fund		
4-3-2-1 reserve	1,118,221	1,003,297
Fire department capital reserve Renewal reserve	922,325 263,040	669,973 246,106
	2,303,585	1,919,376
Total reserve funds	2,378,406	1,991,694
	6,897,496	6,522,756

See Schedule 5 for reserve fund transactions.

7. Financial instruments

The District, as part of its operations, carries a number of financial instruments. The District's financial instruments consist of cash, short-term investments, accounts receivable, accounts payable and accrued liabilities and long-term debt. It is management's opinion that the District is not exposed to significant interest, currency or credit risks arising from these financial instruments.

8. Environmental liabilities

The District makes every reasonable effort to comply with all environmental regulations that apply to its operations. These regulations may require future expenditures to meet applicable standards. Amounts required to meet these obligations will be charged to operations or set aside as future reserves when they can be reasonably estimated.

For the year ended December 31. 2022

9. Recent accounting pronouncements

PS 3280 Asset Retirement Obligations, issued August 2018, establishes standards for recognition, measurement, presentation and disclosure of legal obligations associated with the retirement of tangible capital assets and is effective for the District as of January 1, 2023. A liability will be recognized when, as at the financial reporting date:

- a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset
- b) The past transaction or event giving rise to the liability has occurred
- c) It is expected that future economic benefits will be given up
- d) A reasonable estimate of the amount can be made

Liabilities are recognized for statutory, contractual or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development or normal operation of the assets. The obligations are measured initially at fair value, determined using present value methodology, and the resulting costs capitalized into the carrying amount of the related tangible capital asset. In subsequent periods, the liability is adjusted for accretion and any changes in the amount or timing of the underlying future cash flows. The capitalized asset retirement cost is amortized on the same basis as the related asset and accretion expense is included in the Statement of Operations.

Management is in the process of assessing the impact of adopting this standard on the District's financial results.

As at December 31, 2022

Schedule 1

			\	Nater Service	e			F	ire Protection	n		Total	ls
	Land	Water distribution system	Watershed and parks	Lacy Lake dam	Building improvements	Equipment	Work in progress	Fire truck and equipment	Fire hall furniture and equipment	Fire hall buildings	New fire hall WIP	2022	2021
Cost													
Balance, beginning of year	133,771	3,851,549	131,599	87,140	18,805	233,643	314,681	1,558,094	157,911	221,734	-	6,708,927	6,669,282
Add:													
Additions during the year	-	21,155	-	-	-	14,499	43,228	-	3,757	-	4,581	87,219	39,645
Less:													
Disposals during the year	-	-	-	-	-	-	-	-	-	-		-	-
Balance, end of year	133,771	3,872,703	131,599	87,140	18,805	248,141	357,909	1,558,094	161,668	221,734	4,581	6,796,146	6,708,927
Accumulated amortization													
Balance, beginning of year	-	1,770,724	-	85,408	8,343	177,706	-	1,370,457	107,267	163,875		3,683,780	3,520,018
Add:													
Amortization	-	83,656	-	69	837	12,637	-	36,319	14,599	2,441		150,559	163,762
Less:													
Reduction for dispositions	-	-	-	-	-	-		_	-	-			-
Balance, end of year	-	1,854,380	-	85,477	9,180	190,343	-	1,406,776	121,866	166,317		3,834,339	3,683,780
Net book value of													
tangible capital assets	133,771	2,018,324	131,599	1,663	9,625	57,798	357,909	151,318	39,802	55,417	4,581	2,961,808	3,025,147

Work in progress includes cost for water treatment plant and replacement watermains, no amortization has been taken as of December 31, 2022 (2021 - Nil).

Cherry Creek Waterworks District Schedule of Administration Expenses For the year ended December 31, 2022

	2022	2021
Audit, accounting and legal	21,862	18,879
Bank charges	3,606	3,207
Insurance	16,946	17,763
Office expense and supplies	16,264	16,458
Payroll benefits	19,866	18,875
Salaries	106,264	99,069
Telephone and utilities	4,641	3,896
Trustees' allowance	18,000	17,400
Water licences and rentals	12,832	11,832
	220,281	207,379

Cherry Creek Waterworks DistrictSchedule of Water Service Expenses

For the year ended December 31, 2022

	2022	2021
Amortization	97,200	100,101
Contractor	152,770	132,489
Engineering fees	459	1,449
Materials and equipment	47,161	23,622
Miscellaneous	9,529	28,223
Vehicle	6,057	3,872
	313,176	289,756

Cherry Creek Waterworks District Schedule of Fire Protection Expenses For the year ended December 31, 2022

	2022	2021
Amortization	53,359	63,661
Benefits	3,379	2,713
Building renovations	3,600	13,616
Building repairs	279	1,259
Fire Chief's wage	58,147	52,088
Incentives	17,637	24,136
Insurance	10,157	12,029
Licence and dues	442	430
Materials and supplies	12,487	11,095
Office supplies	523	713
Operations	11,358	10,474
Paid on call	22,654	19,038
Procurement and logistics	4,642	6,977
Special projects	13,107	4,874
Telephone and utilities	7,405	6,032
Training	21,401	6,987
Truck maintenance and operation	14,634	7,159
Wildfire protection	7,763	19,167
Wildfire wages and benefits	14,402	62,757
	277,376	325,205

Cherry Creek Waterworks District Consolidated Schedule of Reserve Funds

For the year ended December 31, 2022

	4-3-2-1 Reserve	Capital Levy Reserve	Fire Department Capital Reserve	Renewal Reserve	2022	2021
Balance, beginning of year	1,003,297	72,318	669,973	246,106	1,991,694	1,865,513
Transfer in	-	· -	240,000	12,000	252,000	12,000
Capital levy charge	-	1,100	· <u>-</u>	-	1,100	550
Parcel taxes	118,050	-	-	-	118,050	113,250
Interest income	20,973	1,403	12,352	4,933	39,661	14,068
Expenditure	(24,099)	<u> </u>	-	-	(24,099)	(13,687)
Balance, end of year	1,118,221	74,821	922,325	263,039	2,378,406	1,991,694