

SAVARY SHORES IMPROVEMENT DISTRICT

Financial Statements

Year Ended December 31, 2024

SAVARY SHORES IMPROVEMENT DISTRICT

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of Savary Shores Improvement District have been prepared in accordance with Canadian public sector accounting standards (PSAS). 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.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced. The internal controls are designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements.

The Board of Directors is responsible for ensuring that management fulfills its responsibility for financial reporting and internal control, and exercises these responsibilities through the Board. The Board reviews internal financial statements on a quarterly basis and external reviewed financial statements yearly. The Board also discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The external accountants, dmd Chartered Professional Accountants, conduct an independent review, in accordance with Canadian Standards for Review Engagements [CSRE 2400], and express their conclusion on the financial statements. The external accountants have full and free access to financial management of Savary Shores Improvement District and meet when required. The accompanying Independent Practitioner's Review Engagement Report outlines their responsibilities, the scope of their review and their conclusion on the financial statements.



Mr. Bryan Miles, Chairperson of Trustees



Lee Davis, Trustee

Savary Island, British Columbia
April 22, 2025



Chartered Professional Accountants

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INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Trustees of Savary Shores Improvement District

We have reviewed the accompanying financial statements of Savary Shores Improvement District (the Organization) that comprise the statement of financial position as at December 31, 2024, and the statements of operations, changes in accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards (PSAS), 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.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Savary Shores Improvement District as at December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with PSAS.

Powell River, British Columbia
April 22, 2025

CHARTERED PROFESSIONAL ACCOUNTANTS

SAVARY SHORES IMPROVEMENT DISTRICT**Statement of Financial Position****December 31, 2024**

	2024	2023
FINANCIAL ASSETS		
Cash and cash equivalents <i>(Note 3)</i>	\$ 18,328	\$ 142,322
Accounts receivable	980	1,005
Goods and services tax recoverable	3,409	1,856
Long term investment held for capital reserve fund <i>(Note 4)</i>	126,880	-
	149,597	145,183
LIABILITIES		
Accounts payable and accrued liabilities	26,092	7,069
NET FINANCIAL ASSETS	123,505	138,114
NON-FINANCIAL ASSETS		
Inventory	13,127	11,909
Prepaid expenses	14,226	14,019
Tangible capital assets <i>(Note 5)</i>	333,214	332,173
	360,567	358,101
ACCUMULATED SURPLUS <i>(Note 6)</i>	\$ 484,072	\$ 496,215
CONTINGENT LIABILITY <i>(Note 9)</i>		
ON BEHALF OF THE BOARD		
<u>Bryan R. Miles</u>	Trustee	
<u>Le Dan</u>	Trustee	

The accompanying notes form an integral part of these financial statements.

SAVARY SHORES IMPROVEMENT DISTRICT

Statement of Operations

Year Ended December 31, 2024

	Budget	2024	2023
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REVENUES			
District tax	\$ 70,290	\$ 70,290	\$ 64,200
Connection tax	37,620	37,620	34,200
Asset renewal levy	27,690	27,690	21,400
Connection and repair charges	1,050	3,100	-
Interest Income	1,500	2,485	2,576
Additional levies and charges	858	608	908
Lost discounts	-	550	-
	<hr/>	<hr/>	<hr/>
	139,008	142,343	123,284
EXPENSES			
Operations Expenses (<i>Schedule 1</i>)	59,099	84,303	67,154
Administration Expenses (<i>Schedule 2</i>)	79,428	70,097	66,257
	<hr/>	<hr/>	<hr/>
	138,527	154,400	133,411
SURPLUS (DEFICIT) FROM OPERATIONS	481	(12,057)	(10,127)
OTHER INCOME			
Gain (loss) on disposal of property, plant and equipment	-	(86)	(128)
	<hr/>	<hr/>	<hr/>
ANNUAL SURPLUS (DEFICIT)	\$ 481	\$ (12,143)	\$ (10,255)
	<hr/>	<hr/>	<hr/>

The accompanying notes form an integral part of these financial statements.

SAVARY SHORES IMPROVEMENT DISTRICT

Statement of Changes in Accumulated Surplus

Year Ended December 31, 2024

	2024	2023
ACCUMULATED SURPLUS - BEGINNING OF YEAR	\$ 496,215	\$ 506,470
ANNUAL SURPLUS (DEFICIT)	<u>(12,143)</u>	<u>(10,255)</u>
ACCUMULATED SURPLUS - END OF YEAR	<u>\$ 484,072</u>	<u>\$ 496,215</u>

The accompanying notes form an integral part of these financial statements.

SAVARY SHORES IMPROVEMENT DISTRICT

Statement of Changes in Net Financial Assets

Year Ended December 31, 2024

	Budget	2024	2023
ANNUAL SURPLUS (DEFICIT)	\$ 481	\$ (12,143)	\$ (10,255)
Amortization of tangible capital assets	13,342	21,537	21,199
Purchase of tangible capital assets	-	(22,663)	(11,796)
Loss on disposal of assets	-	85	128
Decrease (increase) in prepaid expenses	-	(207)	(2,731)
Decrease (increase) in inventory	-	(1,218)	(1,620)
	<u>13,342</u>	<u>(2,466)</u>	<u>5,180</u>
INCREASE (DECREASE) IN NET FINANCIAL ASSETS	13,823	(14,609)	(5,075)
NET FINANCIAL ASSETS - BEGINNING OF YEAR	<u>138,114</u>	<u>138,114</u>	<u>143,189</u>
NET FINANCIAL ASSETS - END OF YEAR	<u>\$ 151,937</u>	<u>\$ 123,505</u>	<u>\$ 138,114</u>

The accompanying notes form an integral part of these financial statements.

SAVARY SHORES IMPROVEMENT DISTRICT**Statement of Cash Flows**
Year Ended December 31, 2024

	2024	2023
OPERATING ACTIVITIES		
Annual deficit	\$ (12,143)	\$ (10,255)
Items not affecting cash:		
Amortization of tangible capital assets	21,537	21,199
Loss on disposal of tangible capital assets	85	128
	<u>9,479</u>	<u>11,072</u>
Changes in non-cash working capital:		
Accounts receivable	25	721
Inventory	(1,218)	(1,620)
Accounts payable and accrued liabilities	19,023	(1,125)
Prepaid expenses	(207)	(2,731)
Goods and services tax payable	-	(460)
Goods and services tax receivable	<u>(1,553)</u>	<u>(1,856)</u>
	<u>16,070</u>	<u>(7,071)</u>
Cash flow from operating activities	<u>25,549</u>	<u>4,001</u>
INVESTING ACTIVITY		
Purchase of tangible capital assets	<u>(22,663)</u>	<u>(11,796)</u>
Cash flow used by investing activity	<u>(22,663)</u>	<u>(11,796)</u>
INCREASE (DECREASE) IN CASH FLOW	<u>2,886</u>	<u>(7,795)</u>
Cash - beginning of year	<u>142,322</u>	<u>150,117</u>
CASH - END OF YEAR	<u>\$ 145,208</u>	<u>\$ 142,322</u>
CASH CONSISTS OF:		
Cash and cash equivalents	\$ 18,328	\$ 142,322
Long term investments held for capital reserve fund	<u>126,880</u>	<u>-</u>
	<u>\$ 145,208</u>	<u>\$ 142,322</u>

The accompanying notes form an integral part of these financial statements.

SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

1. PURPOSE OF THE ORGANIZATION

The Savary Shores Improvement District (the 'District') is incorporated under the Local Government Act of British Columbia to administer and maintain the water distribution system for the District. No provision has been made in these financial statements for income taxes as the District is exempt from tax under the Income Tax Act.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared in accordance with Canadian public sector accounting standards.

Inventory

Inventory consists of pipes, meters, and fittings used to maintain the water system and is valued at the lower of cost and net realizable value with the cost being determined on a first-in, first-out basis. Fuel held in tanks to power the generators is expensed in the year purchased.

Prepaid expenses

Prepaid expenses include insurance and a software subscription and are charged to expense over the periods expected to benefit from it.

Tangible Capital Assets

Tangible capital assets are recorded at cost, or deemed cost less accumulated amortization, which includes amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the assets. Cost includes overhead directly attributable to construction and development, as well as interest costs that are directly attributable to the acquisition or construction of the asset. Where historical cost records did not exist, the assets were recorded at current replacement cost, price adjusted back to the year it is believed the asset was purchased.

Tangible Capital Assets are being amortized at the following rates and methods:

Buildings	12 - 50 years	straight-line method
Meters	40 years	straight-line method
Vehicle	10 years	straight-line method
Water system-distribution and pipework	20 - 110 years	straight-line method
Water system-supply and storage	10 - 99 years	straight-line method

Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide service, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

In the year of acquisition, the District provides for amortization at a pro-rated amount based on the number of full months the tangible capital asset was in use. Tangible capital assets not placed into use are not amortized until they are placed into use.

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SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Funds and reserves

Certain amounts, as approved by the Board of Trustees, are set aside in accumulated surplus for future operating and capital purposes. Transfers to/from funds and reserves are an adjustment to the respective fund when approved.

Revenue recognition

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis.

The Organization recognizes revenues as follows:

- tax assessments and levies are recognized annually, at the beginning of the year to which they relate;
- interest income is recorded using the effective interest rate method;
- connection and repair charges are recognized when the connection is completed; and
- additional levies and charges are recognized in the period the excess water is distributed.

Expenses

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year are expensed.

Financial instruments

All financial assets and financial liabilities are measured at cost or amortized cost. All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations. A write-down of a portfolio investment to reflect a loss in value is not reversed for a subsequent increase in value. Transaction costs are a component of cost for financial instruments measured using cost or amortized cost.

Measurement uncertainty

The preparation of financial statements requires management to make estimates and assumptions that affect the reporting amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenues and expenses during the period.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Changes are recorded prospectively in the year the new information is known. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

Examples of significant estimates include:

- the allowance for inventory obsolescence;
- the useful lives of tangible capital assets;
- the amortization of tangible capital assets over their useful life.

SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

3. CASH

	2024	2023
Cash restricted for capital reserve fund	\$ 1,588	\$ 135,762
Unrestricted cash	16,740	6,560
	\$ 18,328	\$ 142,322

4. LONG TERM INVESTMENTS

	Purchase date	Maturity date	Interest rate %	2024	2023
First Credit Union - term deposit	May 1, 2024	May 1, 2025	2.25	\$ 126,880	\$ -

SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

5. TANGIBLE CAPITAL ASSETS

	Land	Water Distribution and Pipework	Water system supply & storage	Buildings	Meters	Vehicle	<u>Total</u>
Cost							
Balance Jan 1, 2024	\$ 30,972	\$ 158,431	\$ 243,171	\$ 90,161	\$ 41,911	\$ 5,742	\$ 570,388
Additions	-	16,135	3,250	2,500	778	-	22,663
Disposals	-	(2,347)	-	-	-	-	(2,347)
Balance Dec 31, 2024	\$ 30,972	\$ 172,219	\$ 246,421	\$ 92,661	\$ 42,689	\$ 5,742	\$ 590,704
Accumulated Amortization							
Balance Jan 1, 2024	\$ -	\$ 68,195	\$ 99,277	\$ 47,869	\$ 19,047	\$ 3,827	\$ 238,215
Amortization	-	2,271	14,734	2,901	1,057	574	21,537
Disposals	-	(2,262)	-	-	-	-	(2,262)
Balance Dec 31, 2024	\$ -	\$ 68,204	\$ 114,011	\$ 50,770	\$ 20,104	\$ 4,401	\$ 257,490
Net book value	\$ 30,972	\$ 104,015	\$ 132,410	\$ 41,891	\$ 22,585	\$ 1,341	\$ 333,214

	Land	Water Distribution and Pipework	Water system supply & storage	Buildings	Meters	Vehicle	<u>Total</u>
Cost							
Balance Jan 1, 2023	\$ 30,972	\$ 154,746	\$ 240,466	\$ 87,101	\$ 41,911	\$ 5,742	\$ 560,938
Additions	-	6,031	2,705	3,060	-	-	11,796
Disposals	-	(2,346)	-	-	-	-	(2,346)
Balance Dec 31, 2023	\$ 30,972	\$ 158,431	\$ 243,171	\$ 90,161	\$ 41,911	\$ 5,742	\$ 570,388
Accumulated Amortization							
Balance Jan 1, 2023	\$ -	\$ 68,176	\$ 84,543	\$ 45,263	\$ 17,999	\$ 3,253	\$ 219,234
Amortization	-	2,237	14,734	2,606	1,048	574	21,199
Disposals	-	(2,218)	-	-	-	-	(2,218)
Balance Dec 31, 2023	\$ -	\$ 68,195	\$ 99,277	\$ 47,869	\$ 19,047	\$ 3,827	\$ 238,215
Net book value	\$ 30,972	\$ 90,236	\$ 143,894	\$ 42,292	\$ 22,864	\$ 1,915	\$ 332,173

SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

6. ACCUMULATED SURPLUS

	2024	2023
OPERATING FUND		
Balance, beginning of year	\$ 28,280	\$ 33,656
Excess of revenue over expenditures	(12,143)	(10,255)
Asset renewal levy	(27,690)	(21,400)
Capital reserve fund interest	(2,485)	(2,576)
Amortization	21,537	21,199
Loss on disposal of tangible capital assets	85	128
Feasibility study	14,806	-
Transfer from (to) Capital Reserve Fund	-	7,528
Balance, end of year	22,390	28,280
TANGIBLE CAPITAL ASSET FUND		
Balance, beginning of year	332,173	341,704
Amortization	(21,537)	(21,199)
Tangible capital asset additions	22,663	11,796
Tangible capital asset disposals	(85)	(128)
Balance, end of year	333,214	332,173
CAPITAL RESERVE FUND		
Balance, beginning of year	135,762	131,110
Interest income	2,485	2,576
Asset renewal levy	27,690	21,400
Water distribution and pipework purchases	(16,135)	(6,031)
Water system supply & storage purchases	(3,250)	(2,705)
Building purchases	(2,500)	(3,060)
Meter purchases	(778)	-
Feasibility study	(14,806)	-
Transfer (to) from operations	-	(7,528)
Balance, end of year	128,468	135,762
Grand total	\$ 484,072	\$ 496,215

7. OPERATING SEGMENTS

Activities of the District are separated based upon the nature of the expenditures as they relate to the following segments:

Operations

The Operations segment covers maintenance of the waterworks infrastructure assets for continuous drinking water delivery, and includes costs for a system operator, water sampler, meter reader, and general maintenance staff.

Administration

The Administration segment covers governance, finance, and administrative management of the District as an organization, and includes costs of an administrator.

SAVARY SHORES IMPROVEMENT DISTRICT

Notes to Financial Statements

Year Ended December 31, 2024

8. FINANCIAL INSTRUMENTS

The Organization is exposed to various risks through its financial instruments. The following analysis provides information about the Organization's risk exposure and concentration as of December 31, 2024.

(a) Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Organization is exposed to credit risk from customers. The District levies tax charges during each year of service with payment subsequent to the levy in the normal course of operations. If an owner fails to pay the taxes over two consecutive years, the District can force the sale of the property. The District has a significant number of customers which minimizes concentration of credit risk.

(b) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Organization manages exposure through its normal operating and financing activities. The Organization is exposed to interest rate risk through its fixed rate term deposits.

9. CONTINGENT LIABILITY

It was identified that the upper water tank, forming part of the water system supply & storage assets, requires significant repairs to the bottom of the tank or replacement of the tank.

The decision on whether to repair or replace the tank has not been made, and research on estimates for repairs or replacements are ongoing, so the costs cannot be reasonably estimated at this time. No write-down of the upper water tank has been recorded and no contingent liability has been accrued.

SAVARY SHORES IMPROVEMENT DISTRICT**Operations Expenses***(Schedule 1)***Year Ended December 31, 2024**

The following is a summary of operations segment expenses by object:

	Budget	2024	2023
Amortization	\$ 13,342	\$ 21,537	\$ 21,199
Dues and water fees	1,006	1,048	940
Fuel	5,929	4,587	4,915
Full spectrum and nitrates tests	1,699	1,733	1,588
Maintenance	9,543	20,212	15,567
Miscellaneous	450	402	60
Subcontract	24,273	17,309	20,215
System review and feasibility study	2,857	17,475	2,670
	<u>\$ 59,099</u>	<u>\$ 84,303</u>	<u>\$ 67,154</u>

Administration Expenses*(Schedule 2)***Year Ended December 31, 2024**

The following is a summary of administration segment expenses by object:

	Budget	2024	2023
Bank charges	\$ 146	\$ 127	\$ 135
Insurance	15,057	14,989	12,409
Office	4,513	3,146	2,091
Professional fees	8,000	5,000	5,940
Subcontract	45,950	41,376	41,344
Telephone	1,303	1,206	1,107
Travel	1,904	1,330	1,775
Trustee expense	2,555	2,923	1,456
	<u>\$ 79,428</u>	<u>\$ 70,097</u>	<u>\$ 66,257</u>

The accompanying notes form an integral part of these financial statements.