

Cherry Creek Waterworks District
Consolidated Financial Statements
December 31, 2020

Cherry Creek Waterworks District
Contents

For the year ended December 31, 2020

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Management's Responsibility

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.

February 24, 2021



Administrator

Independent Auditor's Report



To the Board of Trustees of the 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, 2020, 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, 2020, 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.
- 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.



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- 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

February 24, 2021

MNP LLP

Chartered Professional Accountants

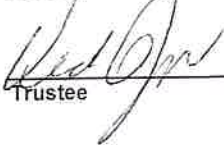
Cherry Creek Waterworks District
Consolidated Statement of Financial Position

As at December 31, 2020

	2020	2019
Financial assets		
Cash	769,349	618,412
Accounts receivable	85,709	86,639
GST receivable	9,022	56,431
Short-term investments	2,080,668	1,794,074
Total financial assets	2,944,748	2,555,556
Liabilities		
Accounts payable and accrued liabilities	35,953	41,315
Deferred revenue	8,879	22,732
Long-term debt (Note 3)	50,000	60,000
Total liabilities	94,832	124,047
Net financial assets	2,849,916	2,431,509
Non-financial assets		
Prepaid expenses and deposits	36,004	32,490
Inventory	18,230	18,230
Tangible capital assets (Schedule 1)	3,149,264	3,254,068
Total non-financial assets	3,203,498	3,304,788
Accumulated surplus (Note 6)	6,053,414	5,736,297

Significant event (Note 10)

Approved on behalf of the Trustees



 Trustee



 Trustee

The accompanying notes are an integral part of these consolidated financial statements

Cherry Creek Waterworks District

Consolidated Statement of Operations and Accumulated Surplus

For the year ended December 31, 2020

	2020 <i>Budget</i> <i>(Note 5)</i>	2020	2019
Revenues			
Water tolls	429,748	445,881	415,799
Property taxes	330,368	319,949	320,968
Provincial tax levy - fire protection	-	296,483	285,080
Water connection fees	-	32,858	21,218
Interest income	-	19,691	25,585
Fire protection	-	6,406	8,593
Capital levy - user charge	3,800	3,300	3,800
Other income	-	1,970	4,782
Contributed asset - funded by ACRD gas tax	-	-	625,000
	763,916	1,126,538	1,710,825
Expenses			
Administration <i>(Schedule 2)</i>	290,300	247,478	206,712
Water service <i>(Schedule 3)</i>	161,700	298,113	370,845
Fire protection <i>(Schedule 4)</i>	196,483	263,830	297,115
	648,483	809,421	874,672
Annual surplus	115,433	317,117	836,153
Accumulated surplus, beginning of year	5,736,297	5,736,297	4,900,144
Accumulated surplus, end of year	5,851,730	6,053,414	5,736,297

The accompanying notes are an integral part of these consolidated financial statements

Cherry Creek Waterworks District
Consolidated Statement of Change in Net Financial Assets
For the year ended December 31, 2020

	<i>2020 Budget (Note 5)</i>	2020	<i>2019</i>
Annual surplus	115,433	317,117	836,153
Acquisition of tangible capital assets	-	(70,041)	(816,916)
Amortization	-	174,845	167,891
Change in inventory	-	-	33,732
Change in prepaid expenses and deposits	-	(3,514)	(9,915)
Change in net financial assets	115,433	418,407	210,945
Net financial assets, beginning of year	2,431,509	2,431,509	2,220,564
Net financial assets, end of year	2,546,942	2,849,916	2,431,509

The accompanying notes are an integral part of these consolidated financial statements

Cherry Creek Waterworks District
Consolidated Statement of Cash Flows

For the year ended December 31, 2020

	2020	2019
<hr/>		
Cash provided by (used for) the following activities		
Operating activities		
Annual surplus	317,117	836,153
Amortization	174,845	167,891
Contributed asset - funded by ACRD gas tax	-	(625,000)
	<hr/>	<hr/>
	491,962	379,044
Changes in non-cash operating balance		
Accounts and GST receivable	48,339	(21,568)
Inventory and prepaid expenses and deposits	(3,514)	23,819
Accounts payable and accrued liabilities	(5,362)	(13,986)
Deferred revenue	(13,853)	16,957
	<hr/>	<hr/>
	25,610	5,222
Net cash provided by operating activities	<hr/> 517,572	<hr/> 384,266
Investing activities		
Cash used to purchase investments	(286,594)	(472,485)
Capital activities		
Cash used to acquire tangible capital assets	(70,041)	(191,916)
Financing activities		
Repayment of long-term debt	(10,000)	(20,000)
Increase (decrease) in cash resources	<hr/> 150,937	<hr/> (300,135)
Cash resources, beginning of year	<hr/> 618,412	<hr/> 918,547
Cash resources, end of year	<hr/> 769,349	<hr/> 618,412

The accompanying notes are an integral part of these consolidated financial statements

Cherry Creek Waterworks District
Notes to the Consolidated Financial Statements
For the year ended December 31, 2020

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.

Cherry Creek Waterworks District
Notes to the Consolidated Financial Statements
For the year ended December 31, 2020

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, 2020.

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, 2020 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.

Cherry Creek Waterworks District
Notes to the Consolidated Financial Statements
For the year ended December 31, 2020

3. Long-term debt

	2020	2019
Cherry Creek Community Recreation Commission Inc.; repayable in annual instalments of \$10,000 exempt from interest, matures April 2026 and is unsecured	50,000	60,000

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

2021	10,000
2022	10,000
2023	10,000
2024	10,000
2025	10,000
	50,000

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 March 18, 2020. 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	3,433
Transfer to reserves	102,000
Repayment of long-term debt	<u>10,000</u>
Budgeted annual surplus, as per consolidated Statement of Operations	<u>115,433</u>

Cherry Creek Waterworks District
Notes to the Consolidated Financial Statements
For the year ended December 31, 2020

6. Accumulated surplus

The District segregates its accumulated surplus into the following categories:

	2020	2019
Operating fund	1,088,637	781,505
Capital fund		
Waterworks	2,752,891	2,802,287
Fire protection	346,373	391,781
Total equity in tangible capital assets	3,099,264	3,194,068
Restricted reserve fund		
Capital levy reserve	71,244	67,192
Unrestricted reserve fund		
4-3-2-1 reserve	896,466	817,205
Fire department capital reserve	665,480	658,456
Renewal reserve	232,323	217,871
	1,794,269	1,693,532
Total reserve funds	1,865,513	1,760,724
	6,053,414	5,736,297

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.

9. Comparative figures

The comparative figures have been reclassified where applicable to confirm to the current year presentation.

10. Significant event

During the year, there was a global outbreak of COVID-19 (coronavirus), which has had a significant impact on organizations through the restrictions put in place by the Canadian, provincial, and municipal governments regarding travel, municipality operations and isolation/quarantine orders. At this time, it is unknown the extent of the impact the COVID-19 outbreak may have on the Cherry Creek Waterworks District as this will depend on future developments that are highly uncertain and that cannot be predicted with confidence. These uncertainties arise from the inability to predict the ultimate geographic spread of the disease, and the duration of the outbreak, including the duration of travel restrictions, office closures or disruptions, and quarantine/isolation measures that are currently, or may be put, in place by Canada and other countries to fight the virus.

Cherry Creek Waterworks District
Consolidated Schedule of Tangible Capital Assets
As at December 31, 2020

Schedule 1

	Water Service							Fire Protection			Totals	
	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	2020	2019
Cost												
Balance, beginning of year	133,771	3,851,548	131,599	87,140	18,805	221,112	257,244	1,558,094	118,194	221,734	6,599,241	5,782,325
Add:												
Additions during the year	-	-	-	-	-	-	43,751	-	26,290	-	70,041	816,916
Less:												
Disposals during the year	-	-	-	-	-	-	-	-	-	-	-	-
Balance, end of year	133,771	3,851,548	131,599	87,140	18,805	221,112	300,995	1,558,094	144,484	221,734	6,669,282	6,599,241
Accumulated amortization												
Balance, beginning of year	-	1,593,708	-	73,980	6,907	164,337	-	1,268,683	78,921	158,637	3,345,173	3,177,282
Add:												
Amortization	-	90,314	-	526	952	11,355	-	56,499	12,518	2,681	174,845	167,891
Less:												
Reduction for dispositions	-	-	-	-	-	-	-	-	-	-	-	-
Balance, end of year	-	1,684,022	-	74,506	7,859	175,692	-	1,325,182	91,439	161,318	3,520,018	3,345,173
Net book value of tangible capital assets	133,771	2,167,526	131,599	12,634	10,946	45,420	300,995	232,912	53,045	60,416	3,149,264	3,254,068

Work in progress includes cost for water treatment plant, no amortization has been taken as of December 31, 2020 (2019 - Nil)

Cherry Creek Waterworks District
Schedule of Administration Expenses
For the year ended December 31, 2020

Schedule 2

	2020	2019
Audit, accounting and legal	17,925	16,771
Advertising	893	4,985
Bank charges	3,142	3,802
Conference expenses	275	78
Insurance	23,413	22,968
Miscellaneous	213	3,586
Office expense and supplies	25,954	17,538
Payroll benefits	17,050	10,801
Salaries	126,077	92,522
Telephone and utilities	5,191	6,030
Trustees' allowance	16,700	18,000
Water licences and rentals	10,645	9,631
	247,478	206,712

Cherry Creek Waterworks District
Schedule of Water Service Expenses

For the year ended December 31, 2020

Schedule 3

	2020	2019
Amortization	103,147	96,145
Contractor	128,252	157,505
Engineering fees	5,786	7,492
Materials and equipment	50,133	95,956
Miscellaneous	6,131	11,300
Vehicle	4,664	2,447
	298,113	370,845

Cherry Creek Waterworks District
Schedule of Fire Protection Expenses
For the year ended December 31, 2020

Schedule 4

	2020	2019
Amortization	71,698	71,747
Building repairs	1,389	2,805
Fire chief's wage	51,446	48,000
Benefits	3,960	3,207
Special projects	20,762	34,936
Incentives	17,295	22,376
Paid on call	10,125	13,894
Fire prevention and public education	45	1
Insurance	12,430	9,004
Janitor	-	504
Licence and dues	738	1,374
Materials and supplies	20,665	23,063
Operations	12,970	5,372
Office supplies	54	2,212
Telephone and utilities	6,342	6,700
Training	20,078	28,060
Truck maintenance and operation	8,826	17,310
Wildfire protection	208	78
Wildfire wages and benefits	4,799	6,472
	263,830	297,115

Cherry Creek Waterworks District
Consolidated Schedule of Reserve Funds
For the year ended December 31, 2020

Schedule 5

	4-3-2-1 Reserve	Capital Levy Reserve	Fire Department Capital Reserve	Renewal Reserve	2020	2019
Balance, beginning of year	817,205	67,192	658,456	217,871	1,760,724	1,469,513
Transfer in	-	-	-	12,000	12,000	192,000
Capital levy charge	-	3,300	-	-	3,300	3,800
Parcel taxes	113,550	-	-	-	113,550	120,450
Interest income	9,463	752	7,024	2,452	19,691	25,060
Expenditure	(43,752)	-	-	-	(43,752)	(50,100)
Balance, end of year	896,466	71,244	665,480	232,323	1,865,513	1,760,724