

**Lower Nipit Improvement District**  
**Annual General Meeting**  
**June 28, 2008**  
**7:00 PM**

**Kaleden Community Hall**

Meeting was called to order by George Windsor at 7:00 pm.

Attendees: George Windsor, Chair; Betty Purdy, Trustee; Bob Wilson, Trustee; Christa Black, Treasurer; Diana Bushby, Secretary. 19 Individuals attended

Motion by Debora Webb to accept the minutes of the 2007 AGM as circulated. Call for questions. Question raised on comments regarding taking water from Horn Lake between June and September, why would it be taken then as it is the driest part of the year? Explained part of water license of Horn Lake. No further comments. Acceptance 2<sup>nd</sup> by Sandi Wilson. None opposed. Carried.

**Financial Report:**

- Current balances: \$9,380.87 in account. Four \$5,000 term deposits maturing in April, June, September and January. Interest from Term Deposits will be credited to current account.
- Copy of year end financials from auditor. Available for review upon request.
- Outstanding assessments: There are 6 outstanding assessment remaining for \$600 in total.
- Budget 2008 (to date)
  - Revenues: \$6,200
  - Expenditures:
    - Honoraria \$2,520
    - Accountant: \$1,625
    - Bank Charges: \$ 45
    - Licenses: \$ 40
    - Water Testing \$ 100
    - Website; \$ 210
  - Total: Net \$1,660
- 2009 proposed budget
  - Revenue
    - Operating Assessment: \$6,800
    - Interest & Penalties \$ 50 \$6,850
  - Expenses:
    - Honoraria \$5,040
    - Accounting/Legal \$1,750
    - Bank Charges \$ 50
    - Licenses \$ 200
    - Office & Postage \$ 500
    - Website \$ 210
    - Water Testing \$ 375 \$8,125
  - Total (NET) (\$1,275)
- Assessment cost will remain at \$100/year. Deficit budget will be covered by extra funds in term and current accounts. This is an agreed to principal to reduce the overall cash balance of the LNID.

Motion made by Terry Belanger to accept the proposed 2009 budget. Call for discussion and or questions. None present. JS Thomas seconded the motion to accept the proposed 2009 budget. Vote was all in favour.

## Trustees' Reports

- The board has implemented the Improvement District Manual. Transparency is important to this board and its members. The duties of the Trustees are set out by the Manual. In this past year the Trustees have determined the assignment of the duties necessary to fulfill the obligations of the Improvement District.
- Addresses of members are updated annually using the BC Assessment Authority information contained in the legal description of your property. Please ensure that you update to reflect your current mailing address.
- We continue to be a member of the BC Lake Stewardship Society.
- Water testing: As of today's date, the water level is 20 inches lower than the same time last year. The water clarity is good and the first water test is currently underway. This data is sent to BCLSS and is used to make a baseline historical record for the LNID.
- Profiling has been done on the lake by various Universities. We are hopeful to obtain information from these reports and theses.

Call for questions. None forthcoming.

### Old Business:

- Pump. The pump weighs approx 285 lbs. It has been serviced by ITT Flynn. The specs of the pump are available to the membership if they are interested. The pump is in good working order. The question has been asked if we should maintain the pump or sell it. The value of the pump needs to be determined and the costs associated with any possible future pumping of the lake during flood situations. This has been tabled until the next AGM when more data will be available.

### New Business

- Fish Stocks: Fish are brought in from the Summerland Hatchery. These are not a spawning fish. There were approx. 1500 rainbow and 1500 Brook Trout stocked this year.
  - Question raised. Milfoil is a problem, is there sufficient oxygen for the fish?
    - Answer was that the testing had shown the winter rate of oxygen available on the lake is to 6 meters.
- Golf Course Development: There is a rumour that approx 400 homes will be built in the new development. There are concerns raised regarding the level of the aquifer.
  - Question: What stage is the development at?
    - Answer: All plans have been approved by RDOS. There are strict conditions applied. Water conditions are apparently one of the conditions.
    - Answer from floor: Had spoken to planning at the RDOS. The 230 original homes are approved; however the subsequent expansion plans have not yet been approved. Letters of concern can be sent to the RDOS. The plan for the new development insists that the watering for the new golf resort will be eco-friendly.
- Water Discussion:
  - Question: Is there any thought to providing water to Turtle Pond from Horn Lake? Water is disappearing underground before surface flows to the lake. Turtle Pond is too dry and there have been dead turtles found. The year before there was some surface flow to the pond.
    - Answer: The largest problem is the clearing of the channel between Horn Lake and the dam. Currently the dam is approximately 3 feet lower than the lake. The natural channel has been filled in by cattle crossing.
  - Question: What is happening at the outlet in Horn Lake? There was a bobcat digging a channel. The channel has been trenched about 50 feet and approximately 1 foot deep, on the downstream side of Horn Lake.
    - Answer: The trustees are unaware of this activity.
  - Question: Has there been a rezoning application as rumour has it that the property adjacent to Horn Lake is up for sale in parcels?
    - Answer: No rezoning that trustees are aware of. Further news can be found at: [twinlakenews.com](http://twinlakenews.com)

- Question: Turtles have been dying, is the water stagnant?
    - Answer: BCLSS says that we are on an aquifer fed lake, not surface fed. There certainly doesn't seem to be sufficient water in Turtle Pond.
  - Question: Didn't we have less ice this year than last?
    - Answer: It would appear that we had more ice this year. This may be a good measurement to also track.
  - Question: If the Horn Lake property is for sale, does the water rights currently on that property get divided up or is it renegotiated?
    - Answer: Trustees believe that the water right are not licensed to the property but are owned by the property, therefore they will be part of the purchase agreements.
  - Question: Since the property appears to be for sale, is now not a good time to approach the vendor about trenching or piping the channel?
    - Answer: Rumour has it that Brian Duncalf is interested in purchasing the Horn Lake property. He has spoken to several of the trustees and appears to be interested in returning the water flow to its natural state.
  - Suggestion by Sandi Wilson. The mandate of the LNID is not to negotiate water issues with the neighbouring property. Suggests that a committee of concerned residents/owners could be formed to help understand the issues behind the water flow from Horn Creek, Horn Lake and Turtle Pond. Trustee George Windsor reminded everyone that at one time, Horn Lake was a valuable storage of water to ensure that we were not flooded. It is important to work with the new owners towards a good solution for all parties.
- Fire Department meeting held at the Golf Course on May 6<sup>th</sup>. Approx 30 people attended. There is call for volunteers for the fire society. Contact Betty Purdy for further information. Volunteer Fire Department will take several years to form. OK Falls and Kaleden have offered to assist with development. The society has requested \$5,000 from RDOS, \$2500 has been offered by Bill Schwartz (RDOS). Golf course offered truck or land. Application is underway for membership which will cost \$15 for Individual and \$25 for a family. There is a garage sale being held at the "Spot" gas station/store on July 25<sup>th</sup>. For more information see [twinlakesfire.ca](http://twinlakesfire.ca)
  - Purpose and role of LNID. Thank you from George Windsor to all of those who participated in the website forums. Feedback, suggestions and ideas are always appreciated. The board of trustees suggests that the role of the LNID could be defined as "The Keepers of the Lake". Call for questions, no response, no discussion.
  - Election of Trustees. One spot is open for elections. Call for nominations. Betty Purdy nominated Bob Wilson. Bob Wilson accepted the nomination. No further nominations. Bob Wilson elected to three year term by acclamation.
  - Treasurer: Christa Black is retiring from the LNID committee after 8 years of service. Christa was presented with a plant and the thanks of the board and the present members of the LNID. George Windsor called for expressions of interest in assuming the Treasurer role. Interested parties can contact the board for further information or application via the website or by phone.
  - Next AGM. Suggested long weekend in May. Betty Purdy to look into availability of community centre.

Motion to adjourn meeting from Sandi Wilson, 2<sup>nd</sup> by Terry Belanger. Meeting adjourned at 8:05 pm.

**Lower Nipit Improvement District**  
**Trustee Meeting**  
**July 24, 2008**  
**7:00 PM**

Meeting was called to order by George Windsor at 7:00 pm.

Attendees: George Windsor, Chair; Betty Purdy, Trustee; Bob Wilson, Trustee; Christa Black, Treasurer; Diana Bushby, Secretary.

**Election of Chair:**

Nomination of George Windsor by B. Wilson. George accepted nomination. B Purdy concurs. George elected as chair.

George will continue on in Trustee capacity. He will issue a letter to the Members of the LNID along with the AGM minutes and upon receipt of a majority vote, will acquiesce to the decision of the membership. This letter is in response to a letter from Ian McInnes which will be discussed later.

**Financial Report:**

- Current balances: \$9,380.87 in account. Four \$5,000 term deposits maturing in April, June, September and January. Interest from Term Deposits will be credited to current account.
- Outstanding assessments: There are 7 outstanding assessment. George will send second notices and confirm amounts with Christa

**Old Business:**

- 2008 AGM Minutes. Correction made to total expenditures. Move to accept minutes as corrected by B.Purdy, 2<sup>nd</sup> by B. Wilson. Minutes accepted. George will send out minutes once updated. Diana will forward minutes to Ministry.

**Correspondence:**

- Letter received by Trustees from I. McInnes. Claims that trenching undertaken on Upper Horn Lake done at behest and knowledge of the LNID Trustees. Calls for the resignation of George Windsor from position of Trustee. George acknowledged that he had personal knowledge of the trenching undertaken and it was not done as a member or trustee of the LNID. He will submit a letter to all LNID members and seek their direction on whether they want him to remain as trustee.

**Water/Lake Information:**

- Lake levels have dropped a further 2.5 inches since the AGM on June 28, 2008. Water marker is completely out of water.
- Water profiling shall be done at Ice Off, one month after Ice Off and in the fall. If possible will complete once a month. This is at the availability of the testing equipment.
- Currently there are no new results of water testing to report.

**New Business:**

- Review of Water Licenses, Order No. 1 (dated Sept 22, 1980) Water Committee Report (dated May 1991), letter from Don McKee (dated April 24, 1996) Botham Report (dated February 1973)
- Discussion on the extreme levels of water in both the Lower Nipit and the "Turtle Pond" which lies between the Upper Horn Lake and the Lower Nipit Lake. Upper Horn Lake is apparently full, however the natural channel that existed which was why the dam and spillway were erected has been filled in creating a hill in front of the dam. The filling in of the channel may be as a result of cattle being allowed to disturb the waterway or perhaps even wilful filling in. At one time it would appear that the owner of the Horn Lake property allowed for the clearing and restoring of this natural waterway. No documentation to this effect exists but has been noted as a verbal history. The water licenses have been put in place to ensure that in times of flooding the water can be safely diverted and stored in the upper

lake. The licences have not considered the effects of extreme drought situations. The Order #1 (dated September 22, 1980) comments "... I Hereby order you, (names of license holders FWL 54114) to limit your diversion of water from Lower Twin Lake to those times when the Lake water level is not lower than five feet below the invert of the old concrete outlet pipe from Lower Twin Lake to Lower Horn Creek." The Order also comments on the diversion of water per annum for irrigation of property described in the order and "subject to the beneficial use of the water".

- Further discussion on the "Turtle Pond". There are serious environmental concerns about the water being able to make it to this natural spot. During the spring and early summer there were a significant number of large turtles found dead in and around the pond. The pond has minimal water and does not appear to be gaining any further water from the natural waterway linking it to Upper Horn Lake. Conservancy officers have been notified about the numerous turtle mortalities. They have requested that any "freshly" dead turtles be sent to them for analysis.
- Although the LNID trustees understand that we are apparently in a significant drought cycle, the lowering levels of the lower lake and the turtle pond, while the upper lake appears to be full are of concern. With water levels dropping 20 inches in the past year there is concern as well for the fish stocks that are being placed in the Lower Nipit.
- Concurrence that further research into why water has been allowed to be diverted by the filling of the channel, thus cutting off the dam and spillway needs to be done. Letters requesting assistance, review and perhaps a redefining of the high water storage mark for the Upper lake will be prepared.
- The LNID trustees will not be undertaking to make any alterations to the blocked waterway leading from Upper Horn Lake to the "Turtle Pond" below.

Motion from Betty Purdy to have secretary prepare letters to the Ministry of Environment, Water Stewardship Division and Conservation Division regarding our concerns. 2<sup>nd</sup> from Bob Wilson.

Meeting adjourned at 9:05pm

Next meeting: September 4, 2008 – 7 pm – Betty Purdy's home.

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Motion to adjourn meeting from Sandi Wilson, 2<sup>nd</sup> by Terry Belanger. Meeting adjourned at 8:05 pm.

# Lower Nipit Improvement District

INCORPORATED IN 1965

Site 26A C1  
RR# 1 - Kaleden, British Columbia  
V0H 1K0

Chair  
**George Windsor**  
7151 – 114A Street  
Delta, BC V4E 1X3  
(Home) 604-597-7171  
(Lake) 250-497-6643  
george@twinlakenews.com

Trustee  
**Betty Purdy**  
RR1 S26A C5  
Kaleden, BC V0H 1K0  
250-497-8264  
betty@twinlakenews.com

Trustee  
**Bob Wilson**  
RR1 S28C C7  
Kaleden, BC V0H 1K0  
250-497-5119  
bob@twinlakenews.com

Treasurer  
**Christa Black**  
RR1 S27A C3  
Kaleden, BC V0H 1K0  
250-497-8681  
christa@twinlakenews.com

Secretary  
**Diana Bushby**  
diana@twinlakenews.com

Kaleden Community Hall  
Saturday, June 28th, 2008  
7:00 PM

## AGM Agenda

- Welcome all
- Introduction of Executive
- Motion to accept the minutes of the 2007 AGM
- Financial Report
  - Auditor's Report – White Kennedy
  - Balance Sheet May 30, 2008
  - Budget 2009
  - Outstanding Fees
- Trustee Report
- Old Business
- New Business
  - This spring, the lake was stocked with 1500 Rainbow and 1500 Brook Trout.
- Motion to accept LNID Auditor – White Kennedy
- Question Period
  - Local area development
  - Hydrogeology Study – during times of drought
  - Volunteer Fire Department
  - Purpose & future role of LNID
- Election of Trustee (three year term)
  - 2008 – One to be elected
  - 2009 – George Windsor
  - 2010 – Betty Purdy
- Appointment of Treasurer
- Trustee Meetings
  - Thursday, September 4, 2008
  - Thursday, November 6, 2008
  - Thursday, January 15, 2009
  - Dates for March and May to be decided
- Motion to adjourn

**This is your lake, please help keep it pristine**



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christa@twinlakenews.com

Secretary  
**Diana Bushby**  
diana@twinlakenews.com

## AGM Trustee Report

Welcome to the 43<sup>rd</sup> AGM of the Lower Nipit Improvement District

We began the current year by aligning the LNID to comply with the Ministry of Municipal Affairs and followed the recommend procedures as laid out in the Improvement District Manual.

### The Improvement District Manual outlines the following:

- Improvement districts are autonomous local government bodies responsible for providing one or more local services for the benefit of the residents in a community.
- They are similar in structure to a municipality but are more informal.
- The provincial government through Cabinet Orders which authorized the passage of a document known as Letters Patent.
- Improvement districts are administered by an elected board of trustees. The chair is elected at the first meeting following the AGM by the active trustees
- The improvement district's Letters Patent and the applicable sections of the Local Government Act outline the powers that can be exercised by the board of trustees. These powers include the ability to enact and enforce its regulations and charges, to assess and collect taxes.
- Improvement districts are independent public corporations, they are also subject to supervision of the Ministry.

### Trustees and Officers

- The board has the authority to make decisions that will affect the services being provided to the residents by a majority vote. Each trustee has a single vote and their power lies in the ability to convince the other trustees to agree with their point of view. Therefore, one trustee cannot commit the district to any particular action, not even the chair.
- The trustees are expected to act in the best interest of the community and strive to govern in the best interest of the residents.

### Officers

- The Improvement District Manual also includes the establishment of corporate and financial administrative officer positions.
- Betty Purdy was elected to the financial administration officer and Bob Wilson was elected to the corporate administration officer position.

Visit your website – <http://www.twinlakenews.com>

## **Outsanding Fees**

- There remains a few owners who have not paid there current assessment.

## **Membership List**

- The membership list is update annual with the cooperation of the BC Assessment Office in Penticton.

## **BC Lake Stewardship Society**

- This year, I attended the annual BCLSS conference held this year in Kelowna on the weekend of June 20 – 22.
- The conference was called Drought and cooked fish
- The southern portion of the RDOS is feeling the effects of a major drought with end in sight. Lakes are literally evaporating away, being depleted of oxygen for fish to live and warming at an alarming rate. The future of Rainbow Trout in particular is in danger.
- It was a very informative conference and was able to network with many government departments and employees as well as other hard working volunteer environmentalists.

## **Water Level Marker**

- It would appear the water level marker will soon be out-of-water!! It will need to be relocated.

## **Water Quality**

- Trustee Bob Wilson has been very diligent at testing the lake and using the secchi disk to check for water clarity.

## **Ice on – Ice Off**

- This is the first year that we collected data for the BCLSS for the Ice on – Ice Off study. This information will be invaluable later to track this information to see the effect of global warming.
- With the assistance of the BCLSS we are creating database profile of our lake which includes temperature, clarity and ice info.

## **Twin Lakes Profiling**

- I met a student from the University of Pittsburgh last fall who is preparing to write is master's thesis and hope to use our lake. He took three core samples and has agreed to share the information for his paper with us. It will present a unique slice of time from the bottom of the lake.

**LOWER NIPIT IMPROVEMENT DISTRICT**  
**Index to Financial Statements**  
**Year Ended December 31, 2008**

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Statement of Revenues and Expenditures	3
Statement of Changes in Net Assets	4
Statement of Cash Flows	5
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Michael P. Doherty, BSc, CA      Ian S. Kennedy, BA, CA, CPA (Illinois)  
H. Jon Milligan, BCom, CA      Chris D. Browne, BCom, CA, CPA (Illinois)  
Jeff Duguid, BSc, BCom, CA      Marielle J. Brûlé, CA  
Don E. Jones, CA      Peter MacIntosh, BA, CA

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## AUDITORS' REPORT

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To the Trustees of Lower Nipit Improvement District

We have audited the statement of financial position of Lower Nipit Improvement District as at December 31, 2008 and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the improvement district's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the improvement district as at December 31, 2008 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

CHARTERED ACCOUNTANTS

Penticton, British Columbia  
May 11, 2009

**LOWER NIPIT IMPROVEMENT DISTRICT**  
**Statement of Financial Position**  
**December 31, 2008**

	2008	2007
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 6,984	\$ 12,306
Term deposits	20,101	15,080
Accounts receivable	1,240	454
Prepaid expenses	50	100
	<u>28,375</u>	<u>27,940</u>
PROPERTY AND EQUIPMENT <i>(Note 4)</i>	<u>2,838</u>	<u>3,548</u>
	<u>\$ 31,213</u>	<u>\$ 31,488</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 1,324	\$ 1,325
<b>NET ASSETS</b>		
General fund	26,341	26,615
Restricted fund	3,548	3,548
	<u>29,889</u>	<u>30,163</u>
	<u>\$ 31,213</u>	<u>\$ 31,488</u>

**ON BEHALF OF THE BOARD**

\_\_\_\_\_ Director

\_\_\_\_\_ Director

See accompanying notes to financial statements

**LOWER NIPIT IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures**  
**Year Ended December 31, 2008**

	Budget 2008	2008	2007
<b>REVENUES</b>	\$ 6,855	\$ 7,838	\$ 7,251
<b>EXPENSES</b>			
Honouraria	5,040	5,040	5,040
Professional fees	1,325	1,350	1,525
Amortization	-	710	887
Office and sundry	750	349	420
Advertising and promotion	210	210	210
Repairs and maintenance	-	168	14
Water testing	800	150	450
Business taxes, licenses and memberships	200	90	50
Interest and bank charges	50	45	35
Travel	200	-	-
	8,575	8,112	8,631
<b>DEFICIENCY OF REVENUES OVER EXPENSES</b>	\$ (1,720)	\$ (274)	\$ (1,380)

**LOWER NIPIT IMPROVEMENT DISTRICT**  
**Statement of Changes in Net Assets**  
**Year Ended December 31, 2008**

	General Fund	Restricted Fund	2008	2007
<b>NET ASSETS - BEGINNING OF YEAR</b>	\$ 26,615	\$ 3,548	\$ 30,163	\$ 31,542
Deficiency of revenues over expenses	(274)	-	(274)	(1,380)
<b>NET ASSETS - END OF YEAR</b>	\$ 26,341	\$ 3,548	\$ 29,889	\$ 30,162

See accompanying notes to financial statements





**LOWER NIPIT IMPROVEMENT DISTRICT****Statement of Cash Flows****Year Ended December 31, 2008**

	<b>2008</b>	<b>2007</b>
<b>OPERATING ACTIVITIES</b>		
Deficiency of revenues over expenses	\$ (274)	\$ (1,380)
Item not affecting cash:		
Amortization of property, plant and equipment	<u>710</u>	<u>887</u>
	<u>436</u>	<u>(493)</u>
Changes in non-cash working capital:		
Prepaid expenses	50	(100)
Accounts payable and accrued liabilities	(1)	275
Accounts receivable	<u>(786)</u>	<u>1,201</u>
	<u>(737)</u>	<u>1,376</u>
<b>INCREASE (DECREASE) IN CASH FLOW</b>	<b>(301)</b>	<b>883</b>
Cash - beginning of year	<u>27,386</u>	<u>26,503</u>
<b>CASH - END OF YEAR</b>	<b><u>\$ 27,085</u></b>	<b><u>\$ 27,386</u></b>
<b>CASH FLOWS SUPPLEMENTARY INFORMATION</b>		
Interest paid	<u>\$ 45</u>	<u>\$ 35</u>
Income taxes paid	<u>\$ -</u>	<u>\$ -</u>
<b>CASH CONSISTS OF:</b>		
Cash	\$ 6,984	\$ 12,306
Term deposits	<u>20,101</u>	<u>15,080</u>
	<b><u>\$ 27,085</u></b>	<b><u>\$ 27,386</u></b>

See accompanying notes to financial statements



# LOWER NIPIT IMPROVEMENT DISTRICT

## Notes to Financial Statements

Year Ended December 31, 2008

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### 1. DESCRIPTION OF OPERATIONS

The Lower Nipit Improvement District was incorporated as an improvement district under the Water Act on September 21, 1965. The object of the improvement district is the acquisition, maintenance, and operation of works for land improvement purpose and all matters incidental thereto.

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Property and equipment

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

The improvement district regularly reviews its property and equipment to eliminate obsolete items. Government grants are treated as a reduction of property and equipment cost.

Property and equipment acquired during the year but not placed into use are not amortized until they are placed into use.

#### Sales revenue recognition

- a) Revenue is recognized when assessments are prepared and sent to taxpayers.
- b) Income from interest is recognized when received.

#### Financial instruments

The improvement district's financial instruments consist of cash, term deposits, accounts receivable, and accounts payable. Unless otherwise noted, it is trustees' opinion that the improvement district is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values, unless otherwise noted.

#### Measurement uncertainty

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

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### 3. TERM DEPOSITS

	<u>2008</u>	<u>2007</u>
HSBC Term Deposit accruing interest at 2% annually maturing September 22, 2009	\$ 5,000	\$ 5,000
HSBC Term Deposit accruing interest at 2.1% annually maturing June 30, 2009.	5,000	5,000
HSBC Term Deposit accruing interest at 2.3% annually maturing June 21, 2008	5,000	-
	<u>\$ 15,000</u>	<u>\$ 10,000</u>

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**LOWER NIPIT IMPROVEMENT DISTRICT**  
**Notes to Financial Statements**  
**Year Ended December 31, 2008**

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4. PROPERTY AND EQUIPMENT

	Cost	Accumulated amortization	2008 Net book value	2007 Net book value
Equipment	\$ 33,999	\$ 31,161	\$ 2,838	\$ 3,548

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