



Financial Reporting Package

Lower Nipit Improvement District

December 31, 2023



Audit | Tax | Advisory

Financial Reporting Package
Lower Nipit Improvement District
December 31, 2023

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Financial Reporting Package

Lower Nipit Improvement District

December 31, 2023

Action items for your immediate attention:

1. Adjusting journal entries

Enclosed you will find a copy of the adjusting journal entries. Please post the entries to your general ledger on the date as indicated. Once the entries have been posted, it is best to disable the ability to post into the prior year again.

2. Required signatures

Please sign and return a copy to us of the following items:

- Compiled financial information
- Management final acknowledgment letter



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April 8, 2024

Lower Nipit Improvement District
4051 Shone Road
North Vancouver, BC V7G 2N3

Attention: Pamela Mann

Dear Pamela:

We are pleased to provide you with the financial reporting package for Lower Nipit Improvement District ("the Organization", "you" or "your") for the year ending December 31, 2023. This financial reporting package contains all the engagement deliverables for the current fiscal year. Be sure to review the items carefully and get back to us with any questions or concerns you may have.

Yours sincerely,
Grant Thornton LLP

A handwritten signature in black ink that reads "Grant Thornton LLP". The signature is written in a cursive, flowing style.

Marielle J. Brule, CPA, CA
Partner*
*A Partner through Brule GT Partner Co Ltd



Compiled Financial Information

Lower Nipit Improvement District

December 31, 2023

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Compilation Engagement Report

To the Board of Directors of
Lower Nipit Improvement District

On the basis of information provided by Management, we have compiled the statement of financial position of Lower Nipit Improvement District as at December 31, 2023, the statements of operations and changes in net assets for the year then ended, and Note 2, which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Report on other legal and regulatory requirements

As required by the Societies Act of British Columbia, we report nothing has come to our attention that causes us to believe that these financial statements were not prepared on a basis consistent with that applied in preparing the financial statements of the preceding year.

Penticton, Canada
April 4, 2024



Chartered Professional Accountants

Lower Nipit Improvement District

Statement of Financial Position

December 31

2023

2022

Assets

Current

Cash	\$ 46,491	\$ 56,033
Short term investments	29,482	13,644
Accounts receivable	<u>454</u>	<u>1,980</u>
	76,427	71,657

Property and equipment (Note 3)	<u>4,230</u>	<u>5,288</u>
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	<u>\$ 80,657</u>	<u>\$ 76,945</u>
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Liabilities

Current

Accounts payable and accrued liabilities	\$ 4,864	\$ 4,616
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Fund balances

General Fund	44,491	42,969
Restricted Fund	4,230	5,288
Reserve Fund	<u>27,072</u>	<u>24,072</u>
	75,793	72,329

	<u>\$ 80,657</u>	<u>\$ 76,945</u>
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On behalf of the Board

_____ Trustee

_____ Treasurer

Lower Nipit Improvement District

Statement of Operations

Year ended December 31	2023 Budget	2023 Actual	2022 Actual
Revenues	<u>\$ 20,800</u>	<u>\$ 21,819</u>	<u>\$ 19,562</u>
Expenditures			
Professional fees	1,800	6,517	2,638
Honouraria	5,250	4,833	5,000
Pump expenses	3,000	4,341	308
Amortization	1,600	1,058	1,322
Water monitoring equipment	-	1,024	1,133
Licenses, dues and fees	150	150	150
Office and general	815	411	315
Interest and bank charges	25	21	30
Bad debts	-	-	300
Water testing	250	-	-
Travel and training	300	-	-
Backup pump and installation	<u>32,000</u>	<u>-</u>	<u>-</u>
	<u>45,190</u>	<u>18,355</u>	<u>11,196</u>
(Deficiency) excess of revenues over expenditures	<u>\$ (24,390)</u>	<u>\$ 3,464</u>	<u>\$ 8,366</u>

Lower Nipit Improvement District

Statement of Changes in Net Assets

Year ended December 31

	General Fund	Restricted Fund	Reserve Fund	Total 2023	Total 2022
Net assets, beginning of year	\$ 42,969	\$ 5,288	\$ 24,072	\$ 72,329	\$ 63,963
Excess (deficiency) of revenues over expenditures	4,522	(1,058)	-	3,464	8,366
Transfer to reserve fund	-	-	3,000	3,000	-
Drawings	<u>(3,000)</u>	<u>-</u>	<u>-</u>	<u>(3,000)</u>	<u>-</u>
Net assets, end of year	<u>\$ 44,491</u>	<u>\$ 4,230</u>	<u>\$ 27,072</u>	<u>\$ 75,793</u>	<u>\$ 72,329</u>

Lower Nipit Improvement District

Notes to the Compiled Financial Information

December 31, 2023

1. Nature of operations

Lower Nipit Improvement District is a Special Purpose Provincially Established Authority with the ability to tax landowners and was incorporated 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 purposes and all matters incidental thereto.

2. Basis of accounting

The preparation of the statement of financial position of Lower Nipit Improvement District as at December 31, 2023 and the statements of operations and changes in net assets for the year then ended is on the cash basis of accounting with the addition of the following:

- (a) accounts receivable are accrued as at the reporting date
 - (b) property, plant and equipment purchased since 1998 has been amortized at 20% per year using the declining balance
 - (c) accounts payable and accrued liabilities are accrued as at the reporting date
 - (d) unrestricted contributions are recognized as revenue when received. Contributions that are restricted by third parties are recognized as revenue when the related expenses have been incurred. When the related expenses have not yet been incurred, contributions that are restricted by third parties are recorded as deferred revenue.
-

3. Property and equipment

			<u>2023</u>	<u>2022</u>
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Equipment	\$ 42,962	\$ 38,732	\$ 4,230	\$ 5,288

4. British Columbia Societies Act

The British Columbia Societies Act requires disclosure of the amounts of remuneration paid to all directors, the ten highest paid employees, and all contractors who were paid at least \$75,000 annually. The organization had no individuals who would fall into this category.

Lower Nipit Improvement District

Year End: December 31, 2023

Adjusting Journal Entries

Date: 1/1/2023 To 12/31/2023

Number	Date	Name	Account No	Debit	Credit	Recurrence	Misstatement
1	1/1/2023	Transfer to Reserve Fund	3554		3,000.00		
1	1/1/2023	Transfer to Reserve Fund	3554				
1	1/1/2023	Capital Funds	3556	1,321.94			
1	1/1/2023	Transfer from Capital Fund	3557	1,321.94			
1	1/1/2023	Capital Fund- Amortization	3558		1,321.94		
1	1/1/2023	Retained Earnings - Previous Year	3560	1,678.06			
1	1/1/2023	Reserve Fund Opening Balance	3570		3,000.00		
1	1/1/2023	Transfer to General Fund	3571	3,000.00			
1	1/1/2023	Transfer to General Fund	3571				
		To adjust fund opening balance for prior year activity.				Recurring	Factual
2	12/31/2023	Transfer from Capital Fund	3557		1,057.54		
2	12/31/2023	Capital Fund- Amortization	3558	1,057.54			
		To record equity transfer for amortization of assets.				Recurring	Factual
3	12/31/2023	accum.Amortizationof Water Pump	1515		24.96		
3	12/31/2023	Amort on Monitoring Equipment	1535		1,032.58		
3	12/31/2023	Amortization Expense	5660	1,057.54			
		To record current year amortization.				Recurring	Factual
4	12/31/2023	Accounts Payable	2100		2,190.83		
4	12/31/2023	Accounting	5610	2,190.83			
		To record current year GT accounting accrual.				Recurring	Factual
5	12/31/2023	Transfer to Reserve Fund	3554	3,000.00			
5	12/31/2023	Transfer to General Fund	3571		3,000.00		
		To record transfer from General Fund to Reserve Fund per client					
				14,627.85	14,627.85		
		Net Income (Loss)	3,463.84				

Lower Nipit Improvement District

Year End: December 31, 2023

Trial Balance By Account

Account	Prelim	Adj's	Reclass	Rep
1053 VFCU membership acct #6158	7.16	0.00	0.00	7.16
1055 Equity Shares acct#615807-1	18,104.18	0.00	0.00	18,104.18
1060 Checking acct VFCU - #61580	14,589.13	0.00	0.00	14,589.13
1061 VFCU High Int.Savings #61580	13,790.21	0.00	0.00	13,790.21
1065 Savings -donations #615807-	9,481.60	0.00	0.00	9,481.60
1073 Term Deposit Prime connect #	10,000.00	0.00	0.00	10,000.00
1074 TD Prime Connect #5	10,000.00	0.00	0.00	10,000.00
1200 Accounts Receivable	454.20	0.00	0.00	454.20
1510 Water Pump System	33,998.95	0.00	0.00	33,998.95
1515 accum.Amortizationof Water P	(33,874.13)	(24.96)	0.00	(33,899.09)
1530 Water Monitoring Equipment	8,963.44	0.00	0.00	8,963.44
1535 Amort on Monitoring Equipmen	(3,800.50)	(1,032.58)	0.00	(4,833.08)
2100 Accounts Payable	0.00	(2,190.83)	0.00	(2,190.83)
2110 A/P (not in subledger)	(2,673.10)	0.00	0.00	(2,673.10)
3554 Transfer to Reserve Fund	3,000.00	0.00	0.00	3,000.00
3556 Capital Funds	(6,609.70)	1,321.94	0.00	(5,287.76)
3557 Transfer from Capital Fund	(1,321.94)	264.40	0.00	(1,057.54)
3558 Capital Fund- Amortization	1,321.94	(264.40)	0.00	1,057.54
3560 Retained Earnings - Previous	(44,646.97)	1,678.06	0.00	(42,968.91)
3570 Reserve Fund Opening Balanc	(21,072.26)	(3,000.00)	0.00	(24,072.26)
3571 Transfer to General Fund	(3,000.00)	0.00	0.00	(3,000.00)
4030 Operating Assessment	(20,417.10)	0.00	0.00	(20,417.10)
4035 Int. on O/S Operating Assessn	(34.20)	0.00	0.00	(34.20)
4045 Late Chg./NSF	(120.00)	0.00	0.00	(120.00)
4440 Interest Revenue	(476.47)	0.00	0.00	(476.47)
4450 Dividend Revenue from bank	(771.29)	0.00	0.00	(771.29)
5605 Honoraria	4,833.19	0.00	0.00	4,833.19
5610 Accounting	0.00	2,190.83	0.00	2,190.83
5635 Casual Labour	300.00	0.00	0.00	300.00
5660 Amortization Expense	0.00	1,057.54	0.00	1,057.54
5690 Interest & Bank Charges	21.25	0.00	0.00	21.25
5700 Office Expenses and Supplies	111.18	0.00	0.00	111.18
5710 Legal	4,326.05	0.00	0.00	4,326.05
5720 License and dues	150.00	0.00	0.00	150.00
5760 Pump Hydro expenses	4,341.11	0.00	0.00	4,341.11
5772 Water Monitoring Equipment	1,024.07	0.00	0.00	1,024.07
	0.00	0.00	0.00	0.00
Net Income (Loss)	6,712.21			3,463.84

Lower Nipit Improvement District

Year End: December 31, 2023

Trial Balance By Map - Year

Account	Rep 23	Rep 22	%Chg	Rep 21	%Chg	Rep 20	%Chg	Rep 19	%Chg
1053 VFCU membership acct #615807-0	7.16	6.92	3	6.80	2	6.68	2	6.45	4
1055 Equity Shares acct#615807-1	18,104.18	17,333.13	4	16,833.04	3	16,500.54	2	16,053.30	3
1060 Checking acct VFCU - #615807--0	14,589.13	26,846.19	(46)	15,505.38	73	3,116.29	398	5,604.34	(44)
1061 VFCU High Int.Savings #615807-0	13,790.21	11,846.56	16	13,125.00	(10)	12,818.54	2	7,819.09	64
11.01 Cash	46,490.68	56,032.80	(17)	45,470.22	23	32,442.05	40	29,483.18	10
1200 Accounts Receivable	454.20	1,980.00	(77)	2,647.20	(25)	1,540.00	72	390.00	295
11.02 Accounts receivable	454.20	1,980.00	(77)	2,647.20	(25)	1,540.00	72	390.00	295
1065 Savings -donations #615807-1	9,481.60	9,340.53	2	9,284.73	1	14,376.67	(35)	14,342.78	0
1067 Term Deposit 1 #615807-1	0.00	2,151.81	(100)	2,112.94	2	2,100.34	1	2,042.98	3
1070 Term Deposit 2 615807-2	0.00	2,151.81	(100)	2,112.94	2	2,100.34	1	2,042.98	3
1073 Term Deposit Prime connect #4	10,000.00	0.00	0	0.00	0	0.00	0	4,182.03	(100)
1074 TD Prime Connect #5	10,000.00	0.00	0	0.00	0	0.00	0	0.00	0
11.10 Short term investment	29,481.60	13,644.15	116	13,510.61	1	18,577.35	(27)	22,610.77	(18)
1510 Water Pump System	33,998.95	33,998.95	0	33,998.95	0	33,998.95	0	33,998.95	0
1530 Water Monitoring Equipment	8,963.44	8,963.44	0	8,963.44	0	8,963.44	0	0.00	0
12.20.03 Equipment	42,962.39	42,962.39	0	42,962.39	0	42,962.39	0	33,998.95	26
1515 accum.Amortizationof Water Pump	(33,899.09)	(33,874.13)	0	(33,842.92)	0	(33,755.15)	0	(33,755.15)	0
1535 Amort on Monitoring Equipment	(4,833.08)	(3,800.50)	27	(2,509.77)	51	(945.10)	166	0.00	0
12.21.03 Equipment	(38,732.17)	(37,674.63)	3	(36,352.69)	4	(34,700.25)	5	(33,755.15)	3
12.22 Capital assets- Net book value	4,230.22	5,287.76	(20)	6,609.70	(20)	8,262.14	(20)	243,803,289	
2100 Accounts Payable	(2,190.83)	(2,424.95)	(10)	(50,000.75)		(5,091.60)	(99)	(583.33)	773
2110 A/P (not in subledger)	(2,673.10)	(2,190.83)	22	(4,224.94)	(48)	(1,425.00)	196	(1,100.00)	30
13.01 Accounts payable and accrued l	(4,863.93)	(4,615.78)	5	(4,274.94)	8	(6,516.60)	(34)	(1,683.33)	287
3554 Transfer to Reserve Fund	3,000.00	3,000.00	0	3,000.00	0	8,090.60	(63)	3,000.00	170
3556 Capital Funds	(5,287.76)	(6,609.70)	(20)	(8,262.14)	(20)	(243,803,289)		(304.75)	(20)
3557 Transfer from Capital Fund	(1,057.54)	(1,321.94)	(20)	(1,652.44)	(20)	(8,963.44)	(82)	(60,951,606)	
3558 Capital Fund- Amortization	1,057.54	1,321.94	(20)	1,652.44	(20)	945.10	75	60,951,451	
3560 Retained Earnings - Previous Year	(42,968.91)	(36,280.83)	18	(27,970.54)	30	(32,800.62)	(15)	(23,192.32)	41
3570 Reserve Fund Opening Balance	(24,072.26)	(21,072.26)	14	(18,072.26)	17	(18,000.00)	0	(15,000.00)	20
3571 Transfer to General Fund	(3,000.00)	(3,000.00)	0	(3,000.00)	0	(72,264,052)		(3,000.00)	(98)
15.10.01 Opening/As previously stated	(72,328.93)	(63,962.79)	13	(54,304.94)	18	(51,044.42)	6	(38,497.07)	33
4030 Operating Assessment	(20,417.10)	(18,600.00)	10	(20,400.00)	(9)	(20,400.00)	0	(20,400.00)	0
4035 Int. on O/S Operating Assessment	(34.20)	(49.05)	(30)	(16.35)	200	(46.26)	(65)	0.00	0
4045 Late Chg./NSF	(120.00)	(210.00)	(43)	(200.00)	5	0.00	0	(145.00)	(100)
21.01 Revenue	(20,571.30)	(18,859.05)	9	(20,616.35)	(9)	(20,446.26)	1	(20,545.00)	0
4440 Interest Revenue	(476.47)	(203.35)	134	(203.86)	0	(422.09)	(52)	(337.17)	25
4450 Dividend Revenue from bank	(771.29)	(500.09)	54	(165.08)	203	(326.41)	(49)	(501.79)	(35)
21.10 Interest income	(1,247.76)	(703.44)	77	(368.94)	91	(748.50)	(51)	(838.96)	(11)
5660 Amortization Expense	1,057.54	1,321.94	(20)	1,652.44	(20)	945.10	75	60,951,451	
23.02 Amortization	1,057.54	1,321.94	(20)	1,652.44	(20)	945.10	75	60,951,451	
5620 Bad Debts	0.00	300.00	(100)	0.00	0	0.00	0	0.00	0
23.05 Bad debts	0.00	300.00	(100)	0.00	0	0.00	0	0.00	0

Lower Nipit Improvement District

Year End: December 31, 2023

Trial Balance By Map - Year

Account	Rep 23	Rep 22	%Chg	Rep 21	%Chg	Rep 20	%Chg	Rep 19	%Chg
5720 License and dues	150.00	150.00	0	150.00	0	200.00	(25)	289.60	(31)
23.06 Licenses, dues and fees	150.00	150.00	0	150.00	0	200.00	(25)	289.60	(31)
5650 Donations	0.00	0.00	0	0.00	0	500.00	(100)	0.00	0
23.12 Donations	0.00	0.00	0	0.00	0	500.00	(100)	0.00	0
5690 Interest & Bank Charges	21.25	29.75	(29)	19.00	57	18.00	6	59.50	(70)
23.20 Interest and bank charges	21.25	29.75	(29)	19.00	57	18.00	6	59.50	(70)
5605 Honoraria	4,833.19	4,999.89	(3)	5,249.88	(5)	5,249.90	0	5,249.94	0
23.31 Honouraria	4,833.19	4,999.89	(3)	5,249.88	(5)	5,249.90	0	5,249.94	0
5635 Casual Labour	300.00	0.00	0	0.00	0	0.00	0	0.00	0
5640 Courier & Postage	0.00	0.00	0	21.03	(100)	0.00	0	0.00	0
5700 Office Expenses and Supplies	111.18	315.03	(65)	196.49	60	68.31	188	312.44	(78)
23.32 Office	411.18	315.03	31	217.52	45	68.31	218	312.44	(78)
5610 Accounting	2,190.83	2,638.33	(17)	1,750.00	51	1,616.25	8	1,260.00	28
5710 Legal	4,326.05	0.00	0	0.00	0	0.00	0	0.00	0
23.38 Professional fees	6,516.88	2,638.33	147	1,750.00	51	1,616.25	8	1,260.00	28
5760 Pump Hydro expenses	4,341.11	308.26	1,308	1,868.39	(84)	2,403.93	(22)	298.91	704
5765 Pump Repair & Maintenance	0.00	0.00	0	0.00	0	6,594.00	(100)	0.00	0
5767 Right of Way expenses	0.00	0.00	0	168.00	(100)	260.00	(35)	1,305.27	(80)
23.53 Pump expenses	4,341.11	308.26	1,308	2,036.39	(85)	9,257.93	(78)	1,604.18	477
5770 Water Testing	0.00	0.00	0	125.71	(100)	78.75	60	0.00	0
23.60 Water testing	0.00	0.00	0	125.71	(100)	78.75	60	0.00	0
5772 Water Monitoring Equipment	1,024.07	1,133.15	(10)	126.50	796	0.00	0	0.00	0
23.62 Water monitoring equipment	1,024.07	1,133.15	(10)	126.50	796	0.00	0	0.00	0
	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0</u>
Net Income (Loss)	3,463.84	8,366.14	(59)	9,657.85	(13)	3,260.52	196	12,547.35	(74)

Lower Nipit Improvement District
4051 Shone Road
North Vancouver, BC V7G 2N3

April 8, 2024

Grant Thornton LLP
201 - 99 Padmore Ave E
Penticton, BC
V2A 7H7

Dear Madam:

This letter is provided in connection with the CSRS 4200 compilation engagement provided by you for the compiled financial information of Lower Nipit Improvement District for the year ended December 31, 2023.

We acknowledge our responsibility for the final version of the compiled financial information of Lower Nipit Improvement District for the year ended December 31, 2023, including the basis of accounting. The adjusting journal entries which have been proposed by you are approved by us and will be recorded on the books of the entity.

Acknowledged and agreed on behalf of Lower Nipit Improvement District by,

Pamela Mann
(Name)

Treasurer
(Title)

(Signature)

Lower Nipit Improvement District
Period ending: December 31, 2023
Property and equipment continuity schedule

Description	Date of addition	Cost at 12-31-22	Additions	Disposals	Cost at 12-31-23	Ann.	Acc. Amort. at 12-31-22	Adjustment	Amortization Expense	Ann.	Acc. Amort. at 12-31-23	Ann.	Value 12-31-23	Value 12-31-22
Equipment														
Water pumping system	12/31/1998	33,998.95	-	-	33,998.95		33,874.13	-	24.96		33,899.09		99.86	124.82
Water Monitoring Equipment (HOBO water level station)	8/12/2020	2,488.64	-	-	2,488.64		1,055.18	-	286.69		1,341.87		1,146.77	1,433.46
Water monitoring (water level sensor and cables)	11/12/2020	1,383.20	-	-	1,383.20		586.48	-	159.34		745.82		637.38	796.72
Water monitoring - installation	12/31/2020	<u>5,091.60</u>	<u>-</u>	<u>-</u>	<u>5,091.60</u>		<u>2,158.84</u>	<u>-</u>	<u>586.55</u>		<u>2,745.39</u>		<u>2,346.21</u>	<u>2,932.76</u>
		<u>42,962.39</u>	<u>-</u>	<u>-</u>	<u>42,962.39</u>		<u>37,674.63</u>	<u>-</u>	<u>1,057.54</u>		<u>38,732.17</u>		<u>4,230.22</u>	<u>5,287.76</u>