

Town of Gibsons
Financial Statements
December 31, 2016

Town of Gibsons
Financial Statements
For the Year Ended December 31, 2016

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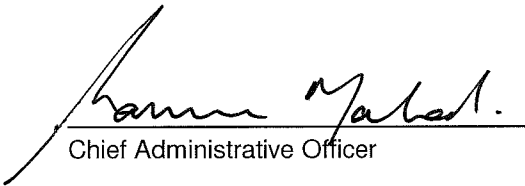
Management's Responsibility for the Financial Statements

The accompanying financial statements of The Town of Gibsons (the "Town") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in Note 1 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.


The Town's management maintains a system of internal controls 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. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the Town. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Town's financial statements.



Chief Administrative Officer



Director of Finance

April 18, 2017



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Independent Auditor's Report

To the Mayor and Councillors of the Town of Gibsons

We have audited the accompanying financial statements of the Town of Gibsons, which comprise the Statement of Financial Position as at December 31, 2016, and the Statements of Operations, Changes in Net Debt 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, 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.

Auditor's Responsibility

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 comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Town of Gibsons as at December 31, 2016 and the results of its operations, changes in net debt and cash flows for the year ended in accordance with Canadian public sector accounting standards.

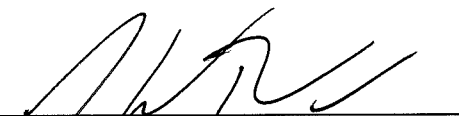
BDO Canada LLP

Chartered Professional Accountants

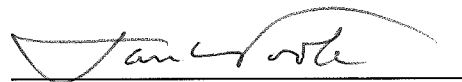
Vancouver, British Columbia
April 18, 2017

Town of Gibsons
Statement of Financial Position

December 31	2016	2015
Assets		
Financial Assets		
Cash	\$ 215,768	\$ 173,477
Portfolio investments (Note 2)	4,611,951	4,493,195
Taxes receivable	450,709	460,174
Accounts receivable	748,254	766,119
	<u>6,026,682</u>	<u>5,892,965</u>
Liabilities		
Accounts payable and accrued liabilities	1,281,806	1,381,952
Deferred revenue (Note 3)	249,920	226,901
Obligation under capital lease	-	38,315
Long-term debt (Note 4) (Schedule 1)	6,829,773	6,957,333
Development cost charges (Note 5)	1,317,572	1,273,700
	<u>9,679,071</u>	<u>9,878,201</u>
Net Debt	<u>(3,652,389)</u>	<u>(3,985,236)</u>
Non-Financial Assets		
Tangible capital assets (Note 9)	49,919,918	47,806,068
Prepaid expenses	6,962	12,023
	<u>49,926,880</u>	<u>47,818,091</u>
Accumulated Surplus (Note 6)	<u>\$ 46,274,491</u>	<u>\$ 43,832,855</u>



Mayor



Director of Finance

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

Town of Gibsons
Statement of Operations

For the Year Ended December 31	Fiscal Plan 2016	2016	2015
Revenue (Schedules 3 and 4)			
Taxation (Note 10)	\$ 4,165,959	\$ 4,114,675	\$ 4,077,646
Utility user rates and connection fees	1,417,955	1,533,296	1,188,555
Government transfers (Schedule 2)	1,033,645	943,006	1,094,609
Other contributions (Schedule 2)	260,000	5,748	-
Sales of services	695,771	403,518	383,971
Other revenue	800,236	1,366,996	1,216,257
Contributions from developers	209,268	2,206,231	1,071,837
	<u>8,582,834</u>	<u>10,573,470</u>	<u>9,032,875</u>
Expenses (Schedules 3 and 4)			
General departmental expenditures	5,382,269	5,283,981	4,860,772
Water system	1,091,457	1,099,615	1,230,617
Sewer system	884,400	1,083,953	869,630
Motor vehicle license agency	277,751	290,817	297,046
Debt interest and other	326,647	353,052	367,614
Disposal of tangible capital assets	-	20,416	18,772
	<u>7,962,524</u>	<u>8,131,834</u>	<u>7,644,451</u>
Annual Surplus	620,310	2,441,636	1,388,424
Accumulated Surplus, beginning of year	43,832,855	43,832,855	42,444,431
Accumulated Surplus, end of year	<u>\$ 44,453,165</u>	<u>\$ 46,274,491</u>	<u>\$ 43,832,855</u>

Fiscal Plan (Note 13)

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

Town of Gibsons
Statement of Changes in Net Debt

For the Year Ended December 31	Fiscal Plan 2016	2016	2015
Annual Surplus	\$ 620,310	\$ 2,441,636	\$ 1,388,424
Aquisition of tangible capital assets	(1,523,400)	(3,464,346)	(1,999,942)
Amortization of tangible capital assets	1,228,323	1,330,080	1,204,238
Disposal of tangible capital assets	-	20,416	18,772
	(295,077)	(2,113,850)	(776,932)
Net aquisition of prepaid expenses	-	5,061	(3,821)
Change in net debt for the year	325,233	332,847	607,671
Net debt, beginning of year	(3,985,236)	(3,985,236)	(4,592,907)
Net debt, end of year	\$ (3,660,003)	\$ (3,652,389)	\$ (3,985,236)

Fiscal Plan (Note 13)

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

Town of Gibsons
Statement of Cash Flows

For the Year Ended December 31	2016	2015
Cash provided by (used in)		
Operating transactions		
Annual surplus	\$ 2,441,636	\$ 1,388,424
Items not involving cash		
Development cost charges recognized	(51,350)	(521,115)
Contributed tangible capital assets	(2,150,881)	(257,784)
Disposal of tangible capital assets	20,416	18,772
Amortization	1,330,080	1,204,238
	<u>1,589,901</u>	<u>1,832,535</u>
Changes in non-cash operating balances		
Accounts and taxes receivable	27,330	(284,090)
Accounts payable and accrued liabilities	(100,146)	580,223
Prepaid expenses	5,061	(3,821)
Deferred revenue	23,019	2,366
	<u>1,545,165</u>	<u>2,127,213</u>
Capital transaction		
Acquisition of tangible capital assets	(1,313,465)	(1,742,158)
Investing transactions		
Change in portfolio investments, net	(118,756)	134,096
Financing transactions		
Issuance of long-term debt	401,192	-
Development cost charges and contributions	76,137	109,551
Interest on development cost charges	19,085	40,898
Repayment of debt	(528,752)	(508,458)
Capital lease payments	(38,315)	(22,541)
	<u>(70,653)</u>	<u>(380,550)</u>
Increase in cash during year	42,291	138,601
Cash, beginning of year	173,477	34,876
Cash, end of year	\$ 215,768	\$ 173,477

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

Town of Gibsons

Notes to the Financial Statements

December 31, 2016

The Town of Gibsons (the "Town") is a municipality in the Province of British Columbia and operates under the provisions of the Local Government Act and Community Charter. The Town provides municipal services such as public works, planning, parks, garbage collection and other general government services.

These financial statements are prepared by management in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

1. Significant Accounting Policies

(a) Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Contributed tangible capital assets are recorded at fair value at the time of the contribution.

Estimate useful lives of tangible capital assets are as follows:

Buildings	50 to 60 years
Equipment and Furniture	5 to 25 years
Vehicles	10 to 15 years
Roads	15 to 80 years
Drainage	30 to 80 years
Geo Utility	10 to 80 years
Other Tangible Capital Assets	15 to 40 years
Sewer Infrastructure	3 to 80 years
Water Infrastructure	10 to 80 years
Work in Progress	Not amortized until put into use

The Town is fortunate to have many natural assets that reduce the need for engineered infrastructure that would otherwise be required. This includes the Gibsons aquifer (water storage and filtration), creeks, ditches and wetlands (rain water management) and the foreshore area (natural seawall). Canadian public sector accounting standards do not allow for the valuation and recording of such assets into the financial statements of the Town. As such, these natural assets are not reported in these financial statements. Nevertheless, the Town acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure. For example, on July 19, 2016, the Town adopted a revision to the Development Cost Charges Bylaw 1218 which included a \$3.2 million valuation for an increase in the Whitetower storm retention pond volumes. This pond system is a natural storage and retention system that would replace, in part, a traditional pipe system. The valuation recognizes the service this natural asset will provide.

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

1. Significant Accounting Policies (Continued)

(b) Revenue Recognition

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

Sales of service and other revenue is recognized on an accrual basis as services are rendered.

Charges for sewer and water usage are recorded as user fees. Connection fee revenues are recognized when the connection has been established.

Receipts which are restricted by legislation of senior governments or by agreement with external parties are reported as deferred contributions from developers and others for capital at the time they are received. When the qualifying expenditures are incurred the related contributions from developers and others for capital are brought into revenue.

(c) Government Transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

(d) Cash

Management considers all highly liquid investments with maturity of three months or less at acquisition to be cash equivalents.

(e) Portfolio Investments

Portfolio investments represent pooled investment funds and term deposits and are recorded at market values which approximate cost.

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

1. Significant Accounting Policies (Continued)

(f) Leased Assets

Leases entered into that transfer substantially all the benefits and risks associated with ownership are recorded as the acquisition of a tangible capital asset and the incurrence of an obligation. The asset is amortized in a manner consistent with tangible capital assets owned by the Town and the obligation, including interest thereon, is repaid over the term of the lease. All other leases are accounted for as operating leases and the rental costs are expensed as incurred.

(g) Collection of Taxes on Behalf of Other Taxation Agencies

The Town collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of entities are not reflected in these financial statements.

(h) Deferred Revenue

Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

Revenues from the sale of business licenses, dog tags and rental revenues pertaining to the subsequent year have been deferred. These amounts will be recognized as revenue in the period services are provided.

(i) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Town is directly responsible or accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

As at December 31, 2016 and 2015, the Town has reported no amounts as liability for contaminated sites.

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

1. Significant Accounting Policies (Continued)

(i) Use of Estimates

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Areas requiring the greatest degree of estimation include useful lives of tangible capital assets and collectability of receivables.

2. Portfolio Investments

Portfolio investments include BC Credit Union term deposits and Municipal Finance Authority Pooled Investments. BC Credit Union term deposits yielded an effective interest rate of 1.85% (2015 - 1.75%) and are redeemable at any time. MFA bond and money market funds include bank issued notes, bonds and Provincial bonds and debentures. The bond fund yielded an annualized interest rate of 1.43% (2015 - 2.47%) and its investments have maturities ranging from 2017 to 2024. The money market fund yielded an annualized interest rate of 0.79% (2015 - 0.85%) and its investments are redeemable at any time.

Not included in portfolio investments are \$511,000 (2015 - \$523,000) related to developer deposits that are refundable should the developer meet certain conditions.

3. Deferred Revenue

Deferred revenue represents funds received, which are held for various restricted purposes. These funds are recognized as revenue in the period when the eligible related expenditures or restrictions have been met.

	2015	Receipts	Revenue Recognized	2016
Donations	\$ 28,820	\$ -	\$ -	\$ 28,820
Prepaid rent	139,248	635	-	139,883
Prepaid services	58,833	55,604	(58,833)	55,604
Other	-	25,613	-	25,613
	<u>\$ 226,901</u>	<u>\$ 81,852</u>	<u>\$ (58,833)</u>	<u>\$ 249,920</u>

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

4. Debt

(a) Future principal requirements on existing long term debt:

2017	\$ 563,628
2018	539,143
2019	525,740
2020	458,885
2021	439,465
2022 and onwards	<u>4,302,912</u>
	<u>\$ 6,829,773</u>

(b) Unissued Debt

The following approved debt remained unissued as at December 31, 2016:

Loan Authorization	Expiry	Gross Amount Approved	Unissued Amount	Temporary Borrowings
1231 General Capital Improvements	2021	392,000	10,000	382,000
1057A General Capital Improvements	2021	125,000	125,000	-

The temporary borrowings were converted to long term debt on April 7, 2017 at a rate of 2.80%.

5. Development Cost Charges

	Roads	Drainage	Water	Sewer	Total
Balance, January 1, 2015	\$ 386,071	\$ 724,128	\$ 97,281	\$ 436,886	\$ 1,644,366
Interest received	9,536	18,037	2,463	10,862	40,898
Developer contributions	-	58,881	23,155	27,515	109,551
Expenditures	(233,150)	-	(96,250)	(191,715)	(521,115)
Balance, December 31, 2015	162,457	801,046	26,649	283,548	1,273,700
Interest received	2,736	11,771	439	4,139	19,085
Developer contributions	35,148	29,488	5,156	6,345	76,137
Expenditures	(24,750)	(20,000)	-	(6,600)	(51,350)
Balance, December 31, 2016	\$ 175,591	\$ 822,305	\$ 32,244	\$ 287,432	\$ 1,317,572

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

6. Accumulated Surplus

The Town segregates its accumulated surplus in the following categories:

	2016	2015
Total Operating Fund (a)	\$ 2,416,076	\$ 1,935,023
Reserve Fund (b)	768,270	1,087,412
Investment in tangible capital assets (c)	43,090,145	40,810,420
	<u>\$ 46,274,491</u>	<u>\$ 43,832,855</u>

(a) Included in the total are funds held in trust from the Estate of Muriel Haynes of \$194,911 (2015 - \$192,155). The Town, as trustee, hold these funds to be spent on capital improvements at the Gibsons Pool for the general benefit of the community of Gibsons as a whole.

(b) Reserve funds represent funds set aside bylaw or council resolution for specific purposes and are comprised of the following:

	Capital Works	Public Parking	Park Acquisition	Affordable Housing	Total
Balance, January 1, 2015	\$ 310,357	\$ 112,785	\$ 338,638	\$ -	\$ 761,780
Interest Received	7,666	2,786	8,412	1,079	19,943
Developer contributions	-	-	19,460	250,407	269,867
Operating fund transfers	105,567	-	-	-	105,567
Expenditures	(69,745)	-	-	-	(69,745)
Balance, December 31, 2015	353,845	115,571	366,510	251,486	1,087,412
Interest received	6,116	1,657	798	3,606	12,177
Transfers between reserves	338,637	-	(338,637)	-	-
Operating fund transfers	97,624	-	-	-	97,624
Expenditures	(428,943)	-	-	-	(428,943)
Balance, December 31, 2016	<u>\$ 367,279</u>	<u>\$ 117,228</u>	<u>\$ 28,671</u>	<u>\$ 255,092</u>	<u>\$ 768,270</u>

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

6. Accumulated Surplus (Continued)

- (c) The investment in tangible capital assets represents amounts already spent and invested in infrastructure.

	2016	2015
Tangible capital assets	<u>\$49,919,918</u>	\$47,806,068
Amounts financed by:		
Long-term debt	<u>(6,829,773)</u>	(6,995,647)
Investment in TCA	<u>\$43,090,145</u>	<u>\$40,810,421</u>

7. Commitments

(a) Integration of Regional District and Town Water Supply

The Town has entered into a Bulk Water Supply Agreement with the Sunshine Coast Regional District to provide water supply to Zone 3 residents. In 2016, the Town purchased 230,476 m³ of water (2015 – 255,020 m³) at a cost of \$293,540 (2015 - \$389,410).

(b) Residential Garbage Services

Subsequent to year end, the Town entered into an agreement for residential garbage pickup and disposal at an approximate annual cost of \$157,000. The two-year agreement commenced March 1, 2017 and expires February 28, 2019.

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

8. Pension Plan

The Town and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly-trusted pension plan. The board of Trustees, representing plan members and employers, is responsible for administering the management of the Plan, including investment of the assets and administration of the benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2015, the Plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The most recent actuarial valuation as at December 31, 2015 indicated a \$2,224 Million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2018 with results available in 2019. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the results that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Town paid \$237,116 (2015 - \$233,728) for employer contributions while employee contributions totaled \$195,071 (2015 - \$192,215) to the Plan in fiscal 2016.

Town of Gibsons
Notes to the Financial Statements
December 31

9. Tangible Capital Assets

	Land	Buildings	Furn. and Equip.	Vehicles	Roads	Drainage	Geo Utility	Other Tangible Capital Assets	Sewer Utility	Water Utility	Work In Progr.	2016	2015
Cost, beginning of year	\$ 8,330,799	\$ 7,082,776	\$ 492,015	\$ 1,221,138	\$14,118,527	\$ 5,573,554	\$ 1,095,984	\$ 2,525,599	\$13,850,292	\$13,176,407	\$ 35,693	\$67,502,784	\$ 65,840,194
Additions	933,256	137,500	16,177	124,635	969,637	384,870	-	315,304	104,395	478,572	-	3,464,346	1,999,942
Disposals	-	(6,158)	-	(73,774)	(98,625)	-	-	(18,980)	-	(24,992)	(1,202)	(223,731)	(337,352)
Cost, end of year	9,264,055	7,214,118	508,192	1,271,999	14,989,539	5,958,424	1,095,984	2,821,923	13,954,687	13,629,987	34,491	70,743,399	67,502,784
Accumulated amortization, beginning of year	-	2,778,807	359,771	709,232	6,095,555	1,380,827	101,429	1,117,356	4,169,036	2,984,703	-	19,696,716	18,811,058
Amortization	-	174,437	31,080	99,521	325,662	74,587	21,568	86,169	253,211	263,845	-	1,330,080	1,204,238
Disposals	-	(6,157)	-	(69,274)	(98,625)	-	-	(8,541)	-	(20,718)	-	(203,315)	(318,580)
Accumulated amortization, end of year	-	2,947,087	390,851	739,479	6,322,592	1,455,414	122,997	1,194,984	4,422,247	3,227,830	-	20,823,481	19,696,716
Net carrying amount, end of year	\$ 9,264,055	\$ 4,267,031	\$ 117,341	\$ 532,520	\$ 8,666,947	\$ 4,503,010	\$ 972,987	\$ 1,626,939	\$ 9,532,440	\$10,402,157	\$ 34,491	\$49,919,918	\$ 47,806,068

Town of Gibsons
Notes to the Financial Statements
December 31, 2016

10. Taxation

	Fiscal Plan 2016	2016	2015
General municipal purposes	\$ 2,797,930	\$ 2,793,898	\$ 2,653,931
Specified area requisitions	40,193	40,244	40,254
Collections for other governments			
Province of British Columbia - School	-	2,320,018	2,372,324
Regional District Hospital	-	172,706	266,832
Municipal Finance Authority	-	229	221
British Columbia Assessment Authority	-	66,519	69,717
Regional District	-	2,295,000	2,249,636
Police Tax	-	309,004	305,898
	<u>2,838,123</u>	<u>7,997,618</u>	<u>7,958,813</u>
Transfers to other governments			
Province of British Columbia - School	-	(2,320,007)	(2,372,324)
Regional Hospital District	-	(172,709)	(266,869)
Municipal Finance Authority	-	(229)	(221)
British Columbia Assessment Authority	-	(66,520)	(69,728)
Regional District	-	(2,294,994)	(2,249,679)
Police Tax	-	(309,015)	(305,898)
	<u>-</u>	<u>(5,163,474)</u>	<u>(5,264,719)</u>
Total general municipal taxes	<u>2,838,123</u>	<u>2,834,144</u>	<u>2,694,094</u>
Frontage, local improvement and parcel taxes			
Water system	659,256	611,247	768,384
Sewer system	668,580	669,284	615,168
	<u>1,327,836</u>	<u>1,280,531</u>	<u>1,383,552</u>
	<u>\$ 4,165,959</u>	<u>\$ 4,114,675</u>	<u>\$ 4,077,646</u>

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

11. Gibsons Landing Harbour Authority

The Gibsons Landing Harbour Authority (the "GLHA") is an independently operated organization of which the Town of Gibsons is the sole member. The Town controls the board appointments of the GLHA. However, its bylaws require that upon dissolution or wind-up, its net assets will revert to the Department of Fisheries - Government of Canada. As such, the GLHA is not accounted for on a consolidated or equity basis and the transactions and balances of the Harbour Authority are not disclosed elsewhere in these financial statements.

The following summarizes the transactions and balances of the Gibsons Landing Harbour Authority as of its latest fiscal year ended March 31, 2016 as presented in their annual unaudited financial statements:

	2016	2015
Assets		
Cash	\$ 132,347	\$ 47,805
Other assets	32,172	32,959
Property and equipment	922,053	1,030,704
	<u>1,086,572</u>	<u>1,111,468</u>
Liabilities	40,807	23,927
Deferred capital contributions	627,652	666,378
Net assets	418,113	421,163
	<u>1,086,572</u>	<u>1,111,468</u>
Revenues for the year		
Moorage	216,233	212,881
Other revenues	190,526	186,304
Project revenue	49,918	30,000
	<u>456,677</u>	<u>429,185</u>
Expenses for the year		
Wages	147,112	147,782
Other expenses	283,235	281,026
Project expenses	29,380	40,000
	<u>459,727</u>	<u>468,808</u>
Deficiency of revenues over expenses for the year	<u>\$ (3,050)</u>	<u>\$ (39,623)</u>

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

12. Contingent Liabilities

- (a) As a member of the Sunshine Coast Regional District, the Town is responsible for its portion of any operating deficit or long-term debt related to functions in which it participates.
 - (b) The Sunshine Coast Regional District has requested and has been provided with demand notes drawn in its favour totaling \$270,521 (2015 - \$270,521) to provide for additional funds, should the need arise, to service its debt in which the Town shares.
 - (c) The Town is partially self-insured through the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible that the Town, along with the other participants, would be required to contribute towards the deficit.
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13. Fiscal Plan

Fiscal plan amounts represent the Financial Plan Bylaw adopted by Council on May 3, 2016 with estimates for amortization of tangible capital assets.

The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues. In addition, the Financial Plan anticipated capital expenditures rather than amortization expense.

The following shows how these amounts were combined:

	2016	2015
Fiscal Plan Bylaw surplus for the year	\$ -	\$ -
Addback:		
Capital expenditures	1,523,400	2,299,300
Less:		
Budgeted transfers from accumulated surplus	717,233	557,491
Proceeds from borrowing	(392,000)	(374,000)
Transfer in equity in capital assets	(1,228,323)	(1,242,875)
Adjusted Annual Surplus	<u>\$ 620,310</u>	<u>\$ 1,239,916</u>

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

14. Segmented Information

The Town is a diversified municipal government institution that provides a wide range of services to its citizens such as roads, water, sewer and drainage infrastructure, garbage collection and parks. The Town also contributes to the costs of fire protection and transit which are under the jurisdiction of the Sunshine Coast Regional District. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

Corporate Services

The Corporate Services Department is the communications link between Council and other Municipal Departments and the general public, providing assistance and advice to citizens with respect to Council/Committee processes, reporting procedures and decisions.

Finance

The Finance Department is responsible for the overall financial and risk management of the Town. A segment of this department is the ICBC Autoplan and Driver Licensing Agency.

ICBC Autoplan and Driver Licensing Agency

This department, under an agency agreement, provides ICBC Autoplan and Driver Licensing services. Autoplan services consist of vehicle registration and insurance renewals and Driver Licensing services include driver licence renewals, road tests and the processing of motor vehicle fines.

Parks and Cultural Services

The Parks and Cultural Services Department contributes to the quality of life and personal wellness of the community through the provision of a variety of special events, programs, services and facilities.

Planning

This department provides short-term and long-term planning services.

- Short-Term Planning includes the processing of subdivision and development applications.
- Long-Term Planning includes work with the community on reviewing the Town's Official Community Plan, developing new Neighbourhood Plans, the Trail and Bicycle Network Plans and the review of relevant bylaws.

14. Segmented Information (Continued)

Protective Services

Protection is comprised of bylaw enforcement and building inspection.

- Bylaw enforcement administers, monitors, and seeks compliance with the bylaws enacted by the Mayor and Council to regulate the conduct of affairs in the Town of Gibsons.
- The Town of Gibsons Building Department maintains the quality of life for Gibsons' citizens by regulating all construction within the Town. This is achieved through the use of the Town of Gibsons Building and Plumbing Bylaw, the British Columbia Building Code, the British Columbia Fire Code and other related bylaws and enactments within the Town of Gibsons.

Public Works

Public works is responsible for the essential services of the Town:

- ensuring clean and safe water to our Town, supplied through underground pipes, wells and reservoirs;
 - maintaining a separate system of underground pipes to collect sewer or waste water for proper treatment prior to discharging it;
 - providing and maintaining the Town's roads, sidewalks, street lights, signage and line markings, storm drainage and hydrants; and
 - providing other key services including street cleaning and the coordination of residential garbage collection services.
-

Town of Gibsons
Notes to the Financial Statements

December 31, 2016

15. Expenditures by Function

	Operations	Capital Aquisitions	2016 Total	2015 Total
Goods and Services	\$ 3,212,422	\$ 1,313,465	\$ 4,525,887	\$ 4,703,026
Labour	3,215,864	-	3,215,864	3,092,960
Contributed tangible capital assets	-	2,150,881	2,150,881	257,782
Debt interest and other	353,052	-	353,052	367,614
Disposal of tangible capital assets	20,416	-	20,416	18,772
Total expenditures	6,801,754	3,464,346	10,266,100	8,440,154
Amortization of tangible capital assets	1,330,080	-	1,330,080	1,204,238
Total expenditures and expenses	\$ 8,131,834	\$ 3,464,346	\$ 11,596,180	\$ 9,644,392

16. Comparative Information

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year.

Town of Gibsons
Schedule 1 - Long-Term Debt

For the Year Ended December 31

Loan Authorization Bylaw	Purpose	Year of Maturity	Rate	Balance 2016	Outstanding 2015
General					
881	Local improvement	2018	5.55%	\$ 63,561	\$ 93,090
890	Downtown revitalization	2019	3.15%	238,477	311,188
1057	Road improvement	2022	2.90%	300,533	344,100
1057	Road improvement	2017	*	65,350	130,350
1093	Road improvements	2029	4.13%	62,451	66,064
1105	Capital improvements	2020	4.50%	131,575	161,368
1126	RCMP Building	2031	3.56%	1,881,654	1,972,011
Temp.	Road improvement**	2017	*	382,000	-
Equip.	Equipment Financing	2017	*	17,285	-
				3,142,886	3,078,171
Water					
1093	Cross connection control and water meter	2029	4.13%	636,306	673,103
1057	Water mains	2022	2.90%	200,355	229,400
1134	Zone 2 Reservoir	2032	2.90%	851,909	889,442
686	Water mains	2034	3.30%	670,676	695,822
				2,359,246	2,487,767
Sewer					
576	Waste Water Treatment Plant upgrade	2031	4.85%	1,327,641	1,391,395
				\$ 6,829,773	\$ 6,957,333

* This financing bears interest at the 30-day Banker's Acceptance rate, is calculated daily and is payable monthly.

** The temporary road improvement debt was converted to long term debt on April 7, 2017 at a rate of 2.80%.

Town of Gibsons

Schedule 2 - Government Transfers and Contributions

For the Year Ended December 31	Fiscal Plan 2016	2016	2015
Government Transfers			
Federal Government			
In lieu of taxes - general	\$ 10,275	\$ 10,984	\$ 10,277
In lieu of taxes - water	600	884	1,044
In lieu of taxes - sewer	925	924	864
	<u>11,800</u>	<u>12,792</u>	<u>12,185</u>
Provincial Government			
General fund			
Small Communities	450,000	478,564	499,047
Planning	5,000	1,650	915
Street lighting	1,000	989	989
Other	189,945	33,891	231,998
Water fund			
Community Works	246,000	239,673	231,865
Sewer Fund			
New Build Canada Fund*	65,400	28,580	-
	<u>957,345</u>	<u>783,347</u>	<u>964,814</u>
Local Government			
General fund			
Other	64,500	146,867	117,610
	<u>1,033,645</u>	<u>943,006</u>	<u>1,094,609</u>
Other contributions			
General fund			
Other	260,000	5,748	-
	<u>\$ 260,000</u>	<u>\$ 5,748</u>	<u>\$ -</u>

* This grant is provided under the New Build Canada - Small Communities Fund. The program is administered by the Province and includes matching Federal funding.

Town of Gibsons
Schedule 3 - Statement of Operations by Segment

For the Year Ended December 31, 2016	General Government Services	ICBC Autoplan Driver Licence Agency	Protective Services	Planning and Economic Devel. Services	Public Works	Park Services	Unallocated	Water Utility	Sewer Utility	Total 2016 Actual	Total 2016 Fiscal Plan
Revenues											
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834,144	\$ 611,247	\$ 669,284	\$ 4,114,675	\$ 4,165,959
Utility user rates and connection fees	-	-	-	-	-	-	-	919,064	614,232	1,533,296	1,417,955
Government transfers	2,583	-	-	1,650	166,309	12,855	489,548	240,557	29,504	943,006	1,033,645
Other contributions	5,748	-	-	-	-	-	-	-	-	5,748	260,000
Sales of services	5,456	-	-	-	398,062	-	-	-	-	403,518	695,771
Other revenue	202,619	311,589	284,917	-	9,632	-	504,318	23,814	30,107	1,366,996	800,236
Contributions from developers	-	-	-	-	1,815,790	-	-	279,446	110,995	2,206,231	209,268
Total Revenues	216,406	311,589	284,917	1,650	2,389,793	12,855	3,828,010	2,074,128	1,454,122	10,573,470	8,582,834
Expenses											
Operating											
Goods and Services	840,346	5,487	23,851	290,475	770,869	197,174	-	547,372	536,848	3,212,422	3,273,520
Labour	810,473	285,330	176,671	200,316	695,423	465,359	-	288,398	293,894	3,215,864	3,134,034
Amortization of tangible capital assets	813,024	-	-	-	-	-	-	263,845	253,211	1,330,080	1,228,323
	2,463,843	290,817	200,522	490,791	1,466,292	662,533	-	1,099,615	1,083,953	7,758,366	7,635,877
Debt interest and other	165,249	-	-	-	-	-	-	97,330	90,473	353,052	326,647
Disposal of tangible capital assets	-	-	-	-	-	-	14,940	4,274	1,202	20,416	-
Total Expenses	2,629,092	290,817	200,522	490,791	1,466,292	662,533	14,940	1,201,219	1,175,628	8,131,834	7,962,524
Excess (deficiency) in revenues over expenses	\$ (2,412,686)	\$ 20,772	\$ 84,395	\$ (489,141)	\$ 923,501	\$ (649,678)	\$ 3,813,070	\$ 872,909	\$ 278,494	\$ 2,441,636	\$ 620,310

Town of Gibsons
Schedule 4 - Statement of Operations by Segment

For the Year Ended December 31, 2015	General Government Services	ICBC Autoplan Driver Licence Agency	Protective Services	Planning and Economic Devel. Services	Public Works	Park Services	Unallocated	Water Utility	Sewer Utility	Total 2015 Actual	Total 2015 Fiscal Plan
Revenues											
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,694,094	\$ 768,384	\$ 615,168	\$ 4,077,646	\$ 4,070,784
Utility user rates and connection fees	-	-	-	-	-	-	-	630,192	558,363	1,188,555	1,275,800
Government transfers	-	-	-	915	340,713	9,884	509,324	232,909	864	1,094,609	1,196,062
Other contributions	-	-	-	-	-	-	-	-	-	-	35,000
Sales of services	18,541	-	-	-	365,430	-	-	-	-	383,971	774,295
Other revenue	232,009	296,406	177,955	-	-	-	470,020	18,798	21,070	1,216,257	1,018,487
Contributions from developers	-	-	-	250,407	495,805	19,460	-	114,450	191,715	1,071,837	327,415
Total Revenues	250,550	296,406	177,955	251,322	1,201,948	29,344	3,673,438	1,764,733	1,387,180	9,032,875	8,697,843
Expenses											
Operating											
Goods and Services	765,129	5,578	23,836	191,112	729,288	233,825	-	638,369	373,730	2,960,867	2,801,154
Labour	752,953	291,468	163,368	186,828	643,879	452,884	-	335,702	265,878	3,092,960	3,057,763
Amortization of tangible capital assets	717,670	-	-	-	-	-	-	256,546	230,022	1,204,238	1,242,875
	2,235,752	297,046	187,204	377,940	1,373,167	686,709	-	1,230,617	869,630	7,258,065	7,101,792
Debt interest and other	164,102	-	-	-	-	-	-	113,039	90,473	367,614	356,135
Disposal of tangible capital assets	-	-	-	-	-	-	1,200	11,228	6,344	18,772	-
Total Expenses	2,399,854	297,046	187,204	377,940	1,373,167	686,709	1,200	1,354,884	966,447	7,644,451	7,457,927
Excess (deficiency) in revenues over expenses	\$ (2,149,304)	\$ (640)	\$ (9,249)	\$ (126,618)	\$ (171,219)	\$ (657,365)	\$ 3,672,238	\$ 409,849	\$ 420,733	\$ 1,388,424	\$ 1,239,916

