



**Vohora** LLP  
*CPAs & Business Advisors*

**TERRACE – KITIMAT AIRPORT SOCIETY**

**FINANCIAL STATEMENTS**

**MARCH 31, 2024**



**Vohora** LLP  
*CPAs & Business Advisors*

**TERRACE – KITIMAT AIRPORT SOCIETY**

**INDEX TO FINANCIAL STATEMENTS**

**MARCH 31, 2024**

INDEPENDENT AUDITOR'S REPORT

STATEMENT OF FINANCIAL POSITION

STATEMENT OF CHANGES IN SOCIETY POSITION

STATEMENT OF OPERATIONS

STATEMENT OF CASH FLOWS

NOTES



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## INDEPENDENT AUDITOR'S REPORT

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### TO THE DIRECTORS TERRACE – KITIMAT AIRPORT SOCIETY

#### Opinion

We have audited the financial statements of Terrace – Kitimat Airport Society (the Society), which comprise the statement of financial position as at March 31, 2024 and the statements of changes in Society position, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at March 31, 2024 and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations. The accounting principles used in preparing the financial statements have been applied on a consistent basis with that of the previous year.

#### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the 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 Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal controls as management determines are necessary to enable the preparation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society'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 conditions exist that do not allow for the going concern basis to be used.

The Directors are responsible for overseeing the Society's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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.





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## INDEPENDENT AUDITOR'S REPORT *(continued)*

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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 financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 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 Society'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 Society'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 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 Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements including the disclosures, and whether the 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.

Terrace, BC  
June 19, 2024

*Vohora LLP*  
Chartered Professional Accountants

**TERRACE - KITIMAT AIRPORT SOCIETY**

**STATEMENT OF FINANCIAL POSITION**

**MARCH 31**

**ASSETS**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>CURRENT</b>		
Cash - operating	5,731,080	3,914,808
- capital reserve	11,004,329	6,953,113
Accounts receivable (note 3)	1,086,619	963,322
Inventory (note 2)	313,271	292,338
Prepaid expenses	<u>17,357</u>	<u>12,167</u>
	<u>18,152,656</u>	<u>12,135,748</u>
<b>PROPERTY AND EQUIPMENT (notes 2 and 4)</b>	<u>49,769,440</u>	<u>45,840,838</u>
	<u>67,922,096</u>	<u>57,976,586</u>

**LIABILITIES AND SOCIETY POSITION**

<b>CURRENT</b>		
Accounts payable and accruals (note 6)	2,775,532	751,026
Unearned revenue (note 7)	<u>59,543</u>	<u>59,543</u>
	<u>2,835,075</u>	<u>810,569</u>
<b>SOCIETY POSITION</b>		
Surplus	4,313,252	4,372,066
Capital reserve fund (note 8)	11,004,329	6,953,113
Equity in property and equipment	<u>49,769,440</u>	<u>45,840,838</u>
	<u>65,087,021</u>	<u>57,166,017</u>
	<u>67,922,096</u>	<u>57,976,586</u>

APPROVED BY THE DIRECTORS



Director

**SIGN HERE**



Director

**SIGN HERE**

**TERRACE - KITIMAT AIRPORT SOCIETY**

**STATEMENT OF CHANGES IN SOCIETY POSITION**

**YEAR ENDED MARCH 31**

	<b>Surplus</b>	<b>Capital Reserve Fund</b>	<b>Equity in Property and Equipment</b>	<b>Total 2024</b>	<b>Total 2023</b>
	\$	\$	\$	\$	\$
Opening balance	4,372,066	6,953,113	45,840,838	57,166,017	51,608,266
Revenue	11,236,727	4,051,216	100,812	15,388,755	12,755,233
Expenditure	-5,037,625	-	-2,430,126	-7,467,751	-7,197,482
Fund transfer	<u>-6,257,916</u>	<u>-</u>	<u>6,257,916</u>	<u>-</u>	<u>-</u>
Closing balance	<u>4,313,252</u>	<u>11,004,329</u>	<u>49,769,440</u>	<u>65,087,021</u>	<u>57,166,017</u>

**TERRACE - KITIMAT AIRPORT SOCIETY**

**STATEMENT OF OPERATIONS**

**YEAR ENDED MARCH 31**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>REVENUE</b>		
Airport user fees	7,876,451	6,262,035
Airport improvement fee (note 9)	3,707,216	2,769,475
Equipment grants	100,812	605,234
Parking fees	1,117,871	974,331
Rentals	1,948,831	1,780,322
Other	<u>637,574</u>	<u>363,836</u>
	<u>15,388,755</u>	<u>12,755,233</u>
<b>EXPENDITURE</b>		
Amortization	2,430,126	2,290,915
Bank charges and interest	43,779	37,606
Directors	1,668	2,425
Salaries, wages and benefits	2,210,792	2,241,988
Services, supplies and administration	2,553,913	2,396,523
Utilities	<u>227,473</u>	<u>228,025</u>
	<u>7,467,751</u>	<u>7,197,482</u>
<b>REVENUE OVER EXPENDITURE</b>	<u>7,921,004</u>	<u>5,557,751</u>

**TERRACE - KITIMAT AIRPORT SOCIETY**

**STATEMENT OF CASH FLOWS**

**YEAR ENDED MARCH 31**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>OPERATING ACTIVITIES</b>		
Revenue over expenditure	7,921,004	5,557,751
Amortization	2,430,126	2,290,915
Accounts receivable	-123,297	535,230
Inventory	-20,933	-8,982
Prepaid expenses	-5,190	25,054
Accounts payable and accruals	2,024,506	-262,063
Unearned revenue	<u>-</u>	<u>-217,361</u>
	<u>12,226,216</u>	<u>7,920,544</u>
 <b>INVESTING ACTIVITIES</b>		
Property and equipment additions	-6,358,728	-2,737,571
Property and equipment disposals	<u>-</u>	<u>-</u>
	<u>-6,358,728</u>	<u>-2,737,571</u>
<b>CHANGE IN CASH</b>	5,867,488	5,182,973
<b>OPENING CASH BALANCE</b>	<u>10,867,921</u>	<u>5,684,948</u>
<b>CLOSING CASH BALANCE</b>	<u>16,735,409</u>	<u>10,867,921</u>

The closing cash balance is represented as follows:

- Operating	5,731,080	3,914,808
- Capital reserve	<u>11,004,329</u>	<u>6,953,113</u>
	<u>16,735,409</u>	<u>10,867,921</u>



## TERRACE – KITIMAT AIRPORT SOCIETY

### NOTES

MARCH 31, 2024

#### 1. NATURE OF OPERATIONS

The Terrace – Kitimat Airport Society was incorporated under the Society Act of British Columbia and operates on a not-for-profit basis. Accordingly, the Society is exempt from income taxes. The Society's main customers are airlines landing at the airport and various tenants operating businesses on the airport land and premises.

#### 2. SIGNIFICANT ACCOUNTING POLICIES

##### a) Basis of Financial Statement Presentation

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations.

##### b) Inventory

Inventory is recorded at cost.

##### c) Property and Equipment

Property and equipment is recorded at cost and is amortized using the straight-line method at the following annual rates:

Buildings	40 years
Infrastructure	15 & 20 years
Vehicles	10, 15 & 20 years
Equipment	3, 10 & 20 years

When property and equipment no longer contribute to the airport's ability to provide services, the carrying value is written down to its residual value.

##### d) Recognition of Revenue and Expenditures

Revenue is recorded when services are provided.

Expenditures are accounted for in the period when the goods and services are acquired and the liability is incurred.

##### e) Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the amounts reported. Actual results could differ from those estimates.

## TERRACE – KITIMAT AIRPORT SOCIETY

### NOTES

MARCH 31, 2024

#### 2. SIGNIFICANT ACCOUNTING POLICIES (continued)

f) Financial Instruments

The Society measures financial assets and liabilities at market value at the date of acquisition except for those investments quoted in an active market, which are reported at market value at the year-end.

Financial assets measured at cost are tested for impairment when there are indicators of impairment. There were no indicators of impairment in the 2024 fiscal year.

#### 3. ACCOUNTS RECEIVABLE

Accounts receivable are comprised of trade accounts and governmental receivables, which were virtually all collected by May 29, 2024.

#### 4. PROPERTY AND EQUIPMENT

	Cost \$	Accumulated Amortization \$	Net Book Value	
			2024 \$	2023 \$
Land	1,926,004	-	1,926,004	1,926,004
Buildings	33,745,454	7,339,400	26,406,054	23,996,021
Infrastructure	26,251,565	9,973,219	16,278,346	14,394,160
Vehicles	8,645,201	3,705,768	4,939,433	5,315,949
Other	639,184	419,581	219,603	208,704
	<u>71,207,408</u>	<u>21,437,968</u>	<u>49,769,440</u>	<u>45,840,838</u>

#### 5. BANK DEMAND LOAN

Toronto Dominion Bank, line of credit authorized to \$3,900,000 with interest at prime minus .1% per annum, secured by a general security agreement and a mortgage over land and buildings.

**TERRACE – KITIMAT AIRPORT SOCIETY**

**NOTES**

**MARCH 31, 2024**

**6. ACCOUNTS PAYABLE AND ACCRUALS**

Accounts payable and accruals are comprised as follows:

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Trade	2,248,076	235,117
Governmental	-	46,006
Wages and benefits	425,436	367,568
Security deposits	<u>102,020</u>	<u>102,335</u>
	<u>2,775,532</u>	<u>751,026</u>

**7. UNEARNED REVENUE**

Unearned revenue is comprised as follows:

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Prepaid rent/advertising	<u>59,543</u>	<u>59,543</u>

**8. CAPITAL RESERVE FUND**

The capital reserve fund is an internally restricted fund for future capital infrastructure and maintenance projects.

**9. AIRPORT IMPROVEMENT FEE**

The Society collects fees per enplaning passengers to recover funds spent on specific airport improvements. The fee will be eliminated when the cost of the improvements, net of any grants received, has been recovered. The fees are transferred to the capital reserve fund for use as described in note 8.

## **TERRACE – KITIMAT AIRPORT SOCIETY**

### **NOTES**

**MARCH 31, 2024**

#### **10. PENSION INFORMATION**

The Society and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2021, the plan has about 227,000 active members and approximately 118,000 retired members.

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 may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of December 31, 2021 indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be December 31, 2024 with results available in 2025.

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, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

#### **11. REMUNERATION OF EMPLOYEES AND DIRECTORS**

In the 2024 fiscal year, \$1,352,579 was paid to 12 employees earning more than \$75,000  
In the 2023 fiscal year, \$1,353,395 was paid to 12 employees earning more than \$75,000.

Directors do not receive any remuneration.