

Financial Statements of

THE ISLANDS TRUST FUND

Year ended March 31, 2017



KPMG LLP
St. Andrew's Square II
800-730 View Street
Victoria BC V8W 3Y7
Canada
Telephone 250-480-3500
Fax 250-480-3539

INDEPENDENT AUDITORS' REPORT

To the Trustees of the Islands Trust Fund Board, the Trustees of the Islands Trust Council and the Minister of Community, Sport and Cultural Development

We have audited the accompanying financial statements of The Islands Trust Fund, which comprise the statement of financial position as at March 31, 2017, the statements of operations, changes in fund balances and cash flows for the year then ended, and notes, comprising 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.

Auditors' 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 our 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, we consider 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 qualified audit opinion.

Basis for Qualified Opinion

In common with many charitable organizations, The Islands Trust Fund derives revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of The Islands Trust Fund. Therefore, we were not able to determine whether as at March 31, 2017 and for the years ended March 31, 2017 and March 31, 2016, any adjustments might be necessary to revenue and excess of revenue over expenses reported in the statement of operations, statement of cash flows, statement of changes in fund balances and assets and fund balances reported in the statement of financial position as at March 31, 2017. This caused us to qualify our audit opinion on the financial statements as at and for the year ended March 31, 2016.

Qualified Opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of The Islands Trust Fund as at March 31, 2017, its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants

July 18, 2017
Victoria, Canada

THE ISLANDS TRUST FUND

Statement of Financial Position

March 31, 2017, with comparative information for 2016

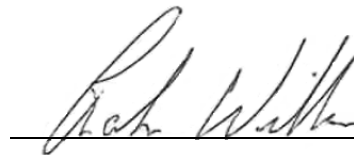
	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2017 Total	2016 Total
(Schedule 1)						
Assets:						
Current assets:						
Cash	\$ 34,144	\$ 215,212	\$ -	\$ -	\$ 249,356	\$ 360,330
Short-term investments (note 2)	-	165,452	-	88,000	253,452	239,785
Accounts receivable	-	-	-	27,300	27,300	-
Inventory of fundraising items	1,342	-	-	-	1,342	1,612
	35,486	380,664		115,300	531,450	601,727
Investments (note 3)	-	64,870	-	-	64,870	63,257
Land (notes 4 and 6)	-	-	7,073,903	6,176,601	13,250,504	12,470,504
	\$ 35,486	\$ 445,534	\$ 7,073,903	\$ 6,291,901	\$ 13,846,824	\$ 13,135,488
Liabilities:						
Current liabilities:						
Property tax payable	\$ -	\$ 498	\$ -	\$ -	\$ 498	\$ -
Due to Islands Trust	2,995	(74)	-	-	2,921	-
Deferred revenue	541	-	-	-	541	-
	3,536	424	-	-	3,960	-
Fund Balances:						
Unrestricted	31,950	-	-	-	31,950	36,113
Investment in land (note 4)	-	-	7,073,903	-	7,073,903	7,073,903
Internally restricted (note 5)	-	24,327	-	-	24,327	24,320
Externally restricted (note 5)	-	420,783	-	-	420,783	516,551
Restricted for endowment purposes (note 6)	-	-	-	6,291,901	6,291,901	5,484,601
	31,950	445,110	7,073,903	6,291,901	13,842,864	13,135,488
	\$ 35,486	\$ 445,534	\$ 7,073,903	\$ 6,291,901	\$ 13,846,824	\$ 13,135,488

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

Approved by the Trust Fund Board:



Board member



Board member

THE ISLANDS TRUST FUND

Statement of Operations

Year ended March 31, 2017, with comparative information for 2016

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2017 Total	2016 Total
						(Schedule 2)
Revenue:						
Donations:						
Cash	\$ 2,480	\$ 258,244	\$ -	\$ -	\$ 260,724	\$ 114,647
Land	-	-	-	156,000	156,000	-
Grants	2,959	5,412	-	273,000	281,371	5,053
Rental income	-	10,200	-	-	10,200	10,200
Investment income (loss)	21	16,068	-	-	16,089	(3,407)
Sale of fundraising items	133	-	-	-	133	150
	5,593	289,924	-	429,000	724,517	126,643
Expenses:						
Repairs and maintenance - Alton property	-	1,181	-	-	1,181	11,286
Cost of sales of fundraising items	270	-	-	-	270	173
Bank charges	31	204	-	-	235	149
Donations to conservancy groups	6,460	-	-	-	6,460	-
Consultant fees	2,995	6,000	-	-	8,995	8,400
	9,756	7,385	-	-	17,141	20,008
Excess (deficiency) of revenue over expenses	\$ (4,163)	\$ 282,539	\$ -	\$ 429,000	\$ 707,376	\$ 106,635

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

THE ISLANDS TRUST FUND

Statement of Changes in Fund Balances

Year ended March 31, 2017, with comparative information for 2016

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	Total
Fund balances, March 31, 2015	\$ 33,295	\$ 437,054	\$ 7,073,903	\$ 5,484,601	\$ 13,028,853
Excess of revenue over expenses	2,818	103,817	-	-	106,635
Fund balances, March 31, 2016	36,113	540,871	7,073,903	5,484,601	13,135,488
Excess of revenue over expenses	(4,163)	282,539	-	429,000	707,376
Interfund transfer	-	(378,300)	-	378,300	-
Fund balances, March 31, 2017	\$ 31,950	\$ 445,110	\$ 7,073,903	\$ 6,291,901	\$ 13,842,864

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

THE ISLANDS TRUST FUND

Statement of Cash Flows

Year ended March 31, 2017, with comparative information for 2016

	2017	2016
Cash provided by (used in):		
Operating activities:		
Excess of revenue over expenses	\$ 707,376	\$ 106,635
Item not involving cash:		
Donation of land	(156,000)	-
Changes in non-cash operating working capital:		
Inventory of fundraising items	270	173
Accounts receivable	(27,300)	-
Accounts payable	-	(1,024)
Property tax payable	498	-
Due to Islands Trust	2,921	-
Deferred revenue	541	-
	<hr/> 528,306	<hr/> 105,784
Capital activities:		
Cash paid to acquire land	(624,000)	-
Investing activities:		
Increase (decrease) in short-term investments	(13,667)	6,868
Increase in long-term investments	(1,613)	(3,045)
	<hr/> (15,280)	<hr/> 3,823
Increase (decrease) in cash	(110,974)	109,607
Cash, beginning of year	360,330	250,723
Cash, end of year	\$ 249,356	\$ 360,330

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

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

The Islands Trust (the "Trust") is incorporated under The Islands Trust Act of British Columbia (as amended). The objectives of the Trust are to preserve and protect the Trust area and its unique amenities and environment for the benefit of the residents of the Trust area and of the Province generally.

The Islands Trust Fund (the "Trust Fund") is also incorporated under The Islands Trust Act of British Columbia and is empowered to accept donations, grants and bequests on behalf of the Trust and to hold land and other property in compliance with a Trust Fund plan approved by the Ministry of Community, Sport and Cultural Development.

The Trust Fund is administered by the Trust and for financial reporting purposes, the Trust and the Trust Fund are reported on separately. The Trust Fund's annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. These financial statements present the financial position and changes in fund balances of the Trust Fund.

1. Significant accounting policies:

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards including the 4200 standards for government not-for-profit organizations:

(a) Fund accounting:

The Trust Fund follows the restricted fund method of accounting for contributions.

The Opportunity Fund reports unrestricted resources.

The Restricted Fund reports the assets, liabilities, revenue and expenses related to internally and externally restricted assets.

The Capital Fund reports the assets, liabilities, revenue and expenses related to the Trust Fund's capital assets.

The Endowment Fund reports resources that are contributed for endowment purposes.

(b) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value. Management has elected to record all investments at fair value as they are managed and evaluated on a fair value basis.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

1. Significant accounting policies (continued):

(b) Financial instruments (continued):

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses. When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations. During the years presented, there are no unrealized gains and losses, and as a result, no statement of remeasurement gains and losses has been included in these financial statements. All investments held by the Trust Fund are classified as Level 2 investments for fair value measurement and there were no changes in classification in the years presented.

(c) Land:

Purchased land is recorded at cost. Contributed land is recorded at estimated fair value at the date of contribution.

(d) Revenue recognition:

Restricted contributions are recorded as revenue of the appropriate restricted fund when received or receivable, if the amount can be reasonably estimated and collection is reasonably assured.

Unrestricted contributions are recorded as revenue of the Opportunity Fund in the year received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Contributions for endowment are recorded as revenue in the Endowment Fund balance.

Interest income earned on Endowment Fund resources is restricted for the purpose of maintaining certain specified property and is recorded in the Restricted Fund. Interest income of internally restricted funds is recorded as revenue of the Restricted Fund. Other interest income is recorded as revenue of the Opportunity Fund when earned.

All other forms of income are recorded as revenue of the Opportunity Fund when received or receivable.

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

1. Significant accounting policies (continued):

(e) Liability for contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Trust Fund is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) 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.

(f) Use of estimates:

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions which affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the period. Significant estimates include assumptions used in estimating the fair value of contributed land at the date of contribution. Actual results could differ from those estimates.

2. Short-term investments:

Short-term investments consist of an endowment fund with the Victoria Foundation and Municipal Finance Authority of British Columbia ("MFA") Bond and Money Market Funds. Investments in MFA Funds are recorded at cost plus earnings reinvested in the funds.

3. Investments:

Investments consist of a guaranteed investment certificate that matures on April 16, 2019. It has an interest rate of 2.55%.

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

4. Land:

	Acquisition date	2017	2016
Inner Island Nature Reserve, Denman Island	1992	\$ 70,000	\$ 70,000
Coats Millstone Reserve, Gabriola Island	1994	100,000	100,000
Medicine Beach Nature Sanctuary, North Pender Island	1996	477,000	477,000
Cunningham Reserve, Salt Spring Island	1994	265,000	265,000
Deep Ridge Reserve, Salt Spring Island	1992	255,000	255,000
Lower Mt. Erskine Nature Reserve, Salt Spring Island	1996	284,000	284,000
Kwel Nature Sanctuary, Lasqueti Island	1997	195,497	195,497
Singing Woods Nature Reserve, Bowen Island	1999	157,000	157,000
Trincomali Nature Sanctuary, Galiano Island	2001	242,406	242,406
Horton Bayviary Nature Reserve, Mayne Island	2002	210,000	210,000
Morrison Marsh Nature Reserve, Denman Island	2006	438,000	438,000
Brigade Bay Bluffs Nature Reserve, Gambier Island	2006	150,000	150,000
Long Bay Wetland Nature Reserve, Gambier Island	2006	305,000	305,000
Elder Cedar Nature Reserve, Gabriola Island	2007	658,000	658,000
Mount Artaban Nature Reserve, Gambier Island	2009	1,177,000	1,177,000
Fairy Fen Nature Reserve, Bowen Island	2011	1,817,000	1,817,000
Laughlin Lake Nature Reserve, Galiano Island	2013	56,000	56,000
Vanilla Leaf Land Nature Reserve, Galiano Island	2014	217,000	217,000
		\$ 7,073,903	\$ 7,073,903

5. Restricted Fund balances:

	2017	2016
Internally restricted:		
McFadden Creek management fund	\$ 24,327	\$ 24,320
Externally restricted:		
Alton Nature Reserve - maintenance fund	102,043	76,394
Morrison Fund	20,062	20,057
Covenant Defense Fund	103,824	100,197
Lasqueti Acquisition Fund	33,344	32,533
Gambier Acquisition Fund	116,891	115,173
Thetis Island Acquisition Fund	44,619	172,197
	420,783	516,551
	\$ 445,110	\$ 540,871

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

6. Restricted for endowment purposes:

	Acquisition date	2017	2016
Land:			
Lindsay Dickson Nature Reserve, Denman Island	2001	\$ 2,200,000	\$ 2,200,000
Alton Nature Reserve, Salt Spring Island	2002	454,000	454,000
McFadden Creek Nature Sanctuary, Salt Spring Island	2015	422,601	422,601
Properties acquired under the Federal Government Ecological Gifts program:			
Mt. Trematon Nature Reserve, Lasqueti Island	2006	320,000	320,000
David Otter Nature Reserve, Bowen Island	2007	620,000	620,000
John Osland Nature Reserve, Lasqueti Island	2012	890,000	890,000
Valens Brook Nature Reserve, Denman Island	2013	280,000	280,000
Burren's Acres Nature Reserve, Gabriola Island	2014	210,000	210,000
Moore Hill Nature Reserve, Thetis Island	2017	780,000	-
		\$ 6,176,601	\$ 5,396,601

Investment gains (losses) on endowment funds for the year of \$12,306 (2016 - (\$6,966)) have been recorded in the Restricted Fund.

Two properties owned by the Trust Fund, the Lindsay Dickson property on Denman Island, and the Alton property on Salt Spring Island, were donated on the condition that the properties be used and managed in certain ways. The Lindsay Dickson property was donated "for so long as the land is used as a nature reserve for the use, benefit and enjoyment of the residents of B.C.". The Alton property is to be held, managed and preserved for its ecological environment and scenic features and not as a recreational park. The residence, gardens and driveway are to be preserved and managed for non-profit purposes.

In the event that these properties are not managed accordingly, the properties could revert to the Province of British Columbia in the case of the Lindsay Dickson Nature Reserve and to the Executors of the donor's estate in the case of the Alton Nature Reserve.

In 2015, the McFadden Creek Nature Sanctuary on Salt Spring Island was donated to the Trust Fund on the condition that the property was to be protected, preserved and maintained in its natural state. Should a disposition of this property ever be triggered, there is a Right of First Refusal on the property in favor of the Wild Bird Trust of BC.

Certain properties as listed in the preceding table were acquired under the Federal Government Ecological Gift program. Recipients of ecological gifts are responsible for maintaining the biodiversity and environmental heritage values of the property in perpetuity.

THE ISLANDS TRUST FUND

Notes to Financial Statements

Year ended March 31, 2017

7. Interfund transfer:

During the year, there were interfund transfers of \$378,300 (2016 - nil) from the Restricted Fund to the Endowment Fund, representing cash paid to acquire the Moore Hill Nature Reserve on Thetis Island.

8. Related party:

The Trust is related to the Trust Fund through the composition of the Trust Fund's Board. The Trust Fund's Board is comprised of three members from the Trust's Council and up to three members appointed by the Minister of Community, Sport and Cultural Development.

The Trust Fund's annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. The expenses are summarized as follows:

	2017	2016
Operations	\$ 495,775	\$ 432,813
Board	15,566	15,155
Administration	154,286	156,306
	<u>\$ 665,627</u>	<u>\$ 604,274</u>

For the year ended March 31, 2017, amounts payable to Islands Trust were \$2,921 (2016 - nil).

9. Financial risks and concentration of risk:

The Trust Fund's financial instruments consist of cash, short-term investments, accounts receivable, investments, property tax payable and due to Islands Trust. It is management's opinion that the Trust Fund is not exposed to significant interest, currency or credit risk arising from these financial instruments. The maximum exposure to credit risk at March 31, 2017 is the carrying value of cash, accounts receivable, short-term investments and investments. The Trust Fund deals with creditworthy counterparties to mitigate credit risk. The Trust Fund manages its liquidity risk by monitoring its operating requirements. Interest rate risk is not significant due to the short term nature of investments held. There have been no significant changes to risk exposure in the years presented.

THE ISLANDS TRUST FUND

Statement of Financial Position

Schedule 1

March 31, 2016

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2016 Total
Assets:					
Current assets:					
Cash	\$ 34,501	\$ 325,829	\$ -	\$ -	\$ 360,330
Short-term investments		151,785	-	88,000	239,785
Inventory of fundraising items	1,612	-	-	-	1,612
	36,113	477,614	-	88,000	601,727
Investments (note 3)	-	63,257	-	-	63,257
Land (notes 4 and 6)	-	-	7,073,903	5,396,601	12,470,504
	\$ 36,113	\$ 540,871	\$ 7,073,903	\$ 5,484,601	\$ 13,135,488
Liabilities					
Current liabilities:					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances					
Unrestricted	36,113	-	-	-	36,113
Investment in land (note 4)	-	-	7,073,903	-	7,073,903
Internally restricted (note 5)	-	24,320	-	-	24,320
Externally restricted (note 5)	-	516,551	-	-	516,551
Restricted for endowment purposes (note 6)	-	-	-	5,484,601	5,484,601
	36,113	540,871	7,073,903	5,484,601	13,135,488
	\$ 36,113	\$ 540,871	\$ 7,073,903	\$ 5,484,601	\$ 13,135,488

THE ISLANDS TRUST FUND

Statement of Operations

Schedule 2

Year ended March 31, 2016

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2016 Total
Revenue:					
Donations:					
Cash	\$ 2,895	\$ 111,752	\$ -	\$ -	\$ 114,647
Land	-	-	-	-	-
Grants	-	5,053	-	-	5,053
Rental income	-	10,200	-	-	10,200
Investment income	23	(3,430)	-	-	(3,407)
Sale of fundraising items	150	-	-	-	150
	3,068	123,575	-	-	126,643
Expenses:					
Repairs and maintenance - Alton property	-	11,286	-	-	11,286
Cost of sales of fundraising items	173	-	-	-	173
Bank charges	77	72	-	-	149
Donations to conservancy groups	-	-	-	-	-
Consultant fees	-	8,400	-	-	8,400
	250	19,758	-	-	20,008
Excess of revenue over expenses	\$ 2,818	\$ 103,817	\$ -	\$ -	\$ 106,635