

2022

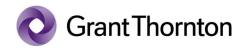
Financial Statements Kelowna International Airport

Kelowna, British Columbia, Canada For the year ended December 31, 2022



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Independent Auditor's Report

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To the members of the Council of the City of Kelowna

Opinion

We have audited the financial statements of the Kelowna International Airport ("the Airport"), which comprise the statement of financial position as at December 31, 2022, and the statements of operations and accumulated surplus, change in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Airport as at December 31, 2022, and its results of operations, its changes in its net assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Airport 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 Those Charged with Governance 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.

In preparing the financial statements, management is responsible for assessing the Airport's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the Airport or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Airport'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. 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 judgment 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 for 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 Airport'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 Airport'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 Airport 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.

Creat Thornton LLP

Kelowna, Canada April 14, 2023

Chartered Professional Accountants

Statement of Financial Position As at December 31, 2022

(in thousands of dollars)

	Actual 2022	Actual 2021
Financial Assets		
Cash and cash equivalents	\$ 5,215	\$ 4,989
Accounts receivable	11,426	6,605
Portfolio investments	38,540	28,397
	55,181	39,991
Liabilities		
Accounts payable	5,951	2,425
Performance deposits	929	218
Deferred revenue	525	435
Long term payable (Note 3)	393	743
Debenture debt (Note 4)	9,675	11,904
	17,473	15,725
Net Financial Assets	37,708	24,266
Non-Financial Assets		
Prepaid expenses	226	216
Inventory	328	368
Work in progress (Note 5)	13,075	7,922
Tangible capital assets (Note 6)	147,686	141,450
	161,315	149,956
Accumulated Surplus (Note 7)	\$ 199,023	\$ 174,222

Contingent liabilities and Commitments (Notes 8 and 9)

Sam Samaddar Airport Director Joe Sass, CPA, CA Finance Director, Financial Services

See accompanying notes to the financial statements.

Statement of Operations and Accumulated Surplus For the Year Ended December 31, 2022

(in thousands of dollars)

	 Budget 2022		Actual 2022	Actual 2021		
Revenue						
Sale of services (Note 11)	\$ 20,770	\$	22,642	\$	12,331	
Interest earned	107		1,010		185	
Government transfers (Note 12)	116		7,784		7,269	
Actuarial increase	-		332		262	
	 20,993		31,768		20,047	
Airport improvement fee (Note 10)	19,685	_	19,432		9,483	
	40,678		51,200		29,530	
Expenses (Note 13)						
Administration	5,253		4,246		4,009	
Interest	584		584		584	
Terminal operations	5,615		6,310		5,475	
Airport improvement fee	-		5,499		4,884	
Airport policing	183		183		162	
Groundside operations	4,236		4,798		3,257	
Airside operations	4,180		4,741		3,674	
Write-down of tangible capital assets	 		38		-	
	 20,051		26,399		22,045	
Annual Surplus	\$ 20,627		24,801		7,485	
Accumulated Surplus, beginning of year			174,222		166,737	
Accumulated Surplus, end of year		\$	199,023	\$	174,222	

See accompanying notes to the financial statements.

Statement of Changes in Net Financial Assets For the Year Ended December 31, 2022

(in thousands of dollars)

 Budget 2022		Actual 2022	Actual 2021		
\$ 20,627	\$	24,801	\$	7,485	
-		8,161		7,543	
(80,852)		(19,588)		(5,926)	
-		38		-	
-		30		(267)	
 (60,225)		13,442		8,835	
24,266		24,266		15,431	
\$ (35,959)	\$	37,708	\$	24,266	
	\$ 20,627 - (80,852) (60,225) 24,266	\$ 2022 \$ 20,627 \$ - (80,852) (60,225)	2022 2022 \$ 20,627 \$ 24,801 - 8,161 (80,852) (19,588) - 38 - 30 (60,225) 13,442 24,266 24,266	2022 2022 \$ 20,627 \$ 24,801 - 8,161 (80,852) (19,588) - 38 - 30 (60,225) 13,442 24,266 24,266	

See accompanying notes to the financial statements.

Statement of Cash Flows For the Year Ended December 31, 2022 (in thousands of dollars)

Net inflow (outflow) of cash and cash equivalents related to the following activities:		Actual 2022	Actual 2021		
•					
Operating Annual surplus	\$	24,801	\$ 7,485		
Adjustment for non-cash items	*	_ 3,000	.,		
Amortization of tangible capital assets		8,161	7,543		
Actuarial adjustment on debenture debt		(332)	(262)		
(Increase) decrease in assets		()	(===)		
Accounts receivable		(4,821)	(4,552)		
Inventory and prepaid expenses		30	(267)		
(Decrease) increase in liabilities			, ,		
Accounts payable		3,526	(479)		
Performance deposits		711	7		
Deferred revenue		90	221		
		32,166	9,696		
Capital		(10.500)	(5.00.6)		
Acquisition of tangible capital assets		(19,588)	(5,926)		
Writedown of tangible capital assets		38	-		
		(19,550)	(5,926)		
Investing					
Change in investments		(10,143)	690		
Pin and in a		_			
Financing Decrease in long term payable		(350)	(350)		
Repayment of mortgage payable		(230)	(900)		
Repayment of debenture debt		(1,897)	(1,897)		
1.654) 11.611 61 40651141.0 4060		(2,247)	(3,147)		
Net increase in cash and cash equivalents		226	1,313		
Cash and cash equivalents, beginning of year		4,989	3,676		
	•				
Cash and cash equivalents, end of year	\$	5,215	\$ 4,989		

See accompanying notes to the financial statements

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

1. Organization and nature of operations

The Kelowna International Airport ("the Airport") is controlled by the City of Kelowna ("the City"). The City operates the Airport pursuant to the provisions of a long-term lease with the Government of Canada entered into on January 1, 1969 ("the Ground Lease"). The term of the Ground Lease expires on December 31, 2054.

On March 11, 2020 the World Health Organization officially declared the COVID-19 outbreak a pandemic. The pandemic forced governments to implement extraordinary measures to slow the progress of infections and to stabilize disrupted economies and financial markets. The Airport deployed initiatives in order to protect the health and safety of its employees and customers, support its customers, and mitigate the impact of the crisis while ensuring continuity of its operations. As a result of the aforementioned conditions, the Airport saw a significant decrease in flights, passenger volumes and revenues in 2020, 2021 and 2022. Recovery commenced in 2022, but the Airport expects flights, passenger volumes and revenues to continue to be impacted beyond 2022 and, as of this time, it is difficult to assess the length or severity of the impact on the Airport's future results as it is dependent on the length and severity of the pandemic and corresponding economic recovery. Management will continue to monitor and assess the situation and respond accordingly.

These financial statements reflect the assets, liabilities and operations of the Airport. The financial statements have been prepared in accordance with Canadian public sector accounting standards.

2. Significant accounting policies

Accrual accounting

The accrual method for reporting revenues and expenditures has been used.

Cash and cash equivalents

Cash and cash equivalents represent funds held in the City of Kelowna pooled funds. Cash and cash equivalents consist of cash and short-term investments with maturities of 90 days or less from the date of acquisition.

Government transfers

Government transfers are the major source of transfers to the Airport. Restricted government transfers are deferred and recognized as revenue in the year in which the related expenditures are incurred. Unrestricted transfers are recognized as revenue when received.

Work in progress

Work in progress represents capital projects under construction but not completed and is valued at cost.

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

2. Significant accounting policies ()

Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts directly attributable to the acquisition, construction, development or betterment of the asset. The cost, less residual value of the asset, is amortized on a straight-line basis over its estimated useful life as follows:

Land improvements25 yearsBuildings10 to 75 yearsInfrastructure10 to 75 yearsMachinery and equipment5 to 20 years

Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value at the date of contribution.

Intangible assets

Intangible assets include works of art and historic assets. They are not recorded in these financial statements due to the uncertainty as to their value.

Inventories of supplies

Inventories of supplies include chemicals, fuel and supplies and are recorded at the lower of historical cost or replacement cost, with cost being determined using the weighted average cost method.

Municipal pension plan

The Airport's pension follows the guidelines of the Municipal Pension Plan which is administered by the Province of British Columbia for all British Columbia municipalities. The Airport and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula.

Portfolio investments

Portfolio investments are recorded at cost and are comprised of Municipal Finance Authority bonds and intermediate funds, provincial and bank issued accrual notes and debentures, and guaranteed investment certificates and deposit notes with maturities of 90 days or more from the date of acquisition.

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

2. Significant accounting policies ()

Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Airport
 - 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.

There are no liabilities recorded as at December 31, 2022 and 2021.

Use of estimates

Management has made estimates and assumptions that affect the amounts reported in preparing these financial statements. The significant areas requiring the use of management estimates relates to the determination of allowance for doubtful accounts, tangible capital assets' estimated useful lives, the related amortization, and liability for contaminated sites. Actual results could vary from those estimates.

Revenue recognition

Revenue is recognized in the period in which it is earned.

Investment income is recorded on an accrual basis and is recognized when earned.

Ground Lease

The Ground Lease is accounted for as an operating lease.

Reserves for future expenditure

Reserves for future expenditure are non-statutory reserves which represent an appropriation of surplus for specific purposes. Transfers to reserves for future expenditure include funds to finance projects and accumulations for specific purposes.

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

3. Long-term payable

The Airport has arranged for payment terms beyond a year for certain payables amounting to \$393, as at December 31, 2022 (2021 - \$743). These payables will be paid in full by October 31, 2029 and are non-interest bearing.

4. Debenture debt

Debenture debt principal is reported net of sinking fund balances.

Local Area Bylaw	Issue No.	Interest Rate	A	Amount of Issue	nking Fund Balance	N	Net Debt	Due Date
9867	133	2.75	\$	7,500	\$ 4,973	\$	2,527	2025-10-02
9867	137	2.60		3,500	1,954		1,546	2026-04-19
9867	139	2.10		3,000	1,693		1,307	2026-10-05
9867	141	2.80		8,000	3,705		4,295	2027-04-07
			\$	22,000	\$ 12,325	\$	9,675	

Principal repayments required for the next five years are as follows:

 2023	 2024	2025	 2026	2027			
\$ 1,897	\$ 1,897	\$ 1,897	\$ 1,258	\$	698		

The City, on behalf of the Airport, has issued the debt instruments above through the Municipal Finance Authority (MFA). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature. The Debt Reserve and Demand Note balances are as follows:

	 2022		2021
Cash deposits held by MFA	\$ 252	\$	245
Demand notes held by MFA	1,021		1,021
	\$ 1,273	\$	1,266
		-	

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

5. Work in progress

Work in progress is recorded at cost, is not amortized, and is comprised of:

	and vements	<u>B</u>	Buildings	Infra	astructure	lachinery & Equipment	_	Total 2022		Total 2021
Cost Balance, beginning of year	\$ -	\$	7,339	\$	459	\$ 124	\$	7,922	\$	6,557
Add: additions during the year	69		5,215		116	9		5,409		1,628
Less: transfers to tangible capital assets	-		-		(193)	(63)		(256)		(263)
Balance, end of year	\$ 69	\$	12,554	\$	382	\$ 70	\$	13,075	\$	7,922

6. Tangible capital assets

	_	Land	Im	Land Improvement		Buildings I		Infrastructure		Machinery & Equipment		Total 2022		Total 2021	
Cost															
Balance, beginning of year	\$	16,557	\$	13,276	\$	65,406	\$	89,450	\$	57,032	\$	241,721	\$	237,160	
Add: additions during the year		-		36		6,668		6,965		510		14,179		4,298	
Add: transfers from work in progress		-		-		-		193		63		256		263	
Less: write-down during the year		-		-		-		-		(38)		(38)		-	
Balance, end of year		16,557	_	13,312	_	72,074		96,608		57,567	_	256,118		241,721	
Accumulated Amortization															
Balance, beginning of year		-		8,976		31,183		38,856		21,256		100,271		92,728	
Add: amortization		-		438		1,833		3,229		2,661		8,161		7,543	
Balance, end of year		-		9,414		33,016		42,085		23,917		108,432	Ξ	100,271	
Net book value of tangible capital assets	\$	16,557	\$	3,898	\$	39,058	\$	54,523	<u>s</u>	33,650	\$	147,686	\$	141,450	

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

7. Accumulated surplus

	 eserves for future penditure	General surplus		nvestment in ngible capital assets	2022 Total	2021 Total		
Accumulated surplus, beginning of year	\$ 34,405	\$ 2,407	\$	137,410	\$ 174,222	\$	166,737	
Annual surplus (deficit)	955	31,675		(7,829)	24,801		7,485	
Transfers	21,879	(21,879)		-	-		-	
Acquisition of tangible capital assets	(11,657)	(7,931)		19,588	-		-	
Writedown of tangible capital asset	-	38		(38)	-		-	
Retirement of debt	-	(1,905)		1,905	-		-	
Accumulated surplus, end of year	\$ 45,582	\$ 2,405	\$	151,036	\$ 199,023	\$	174,222	
			_					

8. Contingent liabilities

Pension liability

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2021, the plan has about 227,000 active members and approximately 118,000 retired members. Active members include approximately 42,000 contributors from local governments.

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 at December 31, 2021, indicated a \$3.8 billion funding surplus for basic pension benefits on a going concern basis.

The Airport paid \$377 (2021 - \$340) for employer contributions to the plan in fiscal 2022, while employees contributed \$313 (2021 - \$272) to the plan in fiscal 2022.

The next valuation will be as at 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.

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

8. Contingent liabilities ()

Legal actions

The City is currently engaged in certain legal actions. The outcome and the possible effect on the Airport of these legal actions are not determinable at this time. Accordingly, no provision has been made in the accounts for these actions.

The amount of loss, if any, arising from these contingent liabilities will be recorded in the accounts in the period in which the loss is realized.

9. Commitments

At December 31, 2022, the Airport had entered into construction commitments relating to the Airport capital program amounting to \$6,627 (2021 - \$293).

10. Airport improvement fees

The Kelowna International Airport entered into a Memorandum of Agreement ("the Agreement") dated September 23, 1997 with the Air Transport Association of Canada and certain air carriers operating from the Airport. The Agreement provides for a consultative process with air carriers regarding the improvement to and expansion of airport facilities and the collection of airport improvement fees (AIF). AIF revenues can only be used to fund Airport infrastructure projects and associated financing costs. During the year ended December 31, 2022, the City recognized \$19,432 (2021 - \$9,483), in airport improvement fee revenue.

AIF fees were charged at \$25 per departing passenger for travel booked on or after February 19, 2020, for travel scheduled on or after March 1, 2020.

Airport improvement fee summary since implementation to December 31, 2022:

 2022		2021
\$ 188,670	\$	169,238
185,314		172,664
\$ 3,356	\$	(3,426)
\$ \$	\$ 188,670 185,314	\$ 188,670 \$

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

11. Sale of service by object

	 2022	2021
Parking revenue	\$ 8,154	\$ 3,317
Airport landing fees	3,780	2,307
Airport terminal fees	2,997	1,723
Car rental concessions	3,286	1,643
Terminal concessions	739	346
Lease revenue	2,057	1,906
Other	1,629	1,089
	\$ 22,642	\$ 12,331

12. Government transfers

Due to the completion or progress of the projects there is a deferred revenue balance of \$411 in 2022 (2021 -\$nil) related to these grants.

The Airport received and recorded as revenue the following grants:

	Type of grant	Project	2022	 2021
Federal Government	Restricted	Terminal Buildings - baggage handling operations	\$ 96	\$ 116
Federal Government	Restricted	Airport Critical Infrastructure Program	6,500	_
Province of British Columbia	Restricted	Child Care Capital Funding Program	1,100	-
Province of British Columbia	Restricted	Mass Timber Demostration Program	88	-
Federal Government	Restricted	Regional Air Transportation Initiative	-	3,261
Federal Government	Restricted	Airport Relief Fund	-	3,097
Province of British Columbia	Restricted	Provincial COVID-19 Relief	-	720
Federal Government	Restricted	Western Diversification	-	75
			\$ 7,784	\$ 7,269

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

13. Expenses by object

Expenses reported by object comprise:

2021	
7,543	
5,292	
1,458	
1,768	
1,819	
581	
584	
2,045	
1	

14. Budget data

The budget figures are from the Annual Five-Year Financial Plan Bylaw adopted before May 15th of each year. Subsequent amendments have been made by Council to reflect changes in the budget as required by law. Amortization of tangible capital assets was not included in the budget. The table below shows the reconciliation between the approved budget and the budget presented in these financial statements.

	Budg	Budget Amount		
Revenue				
Operating budget	\$	40,678		
Expenses				
Operating budget		20,051		
Capital budget		80,852		
		100,903		
Annual deficit per approved budget		(60,225)		
Add: capital expenses		80,852		
Annual surplus per statement of operations	<u>\$</u>	20,627		

15. Comparative figures

Certain comparative figures have been reclassified to conform to the presentation format adopted in the current year.

Notes to the Financial Statements December 31, 2022 (in thousands of dollars)

16. Subsequent event

Subsequent to December 31, 2022, amendments were made to the Airport Critical Infrastructure Program grant agreements with the Federal Government, which resulted in 100% of qualifying expenditures made prior to December 31, 2022 being reimbursed rather than 50%. This resulted in \$1.6 million in grants being received earlier than anticipated.



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