

# **UNION BAR FIRST NATIONS**

**Consolidated Financial Statements**

**Year Ended**

**March 31, 2024**

# **UNION BAR FIRST NATIONS**

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Year ended March 31, 2024

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**UNION BAR FIRST NATIONS**  
**March 31, 2024**  
**Management's Responsibility**

**To the members of Union Bar First Nations**

The accompanying Consolidated financial statements of Union Bar First Nations are the responsibility of management and have been approved by the Chief.

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian generally accepted accounting principles. This responsibility includes selecting appropriate accounting principles and methods and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that the transactions are authorized, assets are safeguarded, and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Union Bar First Nations Chief is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial statements. The Chief fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Chief is also responsible for recommending the appointment of the Band's external auditors.

Joe Martin, CPA, an independent Chartered Professional Accountant, is appointed by the chief to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Chief and management to discuss the audit findings.

July 31, 2024

\_\_\_\_\_ Chief

**UNION BAR FIRST NATIONS**  
**March 31, 2024**

**Independent Auditor's Report**

**To the Members of the Union Bar First Nations:**

I have audited the consolidated financial statements of the Union Bar First Nations, which comprise the statement of financial position as at March 31, 2024, and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information and schedules.

**Opinion**

In my opinion the financial statements present fairly in all material respects the consolidated financial position of the Union Bar First Nations as of March 31, 2024, and the results of its operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

**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 First Nations ability to continue as a going concern and using the going concern basis of accounting unless management either intends to liquidate the First Nations or to cease operations or has no realistic alternative to do so.

Those charged with governance are responsible for overseeing the First Nations financial reporting process.

**Auditors Responsibility**

My 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit.

I 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 Entity'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 Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, I am 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 my opinion. My 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 Entity to cease to continue as a going concern.

#### **Contingent Liability**

The Nation is responding to litigation commenced by or on behalf of 16 individuals that are claiming that they are members of Union bar First Nations and that they are entitled to a share of the benefits from Kinder Morgan (Transmountain) and Seabird Island Specific Claim Settlements, Union Bar First Nation is defending the claim on the basis that the Respondents are not or ever where members of Union Bar First Nation. The timing or the outcome of the litigation is unknown and any amount that the claimants might ultimately receive is unable to be estimated. No provision in the current financial statements has been made for any potential settlement of the litigation for the above reasons.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.



**Joseph W Martin, CPA**

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**July 31, 2024**

**Unit D, 46010 Princess Ave., Chilliwack, B.C.**



Union Bar First Nations  
Consolidated Statement of Financial Position  
March 31, 2024

	2024	2023
<b>Financial assets</b>		
Cash -current	\$1,756,159	\$1,052,631
Investments	1,169,736	717,524
Funds held in trust by Crown (Note 2-c)	149,245	143,986
Term deposits held for Minor Children	199,166	262,867
Accounts receivable	411,587	48,603
	3,685,893	2,225,611
<b>Liabilities</b>		
Accounts payable and accruals	158,630	95,865
Security deposits	18,100	18,100
Government remittances payable	42,653	75,065
Government temporary loan (note 2-h)	126,100	126,100
Funds Held in trust Minors	199,166	262,867
Deferred revenue (l)	75,000	----
	619,649	577,997
<b>Net Financial Assets</b>	3,066,244	1,647,614
<b>Non-financial assets</b>		
Tangible capital assets (Note 2-b)	18,935,951	19,032,204
Prepaid expenses-current	35,512	510,892
	18,971,463	19,543,096
<b>Accumulated surplus</b>	<u>\$22,037,707</u>	<u>\$21,190,710</u>



Approved Chief

# Union Bar First Nations

## Consolidated Statement of Operations and Accumulated Surplus

March 31, 2024

	Budget 2024	2024	2023
<b>Revenue</b>			
Indigenous Services Canada	\$425,000	\$428,645	\$454,042
Interest Income	30,000	36,494	19,524
Ottawa Trust Interest and royalties	2,000	5,259	4,629
AHRF and TCEI Funding	100,000	200,000	----
BCFN Gaming	150,000	355,666	381,235
BC Emergency Management Grant	----	45,500	----
CW-ELCC	----	75,000	----
CMHS	----	29,645	----
Hope Landfill Settlement	----	1,050,000	----
Forestry income- timber rights	120,000	104,771	146,773
New Relation Trust	100,000	260,000	----
Real Estate Group Limited Partnerships	780,000	782,674	932,478
Reals Estate Group General Partners	50	9	23
Pipeline Income	5,000	58,000	----
Rental Income UBFN	10,500	10,400	8,000
Health Authority	----	----	60,000
Other Grants	----	1,641	----
	1,722,550	3,443,704	2,006,704
<b>Expenses</b>			
ISC Expenses Administration	425,000	428,645	454,042
General Administration	1,300,000	1,479,349	1,492,999
Real Estate Group Limited Partnerships	700,000	686,601	700,791
Real Estate Group General Partners	6,000	2,112	5,667
	2,431,000	2,596,707	2,653,499
<b>Surplus (deficit)</b>	(708,450)	846,997	(646,795)
<b>Accumulated surplus, beginning of year</b>	<u>22,037,707</u>	21,190,710	21,837,505
<b>Accumulated surplus, end of year</b>	<u>\$21,329,257</u>	<u>\$22,037,707</u>	<u>\$21,190,710</u>

# Union Bar First Nations

Schedule of General Administrative Expenses  
Year Ending March 31, 2024

	2024	2023
<b>Expenses</b>		
Amortization	118,579	139,397
Bank charges and interest	8,088	3271
Christmas distributions	19,800	17,750
Family Assistance	8,327	5,519
Insurance	10,958	9,379
Investment fees	----	9,621
Member distributions	----	35,500
Office supplies	74,565	54,926
Professional development	2,153	10,605
Professional fees	166,530	133,350
Repairs and maintenance	369,356	459,907
Salaries and benefits	998,612	865,258
Student expenses	2,810	2,700
Travel	56,447	54,294
Utilities	70,714	55,973
Loss disposal investments	<u>1,055</u>	<u>89,591</u>
	<u>1,907,994</u>	<u>1,947,041</u>
Allocated as:		
ISC Expenses	428,645	454,042
General and Administration expenses	<u>1,479,349</u>	<u>1,492,999</u>
	<u>1,907,994</u>	<u>1,947,041</u>



## Union Bar First Nations

### Consolidated Statement of Change in Net Financial Assets

March 31, 2024

	2024	2023
<b>Annual Surplus (deficit)</b>	\$846,997	\$(646,795)
Purchases of tangible capital assets	(234,790)	(819,026)
Amortization	331,042	343,275
Prepaid expenses	475,381	(510,892)
Proceeds of disposal of tangible capital assets	----	----
Loss (gain) on sale of tangible capital assets	----	----
 Increase (decrease) in net financial assets	 1,418,630	 (1,633,438)
 Net financial assets, beginning of year	 1,647,614	 3,281,052
 Net financial assets, end of year	 <u>\$3,066,244</u>	 <u>\$1,647,614</u>

## Union Bar First Nations

Consolidated Statement of Cash Flows

For the Year Ended March 31, 2024

	2024	2023
<b>Annual operating surplus (deficit)</b>	\$846,997	\$(646,795)
<b>Financial Statement Items Not Involving Cash</b>		
Amortization	331,042	343,275
Net Change in Non-Cash Working Capital Balances:		
Accounts receivable	(362,984)	13,414
Prepaid	475,380	(510,892)
Accounts payable	62,766	(44,080)
Security deposit	----	----
Government remittances payable	(32,412)	(4,042)
Funds withheld minors	(63,701)	(130,565)
Deferred revenue	75,000	(102,000)
Government loan	----	----
Cash Flows from (Used) In Operating Activities	1,332,088	(1,081,685)
Cash flows from Investing Activities:		
Loan receivable	----	114,784
Purchase of tangible Assets	(234,790)	(819,026)
		(704,242)
<b>Increase (Decrease) In Cash for The Period</b>	1,097,298	(1,785,927)
<b>Cash and Equivalents, Beginning of the Year</b>	2,177,008	3,962,935
<b>Cash and Equivalents, End of the Year</b>	<u>\$3,274,306</u>	<u>\$2,177,008</u>
Cash	\$1,756,159	\$1,052,631
Term deposits	1,169,736	717,524
Term deposits held in trust for minors	199,166	262,867
Funds held in trust	149,245	143,986
	<u>\$3,274,306</u>	<u>\$2,177,008</u>

Union Bar Real Estate Group  
Combined Segmented Information  
Year Ended March 31, 2024

	Lake of the Woods				Texas Lake Property		Tree Lane		Union Bar Place		Totals	
	LP		LP		2024	2023	LP		LP		2024	2023
	2024	2023	2024	2023			2024	2023	2024	2023		
<b>Revenue</b>												
Rental Income	---		---	---			207,780	380,282	567,144	549,753	774,924	930,035
Tenant Reimbursement	---		---	---			---	---	---	---	---	---
Interest Income	<u>132</u>	<u>75</u>	---	---			<u>2,408</u>	<u>1,100</u>	<u>5,210</u>	<u>1,268</u>	<u>7,750</u>	<u>2,443</u>
	<u>132</u>	<u>75</u>	---	---			<u>210,188</u>	<u>381,382</u>	<u>572,354</u>	<u>551,021</u>	<u>782,674</u>	<u>932,478</u>
<b>Expenses</b>												
Amortization	37,953	29,370	18,333	18,334			46,149	46,149	108,858	108,858	211,293	202,711
Insurance	10,926	9,379	5,463	4,690			25,486	23,207	31,579	28,827	73,454	66,103
Other expenses	4,576	10,217	4,715	6,783			14,395	7,941	8,985	7,382	32,671	32,323
Property tax	18,363	12,740	14,243	10,816			75,875	73,588	105,697	99,708	214,178	196,852
Repairs and maintenance	2,575	5,194	45,067	64,039			2,500	2,509	48,499	75,523	98,641	147,625
Utilities	<u>26,571</u>	<u>23,301</u>	<u>8,179</u>	<u>10,113</u>			<u>12,090</u>	<u>14,151</u>	<u>9,524</u>	<u>7,972</u>	<u>56,364</u>	<u>55,537</u>
	<u>100,964</u>	<u>90,201</u>	<u>96,000</u>	<u>114,775</u>			<u>176,495</u>	<u>167,545</u>	<u>313,142</u>	<u>328,270</u>	<u>686,601</u>	<u>700,791</u>
Annual surplus (deficit)	(100,832)	(90,126)	(96,000)	(114,775)			33,693	213,837	259,212	222,751	96,073	231,687
Surplus (deficit) beginning of year	<u>(278,625)</u>	<u>(188,499)</u>	<u>(229,547)</u>	<u>(114,772)</u>			<u>555,828</u>	<u>341,991</u>	<u>721,404</u>	<u>498,653</u>	<u>769,060</u>	<u>537,373</u>
Surplus(deficit) end of	<u>(379,457)</u>	<u>(278,625)</u>	<u>(325,547)</u>	<u>(229,547)</u>			<u>589,521</u>	<u>555,828</u>	<u>980,616</u>	<u>721,404</u>	<u>865,133</u>	<u>769,060</u>

# Union Bar Real Estate Group- General Partnerships

Combined Segmented Information

Year Ended March 31, 2024

	1200512 B.C Ltd		12040517 B.C Ltd		1216749 BC Ltd		UBFN Development		UBFN Land		Total	Total
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Revenue	26	22	3	21	-10	-9	---	---	-10	-11	9	23
Expenses												
Amortization	---	---	---	---	1,167	1,167	---	---	---	---	---	1,167
Bank charges	---	---	---	---	---	---	---	---	---	---	1,167	---
Office	---	---	---	---	---	---	---	---	---	---	---	---
Professional fees	---	900	---	900	---	900	945	900	---	900	945	4,500
	---	900	---	900	1,167	2,067	945	900	(10)	900	2,112	5,667
Surplus (deficit)	26	(878)	3	(879)	(1,177)	(2,076)	(945)	(900)	(10)	(911)	(2,103)	(5,644)
Surplus (deficit) Bgn year	<u>(2,599)</u>	<u>(1,721)</u>	<u>(2,270)</u>	<u>(1,391)</u>	<u>(6,316)</u>	<u>(4,240)</u>	<u>(2,580)</u>	<u>(1,680)</u>	<u>(2,603)</u>	<u>(1,692)</u>	<u>(16,368)</u>	<u>(10,724)</u>
Deficit end	<u>(2,573)</u>	<u>(2,599)</u>	<u>(2,267)</u>	<u>(2,270)</u>	<u>(7,493)</u>	<u>(6,316)</u>	<u>(3,525)</u>	<u>(2,580)</u>	<u>(2,613)</u>	<u>(2,603)</u>	<u>(18,471)</u>	<u>(16,368)</u>



## Union Bar First Nations

### Reconciliation of ISC Revenue

Year Ending March 31, 2024

	Financial Statement	Beginning deferred revenue	Ending deferred revenue	ISC
<b>FIXED FUNDING</b>				
Admin and supple	5,000	----	----	5,000
CFS prevention	40,000	----	----	40,000
FN Representative Service	2,598	----	----	2,598
Water systems (top up)	20,383	----	----	20,383
Water systems	11,083	----	----	11,083
Roads and bridges	22,890	----	----	22,890
Municipal services	12,277	----	----	12,277
Training fire protection	240	----	----	240
LEDSP Non-blockcore	15,000	----	----	15,000
Project Administration	<u>49,381</u>	----	----	<u>49,381</u>
	<b>178,852</b>	----	----	<b>178,852</b>
<b>FLEXIBLE FUNDING</b>				
Operations CFS	63	----	----	63
Operations CFS (top up)	1,299	----	----	1,299
Operations CFS	1,083	----	----	1,083
Operations CFS	75	----	----	75
CFS Prevention	2,324	----	----	2,324
FN Representative Service	151	----	----	151
CFS Emergency (Top-up)	433	----	----	433
CFS-Emergency-Remoteness	25	----	----	25
CFS Poverty (top Up)	550	----	----	550
CFS Poverty	32	----	----	32
Admin-Other Infra	60,000	----	----	60,000
FNCFS On Reserve Housing	<u>81,518</u>	----	----	<u>81,518</u>
	<b>147,553</b>			<b>147,553</b>
<b>GRANTS</b>				
Band Support Funding	<u>102,240</u>	----	----	<u>102,240</u>
	<b>102,240</b>	----	----	<b>102,240</b>
<b>TOTAL</b>	<b><u>428,645</u></b>	<u>=====</u>	<u>=====</u>	<b><u>428,645</u></b>



**Union Bar First Nations**  
**Statement of Consolidated Expenses by Object**  
For the Year Ended March 31, 2024

	2024	2023
Accounting/Legal	189,463	165,463
Advertising	----	----
Amortization and building write off	331,039	343,275
Bank Charges and Interest	11,425	3,271
Christmas Distributions	19,800	17,750
Insurance	90,260	75,482
Family Assistance	8,327	5,519
Investor Fees	1,055	9,621
Office Expenses	76,063	59,636
Repairs and Maintenance	467,997	607,172
Salaries and Benefits	998,612	865,258
Student Expenses	2,810	2,700
Telephone and Utilities	127,078	111,509
Travel	56,447	54,294
Professional Development	2,153	10,605
Property taxes	214,178	196,853
Member disbursements	----	35,500
Loss disposal investments	----	<u>89,591</u>
Totals:	<u>2,596,707</u>	<u>2,653,499</u>

# **Union Bar First Nations**

Notes to Consolidated Financial Statements  
Year Ending March 31, 2024

## **1. Operations**

The Union Bar First Nations (the "band") is located in the province of British Columbia, and provides various services to its members. Union Bar First Nations includes the Band's members, government and all related entities that are accountable to the Band and are either owned or controlled by the Band.

## **2. Significant accounting policies**

These financial statements are the representations of management, prepared in accordance with Canadian generally accepted accounting principles for public sector entities and include the following significant accounting policies:

### **Basis of presentation**

Sources of financing and expenditures are recorded on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

The consolidated financial statements reflect activities of Union Bar First Nations and its wholly owned subsidiaries and its partnerships

### **(a) Consolidated entities:**

The consolidated financial statements reflect the assets, liabilities, revenues, and expenses of Union Bar First Nations and organizations that are controlled by Union Bar First Nations. Controlled organizations are consolidated. All inter-fund and inter-organization transactions and balances have been eliminated upon consolidation.

## Union Bar First Nations

Notes to Consolidated Financial Statements

Year Ending March 31, 2024

The following organizations are other government organizations (OGO's) controlled by Union bar First Nations and are fully consolidated in these financial statements,

The partnerships exist to hold real estate assets on property not on Nation land. The partnerships earn rental income and rental surplus is transferred to the Nation to enable the Nation to provide services and infrastructure to benefit the members of the Nation.

Lake of the Woods Limited Partnership

Texas Lake Property Limited Partnership

Tree Lane Limited Partnership

Union bar Place Limited Partnership

1240517 B.C. Ltd (GP of Tree Lane Limited Partnership)

1240512 B.C. Ltd. (GP of Union Bar Place Limited Partnership)

1216749 B.C. Ltd (GP of Lake of the Woods Limited Partnership)

UBFN Land Corp. (GP of Texas Lake Property Limited Partnership)

Union Bar First Nation Development Corporation

### (b ) Tangible capital assets

Prior to April 1, 1996, acquired tangible capital assets were recognized as operating expenditures and not reported in the capital fund.

	Rate
Automotive equipment	5 years
Building and bridge-other	20 years
Building Real Estate Group	40 years
Computer equipment	2 years
Tools and office equipment	3 years
Contracting equipment	5 years
Signs	5 years
Paving	10 years
Sawmill	10 years

# Union Bar First Nations

Notes to Consolidated Financial Statements  
Year Ending March 31, 2024

## Capital Asset Schedule Consolidated

	Begin Cost 2023	Additions 2024	Disposals 2024	Ending Cost 2024	Beginning Acc amort 2023	Amortization 2024	Ending Acc amort 2024	Net Book Value 2024	Net Book Value 2023
Automotive	17,658	---	---	17,658	14,378	698	15,076	2,582	3,280
Buildings	8,293,082	183,366	---	8,476,448	642,417	215,608	858,025	7,618,423	7,650,665
Bridge	7,200	---	---	7,200	5,692	76	5,768	1,432	1,508
Equipment	846,578	51,424	---	898,002	515,571	75,067	590,638	307,364	331,007
Computers	18,659	---	---	18,659	15,022	1,818	16,840	1,819	3,637
Housing & Infrastructure	489,919	---	---	489,919	24,496	23,271	47,767	442,152	465,423
Office	77,742	---	---	77,742	49,342	14,332	63,674	14,068	28,400
Land	10,546,909	---	---	10,546,909	---	---	---	10,546,909	10,546,909
Paving	3,160	---	---	3,160	2,945	21	2,966	194	215
Signs	17,929	---	---	17,929	17,575	71	17,646	283	354
Sawmill	18,650	---	---	18,650	17,844	81	17,925	725	806
	<u>20,337,486</u>	<u>234,790</u>	<u>---</u>	<u>20,572,276</u>	<u>1,305,282</u>	<u>331,043</u>	<u>1,636,325</u>	<u>18,935,951</u>	<u>19,032,204</u>

## Union Bar First Nations

Notes to Consolidated Financial Statements

Year Ending March 31, 2024

### (c) Funds held in Ottawa Trust Fund

Funds held in trust on behalf of Band members by the Government of Canada in the Ottawa Trust Fund are reported on the balance sheet with an offsetting amount in accumulated surplus. Trust monies consist of:

- Capital trust monies derived from non-renewable resource transactions on the sale of land or other Band capital assets; and
- Revenue trust monies generated primarily through land leasing transactions or interest earned on deposits held in trust.

Accumulated surplus consists of the following:

	2024	2023
Equity in Ottawa Trust Funds	\$149,245	\$143,986
Surplus	<u>21,888,462</u>	<u>21,046,724</u>
	<u>\$22,037,707</u>	<u>\$2,190,710</u>

### (d) Revenue recognition

#### Funding

Revenue is recognized as it becomes receivable under the terms of applicable government funding agreements. Funding received under funding arrangements that relate to a subsequent fiscal period are reflected as deferred revenue on the balance sheet in the year of receipt.

#### Other revenues

Forestry and land use revenues are recognized in the period in which the external party accessed the Band's land.

Rental Income is recorded when received or receivable if the amount can be reasonably estimated and collection is reasonably assured. At the end of each year, management evaluates whether rental revenue is collectible, and records as bad debt and allowance for doubtful accounts for those amounts designated as unlikely to be collected.

Interest and investment income are recorded in the period when it is earned.

ISC Grants, ISC income and gaming income are recorded in the period the expenses associated with the grant are incurred.

### (e) Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the



## **Union Bar First Nations**

Notes Consolidated to the Financial Statements  
Year Ending March 31, 2024

reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period.

### **(f) Financial Instruments**

Financial instruments are recorded at fair value on initial recognition.

Financial instruments are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment the Nation determines if there is a significant change in the amount of expected future cash flows, the carrying value of the financial assets is reduced to the net present value of the future cash flows. If events or circumstances reverse in a future period, an impairment loss will be reversed.

The Band's financial instruments consist of cash, term deposits, and accounts payable. It is management's position that the Nation is not exposed to significant interest, liquidity, currency, market, other price, or credit risks arising from the financial instruments. The fair values of the financial instruments approximate the carrying value due to the immediate or short-term maturity of these instruments.

Financial Instruments are recorded at cost. The Nation has elected not to record any financial instruments at fair value.

Management has determined that the Nation is not exposed to any credit, interest rate, currency, other price, or solvency risk arising from these financial instruments

### **(g) Liability for Contaminated Sites**

Contaminated sites are the result of contamination being introduced into air, soil, water or sediment that exceeds any environmental standard.

Liability exists when all the following criteria are met:

- i) an environmental standard exists
- ii) Contamination exceeds the environmental standard
- iii) The Nation is directly responsible or accepts responsibility; and
- iv) A reasonable estimate of the amount can be made

Management has determined that no such liability exists on March 31, 2024

### **(h) Long Term Debt**

During the year the government of Canada advanced the Nation \$126,100 to fund a land settlement dispute Specific Claim against Canadian Pacific Railway. The loan is without interest and is secured by a promissory note. Loan is due March 31, 2025 and is without interest accruing. The loan may be paid in full at any time prior to maturity date.

## **Union Bar First Nations**

Notes to Consolidated Financial Statements  
Year Ending March 31, 2024

### **(i) Net financial assets (net debt)**

The Nations combined financial statements are presented so as to highlight net financial assets (net debt) as the measurement of financial position. The net financial assets (net debt) of the Nation are determined by its' financial assets less its liabilities. Net financial assets (net debt) combined with non-financial assets comprise a second indicator of financial position, accumulated surplus(deficit).

### **(j) Segments**

The Nation conducts its operations through various segments of real estate properties. These operating segments are established by management to facilitate the achievement of the Nations long-term objectives, to aid in resource allocation decisions, and to assess operational performance.

For each reported segment, revenue and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements

### **(k) Long-lived assets and discontinued operations**

Long-lived assistance consists of tangible capital assets. Long-lived assets held for use are measured and amortized as described in applicable accounting policies.

The Nation performs impairment testing on long-lived assets held for use whenever events or changes in circumstances indicate that the carrying amount of an asset, or any group of assets may not be recoverable. The carrying amount of long-lived assets is not recoverable if the carrying amount exceeds the sum of the undiscounted cash flow from its use and disposal impairment. Impairment is measured is measured as the amount by which the assets carrying amount exceeds its fair value. Fair value is measured using prices for similar items. Any impairment is included in surplus (deficit) for the year

### **(l) Deferred Revenue**

Deferred revenue consists of a grant from the BC Aboriginal Child Care Society and is a grant received in March of 2024 for the provision of Early Learning and Child Care grant and will be brought into income as the funds are spent in the provision of early learning and child care services.