

**COMOX VALLEY AIRPORT COMMISSION**  
**Financial Statements - March 31, 2024**

# COMOX VALLEY AIRPORT COMMISSION

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Year Ended March 31, 2024

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the Comox Valley Airport Commission,

### Opinion

We have audited the financial statements of the Comox Valley Airport Commission (the "Commission"), which comprise the statement of financial position as at March 31, 2024, and the statements of changes in net assets, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Commission 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 (ANSPO).

### 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 Commission 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 the financial statements in accordance with ANSPO, 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 Commission'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 management either intends to liquidate the Commission or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Commission'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.

### **Auditor's Responsibilities for the Audit of the Financial Statements (continued)**

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 Commission'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 Commission'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 Commission 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.

*Chan Nawrood Boates Inc*

Chartered Professional Accountants  
Courtenay, B.C.

June 17, 2024

# COMOX VALLEY AIRPORT COMMISSION

## Statement of Financial Position

March 31, 2024

	Operating Fund	Capital Fund	2024 Total	2023 Total
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash	\$ 588,506	\$ 578,309	\$ 1,166,815	\$ 1,165,457
Guaranteed Investment Certificates (Note 3)	-	3,149,388	3,149,388	2,000,000
Accounts Receivable	445,783	71,374	517,157	476,474
Government Funding Receivable	-	38,214	38,214	-
Prepaid Expenses	43,191	-	43,191	46,172
	<u>1,077,480</u>	<u>3,837,285</u>	<u>4,914,765</u>	<u>3,688,103</u>
<b>Loan Receivable</b>	-	28,125	28,125	45,000
<b>Long Term Investments (Note 4)</b>	-	15,215,920	15,215,920	12,491,945
<b>Tangible Capital Assets (Note 5)</b>	-	7,413,219	7,413,219	8,185,903
<b>Agreement for Purchase (Note 6)</b>	-	-	-	1,512,113
	<u>\$ 1,077,480</u>	<u>\$ 26,494,549</u>	<u>\$ 27,572,029</u>	<u>\$ 25,923,064</u>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Accounts Payable	\$ 89,408	\$ 4,200	\$ 93,608	\$ 173,052
Government Remittances Payable	80,933	-	80,933	89,181
Wages Payable	65,901	-	65,901	57,487
Deferred Revenue	56,106	-	56,106	51,469
Refundable Tenant Deposit	31,430	-	31,430	30,650
	<u>323,778</u>	<u>4,200</u>	<u>327,978</u>	<u>401,839</u>
<b>Obligation for Property Purchase (Note 6)</b>	-	-	-	2,190,000
	<u>323,778</u>	<u>4,200</u>	<u>327,978</u>	<u>2,591,839</u>
<b>NET ASSETS</b>				
<b>Capital Fund</b>	-	26,490,349	26,490,349	22,292,648
<b>Unrestricted</b>	753,702	-	753,702	1,038,577
	<u>753,702</u>	<u>26,490,349</u>	<u>27,244,051</u>	<u>23,331,225</u>
	<u>\$ 1,077,480</u>	<u>\$ 26,494,549</u>	<u>\$ 27,572,029</u>	<u>\$ 25,923,064</u>

**Commitments (Note 7)**

**Approved by the Directors:**



Director



Director

# COMOX VALLEY AIRPORT COMMISSION

## Statement of Changes in Net Assets

Year Ended March 31, 2024

	Operating Fund	Capital Fund	2024 Total	2023 Total
<b>Net Assets - Beginning of Year</b>	\$ 1,038,577	\$ 22,292,648	\$ 23,331,225	\$ 22,187,955
<b>Excess of Revenues over Expenditures</b>	<u>1,856,650</u>	<u>2,056,176</u>	<u>3,912,826</u>	<u>1,143,270</u>
	2,895,227	24,348,824	27,244,051	23,331,225
<b>Interfund Transfers</b>	<u>(2,141,525)</u>	<u>2,141,525</u>	-	-
<b>Net Assets - End of Year</b>	\$ <u>753,702</u>	\$ <u>26,490,349</u>	\$ <u>27,244,051</u>	\$ <u>23,331,225</u>

# COMOX VALLEY AIRPORT COMMISSION

## Statement of Operations

Year Ended March 31, 2024

	Operating Fund	Capital Fund	2024 Total	2023 Total
<b>Revenues</b>				
Advertising	\$ 46,035	\$ -	\$ 46,035	\$ 40,842
Airport Improvement Fees (Note 8)	-	975,045	975,045	826,860
Concessions - Car	756,984	-	756,984	634,942
Concessions - Other	127,609	-	127,609	99,035
Concessions - Parking	1,825,367	-	1,825,367	1,318,256
Fuel Commissions	139,919	-	139,919	119,913
Government Funding	-	185,489	185,489	234,762
Miscellaneous	52,125	-	52,125	124,387
Office Rentals	262,954	-	262,954	242,418
Terminal Fees	1,949,007	-	1,949,007	1,602,087
	<u>5,160,000</u>	<u>1,160,534</u>	<u>6,320,534</u>	<u>5,243,502</u>
<b>Expenses</b>				
Airport Improvement Fees (Note 8)	-	73,096	73,096	59,266
Amortization	-	1,396,428	1,396,428	1,039,184
Bank Charges and Interest	7,387	-	7,387	7,007
Board (Note 12)	69,561	-	69,561	74,208
Fuel Facility	17,295	-	17,295	13,307
Insurance	81,493	-	81,493	75,558
Marketing	210,404	-	210,404	97,745
Office and Miscellaneous	111,390	-	111,390	129,017
Parking Administration	144,698	-	144,698	118,868
Professional Fees	221,944	-	221,944	131,616
Property Taxes	103,238	-	103,238	115,299
Rent	52,871	-	52,871	52,871
Supplies	267,278	-	267,278	207,869
Utilities	113,933	-	113,933	114,462
Volunteers	13,678	-	13,678	11,150
Wages and Benefits	1,888,180	-	1,888,180	1,794,504
	<u>3,303,350</u>	<u>1,469,524</u>	<u>4,772,874</u>	<u>4,041,931</u>
<b>Income (Deficit) from Operations</b>	<u>1,856,650</u>	<u>(308,990)</u>	<u>1,547,660</u>	<u>1,201,571</u>
<b>Other Income</b>				
Investment Income (Note 9)	-	1,677,279	1,677,279	130,021
Gain on Disposal of Agreement to Purchase (Note 6)	-	687,887	687,887	-
Writedown of Tangible Capital Assets	-	-	-	(188,322)
	<u>-</u>	<u>2,365,166</u>	<u>2,365,166</u>	<u>(58,301)</u>
<b>Excess of Revenues over Expenses</b>	<u>\$ 1,856,650</u>	<u>\$ 2,056,176</u>	<u>\$ 3,912,826</u>	<u>\$ 1,143,270</u>

# COMOX VALLEY AIRPORT COMMISSION

## Statement of Cash Flows

Year Ended March 31, 2024

	Operating Fund	Capital Fund	2024 Total	2023 Total
<b>Cash Flows From Operating Activities:</b>				
Cash Received from Passengers and Others	\$ 5,168,986	\$ 1,078,068	\$ 6,247,054	\$ 6,007,617
Cash Paid to Suppliers	(1,492,587)	(70,387)	(1,562,974)	(1,603,104)
Cash Paid to Employees	<u>(1,879,766)</u>	<u>-</u>	<u>(1,879,766)</u>	<u>(1,789,466)</u>
	<u>1,796,633</u>	<u>1,007,681</u>	<u>2,804,314</u>	<u>2,615,047</u>
<b>Cash Flows From Investing Activities:</b>				
Loan Advanced	-	-	-	(45,000)
Loan Repayments	-	16,875	16,875	-
Purchase of Tangible Capital Assets	-	(623,746)	(623,746)	(557,349)
Investment Income Received	-	584,673	584,673	435,479
Purchase of Investments	<u>-</u>	<u>(2,780,757)</u>	<u>(2,780,757)</u>	<u>(4,600,996)</u>
	<u>-</u>	<u>(2,802,955)</u>	<u>(2,802,955)</u>	<u>(4,767,866)</u>
<b>Cash Flows From Financing Activities:</b>				
Interfund Transfers	<u>(2,141,525)</u>	<u>2,141,525</u>	<u>-</u>	<u>-</u>
<b>Increase (Decrease) in Cash</b>	(344,892)	346,251	1,359	(2,152,819)
<b>Cash - Beginning of Year</b>	<u>933,398</u>	<u>232,058</u>	<u>1,165,456</u>	<u>3,318,276</u>
<b>Cash - End of Year</b>	<u>\$ 588,506</u>	<u>\$ 578,309</u>	<u>\$ 1,166,815</u>	<u>\$ 1,165,457</u>



# COMOX VALLEY AIRPORT COMMISSION

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## Notes to Financial Statements

March 31, 2024

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### 1. Nature of Operations:

The Comox Valley Airport Commission ("the Commission") was granted letters patent under the Canada Corporations Act on February 12, 1996. The Commission is also registered as an extraprovincial non-share corporation.

The Commission has operated the civilian air terminal located on leased land from the Crown on CFB Comox grounds since June 1, 1996. The Commission also owns and is developing an adjacent parcel of land on Knight Road to meet further air service demands.

All earnings of the Commission are retained and reinvested in civilian airport operations and development. The Commission is exempt from tax under S.149(1)(l) of the Income Tax Act.

### 2. Significant Accounting Policies:

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

The Commission follows the restricted fund method of accounting for contributions. Accordingly, revenues received for each of the specific funds and the expenditures incurred by each fund are segregated for accounting and reporting purposes into the following specific funds:

#### *Operating Fund*

The Operating Fund accounts for the Commission's operating activities, including the administrative and general costs of operations. This fund reports the assets, liabilities, revenues and expenditures related to unrestricted revenue received. It also includes unspent amounts received that are restricted but do not have another appropriate fund as deferred revenue.

#### *Capital Fund*

The Capital Fund reports the assets, liabilities, revenues and expenses related to the Commission's tangible capital asset purchases and expansion projects.

### **Use of Estimates**

The preparation of financial statements in accordance with Canadian generally accepted accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the current year. These estimates are reviewed periodically and adjustments are made to income as appropriate in the year they become known. Significant estimates include the useful lives of tangible capital assets and the resulting amortization of tangible capital assets as well as the date at which permits will be received with respect to the agreement the Commission has entered into to purchase property that would trigger the purchase.

# COMOX VALLEY AIRPORT COMMISSION

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## Notes to Financial Statements

March 31, 2024

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### 2. Significant Accounting Policies (continued):

#### Tangible Capital Assets

Tangible Capital Assets are initially recorded at cost. Amortization is recorded using the straight-line method at rates intended to amortize the cost of assets over their estimated useful lives. The estimated useful lives of capital assets are as follows:

Airside	Lease term
Building	Lease term
Equipment	10 years
Air Terminal Building	Lease term
Furniture and Fixtures	10 years
Conveyance Equipment	20 years
Fuel Facility	Lease term
Groundside	Lease term
Computer Equipment	3 years

#### Long-Lived Assets

##### *Measurement*

Long-lived assets consist of all non-current assets except long term investments. Long-lived assets available for use are measured and amortized as described in the applicable accounting policies.

##### *Impairment*

A long-lived asset is tested for impairment whenever events or changes in circumstances indicate that its carrying amount may not be recoverable. An impairment loss is recognized when the carrying amount of the asset exceeds the sum of the undiscounted cash flows resulting from its use and eventual disposition. The impairment loss is measured as the amount by which the carrying amount of the long-lived asset exceeds its fair value.

#### Financial Instruments

##### *Measurement*

The Commission initially measures its financial assets and liabilities at fair value when acquired or issued. The Commission subsequently measures financial assets with actively traded markets at fair value, with unrealized gains or losses reported in the statement of operations. All other financial instruments are reported at amortized cost unless otherwise disclosed. Transaction costs on the acquisition, sale, or issuance of financial instruments are expensed when incurred.

##### *Impairment*

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in the statement of operations. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in the statement of operations.

# COMOX VALLEY AIRPORT COMMISSION

## Notes to Financial Statements

March 31, 2024

### 2. Significant Accounting Policies (continued):

#### Revenue Recognition

Restricted contributions are recognized as revenue of the Capital Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Unrestricted contributions and contributions for operations are recognized as revenue of the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Revenues are receivable when services are performed, the facilities are utilized or the amounts are earned pursuant to the related agreements.

Terminal fees are recognized as each passenger enplanes and deplanes. Airport improvement fees are recognized as each passenger enplanes. Car concession revenue is recognized monthly based on a percentage of gross monthly revenue from car rental agencies. Parking concession revenue is recognized as the lot is used. Office and property rental revenue is recognized monthly per rental agreements. Other concession revenue is recognized monthly based on a percentage of gross revenue from other concessions. Advertising revenue is recognized monthly as it is earned. Fuel commissions are recognized daily based on a percentage of volume used at the fuel facility. Investment revenue is recognized monthly as the investment income is earned within the portfolio.

Government assistance is recognized as revenue in the same period as the relevant expense is incurred.

### 3. Guaranteed Investment Certificates:

Guaranteed Investment Certificates (GIC's) are recorded at cost plus accrued interest. The interest rate on the GIC's held at March 31, 2024 is between 5.30% and 5.75% (2023 - 4.75%).

### 4. Long Term Investments:

	<u>2024</u>		<u>2023</u>	
	<u>Cost</u>	<u>Market</u>	<u>Cost</u>	<u>Market</u>
Fixed Income	\$ 4,607,376	\$ 4,384,247	\$ 4,371,575	\$ 4,110,067
Canadian Equity	3,575,079	3,564,670	3,221,529	2,929,838
Canadian Income Equity	573,842	576,194	503,458	489,827
Global Equity	3,548,753	4,038,026	3,320,040	3,131,453
Hedge Strategies	2,066,502	1,999,019	1,628,721	1,478,312
Other	<u>647,507</u>	<u>653,764</u>	<u>350,691</u>	<u>352,448</u>
	<u>\$ 15,019,059</u>	<u>\$ 15,215,920</u>	<u>\$ 13,396,014</u>	<u>\$ 12,491,945</u>

# COMOX VALLEY AIRPORT COMMISSION

## Notes to Financial Statements

March 31, 2024

### 5. Tangible Capital Assets:

	<u>2024</u>		<u>2023</u>	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Land	\$ 651,614	\$ -	\$ 651,614	\$ -
Airside	9,233,578	7,310,729	9,233,578	6,906,946
Building	318,122	235,840	318,122	218,709
Equipment	434,403	416,300	431,766	408,756
Air Terminal Building	10,246,876	6,768,529	9,873,506	6,094,700
Furniture and Fixtures	372,116	334,187	372,116	326,825
Conveyance Equipment	1,198,171	1,123,028	1,198,171	1,063,120
Fuel Facility	150,356	112,850	150,356	104,515
Groundside	3,287,305	2,192,533	3,047,592	1,977,816
Computer Equipment	<u>188,225</u>	<u>173,551</u>	<u>180,199</u>	<u>169,730</u>
	<u>\$ 26,080,766</u>	<u>\$ 18,667,547</u>	<u>\$ 25,457,020</u>	<u>\$ 17,271,117</u>
Unamortized Cost	<u>\$ 7,413,219</u>		<u>\$ 8,185,903</u>	

Airside, building, air terminal building, fuel facility and groundside assets are amortized over the life remaining on the land lease with the Department of National Defence. As at March 31, 2024, four years and three months remain on this lease.

### 6. Agreement for Purchase:

In 2010, the Commission entered into a contract to purchase a parcel of land adjacent to their current location for \$2,200,000. This parcel is currently part of a larger parcel which is to be subdivided. The completion date is 30 days following the registration of the Subdivision Plan with the Victoria Land Title Office. A \$10,000 non-refundable deposit has been paid and \$490,000 is due to be paid on the completion date. The balance of the purchase price is to be paid, without interest, in 60 monthly installments of \$28,333.

On March 28, 2020, the Commission obtained a third party appraisal which it used to estimate a value for the parcel of land to which the Agreement for Purchase related to, to be \$1,512,113. As a result of the reduction in the estimated fair value of the land to which the Agreement for Purchase related, the value of the Agreement for Purchase asset was assessed to be impaired at March 31, 2020. There has not been any change in the estimated value of the land nor has there been any additional impairment expense recognized since this date.

On June 23, 2023, the Commission and the seller of the property agreed to end the agreement to purchase. The agreement for purchase asset and relating obligation liability have been removed from the statement of financial position in the current year and \$687,887 in previous impairment loss has been recognized as a gain on the termination of the agreement to purchase in the statement of operations.

# COMOX VALLEY AIRPORT COMMISSION

## Notes to Financial Statements

March 31, 2024

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### 7. Commitments:

Effective June 30, 2003, the Commission entered into a 25 year lease with the Department of National Defence for the land where the airport is situated.

The Commission is committed under a lease agreement for land with total future lease payments of \$224,702, assuming there is no further change in the payment amount over the term of the lease.

Lease payments in each of the next five years are estimated as follows:

2025	\$ 52,871
2026	52,871
2027	52,871
2028	52,871
2029	13,218

### 8. Airport Improvement Fees:

The Commission collects an airport improvement fee (AIF) of \$5 per outgoing passenger to fund the cost of major capital expenditures. These fees are collected by the air carriers under an agreement between the Commission, the Air Transport Association of Canada (ATAC) and the air carriers serving the airport, entitling the air carriers to withhold approximately 7% administration fee. By agreement with ATAC, AIF revenues are restricted to pay for the capital and related financing costs of major airport infrastructure development.

For the year ended March 31, 2024, the Commission recorded \$975,045 (2023 - \$826,860) in AIF revenue and capital expenditures totaled \$623,746 (2023 - \$824,401). As at March 31, 2024, cumulative AIF revenue totals \$15,629,057 (2023 - \$14,654,012), and cumulative capital expenditures totals \$25,320,023 (2023 - \$24,696,277). As at March 31, 2024, the cumulative AIF revenue has been used to fund AIF eligible capital expenditures in accordance with the agreement.

### 9. Investment Income:

	<u>2024</u>	<u>2023</u>
Interest Income	\$ 162,721	\$ 19,082
Other Investment Income	494,030	519,719
Losses on Disposal of Investments	(72,078)	(103,322)
Unrealized Gains (Losses)	<u>1,092,606</u>	<u>(305,458)</u>
	<u>\$ 1,677,279</u>	<u>\$ 130,021</u>

# COMOX VALLEY AIRPORT COMMISSION

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## Notes to Financial Statements

March 31, 2024

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### 10. Financial Instruments:

The Commission is exposed to various risks through its financial instruments. It is management's opinion that the Commission is not exposed to significant concentrations at the financial statement date except as otherwise disclosed.

#### *Liquidity Risk*

Liquidity risk is the risk that the Commission will encounter difficulty in meeting obligations associated with financial liabilities. The Commission is exposed to this risk mainly in respect of its accounts payable.

#### *Credit Risk*

Credit risk is the risk that the Commission will incur losses based on credit that it has granted to other parties. The total amount of this exposure is the balance in accounts receivable of \$517,157 (2023 - \$476,474). Two customers account for 61% of this balance (2023 - two customers accounted for 67%), but management feels that the risk of collection of these amounts is minimal due to the past payment history of these customers and the organizational size of these customers.

#### *Market Risk*

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest risk and other price risk.

#### *Currency Risk*

Currency risk is the risk that the value of a financial instrument might be adversely affected by changes in foreign exchange rates. The Commission enters into transactions denominated in foreign currency for which the related revenues are subject to exchange rate fluctuations. The Commission is exposed to currency risk through its long term investment portfolio.

#### *Interest Rate Risk*

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as price risk. The Commission is exposed to interest rate rate cash flow risk through its long term investment portfolio.

#### *Other Price risk*

Other price risk is the risk that the value of a financial instrument might be adversely affected by changes in market prices other than those arising from interest rate risk or currency risk, whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Commission is exposed to other price risk through its long term investments in equities.

### 11. Environmental Matters

The Commission is subject to various laws, regulations and government policies relating to health and safety, to the generation, storage, transportation, disposal and environment emissions of various substances and to the protection of the environment in general. A risk of environmental liability is inherent in the operations; real estate ownership, operation or control; and other commercial activities of the Commission with respect to both current and past operations. Although the effect on operating results and liquidity cannot be reasonably estimated, management believes, based on current information, that environmental matters will not have a material adverse effect on the Commission's financial condition or competitive position.

# COMOX VALLEY AIRPORT COMMISSION

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## Notes to Financial Statements

March 31, 2024

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### **12. Management and Directors' Compensation:**

Included in Wages and Benefits for the year ending March 31, 2024 is management compensation of \$682,405 for six managers (2023 - \$740,962, seven managers) with compensation exceeding \$75,000 per annum.

Included in Board expenses for the current year is directors' compensation of \$54,681 (2023 - \$49,470).

### **13. Subsequent Event:**

On April 8, 2024, the Commission entered into an agreement with the Ministry of Transportation and Infrastructure (the "Ministry") through the British Columbia Air Access Program to obtain funding for the Battery-Electric Ground Power Unit Project (the "Project"). The purpose of the Project is to procure and install a battery-electric ground power unit for the Commission. The Ministry has agreed to provide the Commission funding to the maximum of the lesser of \$220,000 or 85% of actual eligible costs to complete the Project.

### **14. Comparative Figures:**

Certain comparative figures have been reclassified to conform with the current year presentation.