

Financial Statements of

ISLANDS TRUST

Year ended March 31, 2026

ISLANDS TRUST

Financial Statements

Year ended March 31, 2026

Financial Statements

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MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The accompanying financial statements of Islands Trust (the "Trust") are the responsibility of the Trust's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting standards for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in Note 1 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Trust's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

The Trust, acting through its Audit Committee, meets with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by KPMG LLP, independent external auditors appointed by Trust Council. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Trust's financial statements.



Chief Administrative Officer



Director, Financial and Employee Services



KPMG LLP

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INDEPENDENT AUDITOR'S REPORT

To the Trustees of Islands Trust and the Minister of Housing and Municipal Affairs

Opinion

We have audited the financial statements of Islands Trust which comprise:

- the statement of financial position as at March 31, 2026
- the statement of operations for the year then ended
- the statement of change in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Islands Trust as at March 31, 2026, and its results of operations, its changes in net financial 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 auditor's report.

We are independent of the Entity 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 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 Island Trust'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 Islands Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Island Trust's financial reporting process.



Islands Trust

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 the 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 Islands Trust'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 Island Trust'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 Islands Trust 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.
- 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.

Chartered Professional Accountants

Victoria, Canada
June 19, 2026

ISLANDS TRUST

Statement of Financial Position

March 31, 2026, with comparative information for 2025

	2026	2025
Financial assets:		
Cash and cash equivalents	\$ 4,392,063	\$ 2,955,860
Accounts receivable	426,024	230,331
Investments (note 2)	250,093	1,602,707
	5,068,180	4,788,898
Liabilities:		
Accounts payable and accrued liabilities	894,906	977,232
Wages and benefits payable	1,274,077	1,176,175
Deferred revenue	227,163	277,952
Employee benefit obligations (note 3)	352,669	269,328
Obligations under capital leases (note 4)	34,416	44,442
Cost recovery deposits (note 12(b))	516	190
	2,783,747	2,745,319
Net financial assets	2,284,433	2,043,579
Non-financial assets:		
Tangible capital assets (note 5)	542,445	338,975
Prepaid expenses	349,183	362,727
	891,628	701,702
Commitments (note 10)		
Contingent liabilities (note 11)		
Accumulated surplus (note 6)	\$ 3,176,061	\$ 2,745,281

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

Approved by the Trust Council:



Laura Patrick, Trust Council Chair



Sue Ellen Fast, Audit Committee Chair

ISLANDS TRUST

Statement of Operations

Year ended March 31, 2026, with comparative information for 2025

	Budget (note 8)	2026	2025
Revenue:			
Property tax - general	\$ 9,262,200	\$ 9,262,200	\$ 8,555,040
Property tax levy - Bowen Island municipality	460,000	460,000	391,260
Government transfers (note 7)	595,931	595,836	766,158
Fees and sales	198,100	207,219	174,747
Interest income	211,000	164,274	257,129
Other income	—	176,974	—
Total revenue	10,727,231	10,866,503	10,144,334
Expenses (note 9):			
Council services	1,888,759	1,752,405	1,520,429
Local trust committee services	7,612,713	7,373,751	7,462,249
Trust conservancy services (note 12)	1,647,159	1,309,567	1,357,436
Total expenses	11,148,631	10,435,723	10,340,114
Annual surplus (deficit)	(421,400)	430,780	(195,780)
Accumulated surplus, beginning of year	2,745,281	2,745,281	2,941,061
Accumulated surplus, end of year	\$ 2,323,881	\$ 3,176,061	\$ 2,745,281

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

ISLANDS TRUST

Statement of Change in Net Financial Assets

Year ended March 31, 2026, with comparative information for 2025

	Budget	2026	2025
	(note 8)		
Annual surplus (deficit)	\$ (421,400)	\$ 430,780	\$ (195,780)
Acquisition of tangible capital assets	(261,100)	(356,169)	(238,817)
Acquisition of leased tangible capital assets	–	(3,033)	(16,040)
Amortization of tangible capital assets	211,000	155,732	117,944
	(471,500)	227,310	(332,693)
Acquisition of (use of) prepaid expenses	–	13,544	(111,278)
Change in net financial assets	(471,500)	240,854	(443,971)
Net financial assets, beginning of year	2,043,579	2,043,579	2,487,550
Net financial assets, end of year	\$ 1,572,079	\$ 2,284,433	\$ 2,043,579

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

ISLANDS TRUST

Statement of Cash Flows

Year ended March 31, 2026, with comparative information for 2025

	2026	2025
Cash provided by (used in):		
Operating activities:		
Annual surplus (deficit)	\$ 430,780	\$ (195,780)
Items not involving cash:		
Amortization of tangible capital assets	155,732	117,944
Changes in non-cash operating assets and liabilities:		
Accounts receivable	(195,693)	47,391
Wages and benefits payable	97,902	(367,596)
Accounts payable and accrued liabilities	(82,328)	108,600
Deferred revenue	(50,789)	(145,736)
Employee benefit obligations	83,341	(29,179)
Cost recovery deposits	326	(3,685)
Prepaid expenses	13,544	(111,278)
Net change in cash from operating activities	452,815	(579,319)
Capital activities:		
Acquisition of tangible capital assets	(356,169)	(238,817)
Investing activities:		
Maturity (purchase) of investments	1,352,614	(1,602,707)
Financing activities:		
Principal payments on obligations under capital leases	(13,057)	(12,889)
Change in cash and cash equivalents	1,436,203	(2,433,732)
Cash and cash equivalents, beginning of year	2,955,860	5,389,592
Cash and cash equivalents, end of year	\$ 4,392,063	\$ 2,955,860
Supplemental cash flow information:		
Assets acquired under capital lease	\$ (3,033)	\$ (16,040)

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

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

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.

1. Significant accounting policies:

The financial statements of Islands Trust are prepared by management in accordance with Canadian public sector accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the Trust are as follows:

(a) Reporting entity:

The financial statements include a combination of all the assets, liabilities, revenues, expenses, and changes in fund balances and in financial position of the trust council and the local trust committees.

The Trust occasionally conducts work on behalf of development applicants on a cost-recovery basis. These trust activities are not included in the financial statements.

(i) Consolidated entities:

The Trust does not control any significant external entities and accordingly no entities have been consolidated with the financial statements.

(ii) Funds held in trust:

The Trust administers operations of The Islands Trust Conservancy. The annual expenses of The Islands Trust Conservancy are reported by the Trust in accordance with The Islands Trust Act (note 12).

(b) Basis of accounting:

The Trust follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(c) Revenue recognition:

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability under section PS 3200 of public sector accounting standards.

Revenue from unilateral transactions is recognized when the Trust has the ability to claim or retain an inflow of economic resources and a past transaction or event giving rise to the asset has occurred. Revenue from exchange transactions is recognized when or as the Trust has satisfied performance obligations.

Revenue unearned in the current period is recorded as deposits or deferred revenue until related performance obligations have been achieved.

Tax revenue is recognized on an accrual basis.

(d) Financial instruments:

A contract establishing a financial instrument creates, at its inception, rights and obligations to receive or deliver economic benefits. The financial assets and financial liabilities portray these rights and obligations in the financial statements. The Trust recognizes a financial instrument when it becomes a party to a financial instrument contract.

Financial instruments consist of cash and cash equivalents, accounts receivable, investments, accounts payable and accrued liabilities and wages and benefits payable.

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.

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. In the years presented, there are no unrealized gains or losses and as a result no statement of remeasurement gains or losses has been included.

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.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(e) Cash and cash equivalents:

Cash and cash equivalents include short-term highly liquid investments with a term to maturity of 90 days or less at acquisition.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on restricted funds is added to the investment and forms part of the deferred revenue balance.

(g) Employee future benefits:

The Trust and its employees make contributions to the Public Service Pension Plan, which provides benefits directly to employees upon retirement. These contributions are expensed as incurred.

A gratuity is also available to employees upon retirement. The cost of this benefit is paid by the Public Service Pension Plan.

(h) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (ii) The past transaction or event giving rise to the liability has occurred;
- (iii) It is expected that future economic benefits will be given up; and
- (iv) A reasonable estimate of the amount can be made.

In the years presented, no asset retirement obligations have been identified for the Trust and as such no liability has been recognized.

(i) 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 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.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(i) Liability for contaminated sites (continued):

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.

(j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Furniture and equipment	5
Computers	3
Leasehold improvements	lesser of remaining term of the lease and useful life

Amortization is charged annually, including in the year of acquisition and disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Trust's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

The Islands Trust is fortunate to have, and to be mandated to protect, many natural assets in the Trust Area that reduce the need for engineered infrastructure that might otherwise be required by other government agencies to provide various services to the islands. This includes island aquifers (water storage and filtration); streams, ditches and wetlands (rainwater management); forests (carbon sequestration); and foreshore areas (natural seawalls). Canadian public sector accounting standards do not provide for the valuation and recording of such assets in the financial statements. As such, these natural assets are not reported in these financial statements. Nevertheless, the Trust acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure that is managed by other government agencies.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Works of art and historical treasures:

Works of art and historical treasures are not recorded as assets in these financial statements.

(iv) Interest capitalization:

The Trust does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(v) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(k) Use of estimates:

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the 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 expenses during the period. Estimates include assumptions used in estimating provisions for accrued liabilities, revenue recognition based on performance obligations achieved, fair value of financial instruments and asset retirement obligations. Actual results could differ from these estimates.

2. Investments:

At March 31, 2026, investments consisted of guaranteed investment certificates with a cost plus accrued interest that approximated market value. The stated interest rate is 3.40% and the maturity date is March 29, 2027.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

3. Employee benefit obligations:

	2026	2025
Vacation pay	\$ 251,335	\$ 191,646
Compensatory time off	101,334	77,682
	<u>\$ 352,669</u>	<u>\$ 269,328</u>

Vacation pay and compensatory time off represent the liability for accumulated banks for draw down at future dates and/or for payout on approved retirement, or upon termination or death.

Other pension plans:

The Trust and its employees contribute to the Public Service Pension Plan (a jointly trustee pension plan). The Public Service Pension 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 per the latest available BC Pension Corp annual report (2024/25), the plan has 163,789 active Public Service members and overall, approximately 780,000 active members.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The latest actuarial valuation as at March 31, 2023, indicated a funding surplus of \$4,491 million for basic pension benefits on a going concern basis. The next valuation will be as at March 31, 2026 with results available later in 2026. 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.

The Trust paid \$449,400 (2025 - \$459,061) for employer contributions to the plan in fiscal 2026.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

4. Obligations under capital leases:

The amounts due for obligations under capital leases are as follows:

2027	\$ 16,391
2028	16,391
2029	7,313
2030	1,696
2031	355
Total minimum lease payments	42,146
Less amounts representing interest (at rates ranging from 6.70% to 8.70%)	(7,730)
Present value of net minimum capital lease payments	\$ 34,416

Interest of \$2,978 (2025 - \$2,312) relating to capital lease obligations has been included in expenses on the statement of operations.

5. Tangible capital assets:

	Denman Island Site	Furniture and equipment	Computers	Leasehold improvements	Total 2026	Total 2025
Cost:						
Balance, beginning of year	\$ 10,000	\$ 148,667	\$ 597,426	\$ 431,783	\$1,187,876	\$ 1,024,771
Additions	—	13,513	166,813	178,876	359,202	254,857
Disposals	—	(4,687)	—	(7,800)	(12,487)	(91,752)
Balance, end of year	10,000	157,493	764,239	602,859	1,534,591	1,187,876
Accumulated amortization:						
Balance, beginning of year	10,000	91,096	360,827	386,978	848,901	822,709
Additions	—	16,379	107,398	31,955	155,732	117,944
Disposals	—	(4,687)	—	(7,800)	(12,487)	(91,752)
Balance, end of year	10,000	102,788	468,225	411,133	992,146	848,901
Net book value, end of year	\$ —	\$ 54,705	\$ 296,014	\$ 191,726	\$ 542,445	\$ 338,975

Included in tangible capital assets is assets under capital leases with a net book value of \$34,418 (2025 - \$44,442). There were no contributed assets received during 2026 or 2025.

In fiscal 1994, the Denman Island Ratepayers' Association donated \$10,000 which was used by the Trust to purchase the Denman Island Old School Site from School District #71. The Trust agreed to facilitate the sale of the school site between School District #71 and the Ratepayers' Association and to hold title to the property on behalf of the community. The Denman Island Ratepayers' Association has leased the building on the site from the Trust for 99 years for a total fee of \$10.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

6. Accumulated surplus:

Accumulated surplus consists of:

	2026	2025
Invested in tangible capital assets	\$ 508,027	\$ 294,533
General Revenue Fund	2,332,626	2,156,487
Local Trust Committee Project Specific Reserve Fund	251,893	210,746
Special property tax requisition fund	83,515	83,515
	<u>\$ 3,176,061</u>	<u>\$ 2,745,281</u>

7. Government transfers:

Government transfers recorded as revenue on the statement of operations are comprised of:

	2026	2025
Provincial operating grant	\$ 180,000	\$ 199,000
Provincial restricted grant	88,247	233,557
Federal restricted grant	327,589	333,601
	<u>\$ 595,836</u>	<u>\$ 766,158</u>

8. Budget data:

The budget data presented in these financial statements is based upon the 2026 operating budget approved by Trust Council on March 13, 2025. The following reconciles the approved budget to the budget figures reported in these financial statements.

	Budget amount
Operating budget:	
Revenue	\$ 11,198,731
Less appropriation from surplus	(471,500)
	<u>10,727,231</u>
Expenses	11,198,731
Plus amortization expense	211,000
Less capital expense	(261,100)
	<u>11,148,631</u>
Annual deficit	<u>\$ (421,400)</u>

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Notes to Financial Statements

Year ended March 31, 2026

9. Classification of expenses by object:

	2026	2025
Staff salaries and benefits	\$ 6,494,910	\$ 6,433,396
Traveling/training and recruitment	155,545	238,482
Council and trustee costs	1,059,311	1,063,917
Office operations	1,249,219	1,159,333
Programs	565,564	708,159
Legal	755,442	618,883
Amortization	155,732	117,944
	<u>\$ 10,435,723</u>	<u>\$ 10,340,114</u>

10. Commitments:

The Trust is committed to leases for rented premises. Minimum future payments in the next five years are as follows:

2027	\$ 433,215
2028	397,268
2029	401,302
2030	205,486
2031	—

11. Contingent liabilities:

In the normal course of operations, claims for alleged damages are made against the Trust. The Trust records an accrual in respect of legal claims that are likely to be successful and for which a liability amount is reasonably determinable. The remaining claims, should they be successful as a result of litigation, will be recorded when a liability is likely and determinable. The Trust is insured for general liability claims through membership in the Municipal Insurance Association of British Columbia, a reciprocal insurance exchange. Under this program, members are to share jointly for such claims in excess of individual deductibles against any member. The Trust's deductible is \$100,000.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

12. Trust activities:

(a) Trust Conservancy:

The Trust pays the administration expenses of The Islands Trust Conservancy (the "Conservancy") which is related through the composition of the Conservancy's Board. The Conservancy is empowered to accept donations, grants and bequests and to hold land and other property in compliance with a plan approved by the Ministry of Housing and Municipal Affairs. The Conservancy's Board is comprised of three members from Trust Council and up to three members appointed by the Minister of Housing and Municipal Affairs.

For financial reporting purposes, the Trust and the Conservancy are reported on separately. These financial statements present the financial position and results of operations of the Trust. Amounts owing from the Conservancy were \$79,004 (2025 - \$87,179).

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

	2026	2025
Operations and Property Management	\$ 985,715	\$ 1,019,945
Board	10,713	9,876
Administration	313,139	327,615
	<u>\$ 1,309,567</u>	<u>\$ 1,357,436</u>

(b) Cost-recoveries:

The Trust administers trust activities on behalf of development applicants on a cost-recovery basis. These activities are included in cost recoveries and are as follows:

	2026	2025
Cash received during the year	\$ 4,250	\$ 5,350
Cash paid during the year	3,294	9,035

The net payable from development applicants of \$516 (2025 - \$190) is included in cost recoveries on the statement of financial position.

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Notes to Financial Statements

Year ended March 31, 2026

13. Financial risks and concentration of risk:

The Trust has exposure to the following risks from its use of financial instruments: credit risk, market risk and liquidity risk. The Trust has established policies to identify risks and ensure that management monitors and controls them.

(a) Credit risk:

Credit risk is the risk of financial loss if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held consisting of cash, amounts receivable and investments.

The Trust is exposed to credit risk in the event of non-performance by a debtor. This risk is mitigated as most amounts receivable are due from the Province and are collectible.

It is management's opinion that the Trust is not exposed to significant credit risk associated with its cash deposits and investments as they are placed in recognized British Columbia institutions and the Trust invests solely in guaranteed investment certificates.

(b) 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 is comprised of currency risk and interest rate risk.

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the foreign exchange rates. It is management's opinion that the Trust is not exposed to significant currency risk, as amounts held and purchases made in foreign currency are insignificant.

On April 4, 2025, the United States government imposed new tariffs on imports and exports to/from Canada. The Islands Trust does not expect to experience operational disruption as a result of these tariffs due to its extremely limited reliance on cross-border trade. The tariffs have potential to impact the cost of purchased goods and services, and to increase the organization's exposure to foreign exchange risk associated with limited software systems procured in U.S. dollars. The potential impact has been assessed as immaterial. The Islands Trust continues to adopt practices that prioritize procurement from Canadian suppliers, further limiting the risk of impact to operations and the financial statements. These tariffs are still in place as of the date of these financial statements.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. It is management's opinion that the Trust is not exposed to significant interest rate risk as it invests solely in guaranteed investment certificates with fixed interest rates.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

13. Financial risks and concentration of risk (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they become due.

The Trust manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation. Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice.

There has been no change to risk exposure from 2025 related to credit, market or liquidity risks.