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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.  
INDEX TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.  
MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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The accompanying financial statements of the Southwestern Integrated Fibre Technology Inc. (the "Organization") are the responsibility of the Organization's management and have been prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada, as 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 Organization's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded (in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada), 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 Board of Directors meet with management and the external auditor 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 Baker Tilly SGB LLP, independent external auditor appointed by the Organization. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Organization's financial statements.

DocuSigned by:



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Executive Director  
April 8, 2022



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Members of Southwestern Integrated Fibre Technology Inc.:

### **Opinion**

We have audited the financial statements of the Southwestern Integrated Fibre Technology Inc. ("the Organization"), which comprise the statement of financial position as at December 31, 2021, and the statements of operations, change in net financial assets and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2021, and its results of operations and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### **Basis for Opinion**

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Organization's financial reporting process.



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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding 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 Organization'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 Organization'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 Organization 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.


*Baker Tilly SGB LLP*

Baker Tilly SGB LLP  
Chartered Professional Accountants  
Licensed Public Accountants  
Collingwood, Ontario  
April 8, 2022

**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2021**

	<b>2021 ACTUAL \$</b>	<b>2020 ACTUAL \$</b>
<b>FINANCIAL ASSETS</b>		
Cash in Bank	3,734,108	6,969,058
Accounts Receivable	37,371	5,924
HST Recoverable	3,696,863	303,279
Government Grants Receivable (Note 6)	42,112,065	10,603,193
<b>TOTAL FINANCIAL ASSETS</b>	<b>49,580,407</b>	<b>17,881,454</b>
<b>LIABILITIES</b>		
Accounts Payable and Accruals (Note 13)	21,828,631	7,723,199
Holdbacks	6,440,173	1,090,319
Short Term Debt - Line of Credit (Note 9)	11,576,543	0
Long Term Debt - Loan (Note 11)	1,200,000	0
<b>Total Liabilities</b>	<b>41,045,347</b>	<b>8,813,518</b>
<b>NET FINANCIAL ASSETS</b>	<b>8,535,060</b>	<b>9,067,936</b>
<b>NON-FINANCIAL ASSETS</b>		
Prepaid Expenses	8,964	27,901
<b>TOTAL NON-FINANCIAL ASSETS</b>	<b>8,964</b>	<b>27,901</b>
<b>Net Financial Assets and Accumulated Surplus (Note 3)</b>	<b>8,544,024</b>	<b>9,095,837</b>

Approved

DocuSigned by:  
  
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Chair

4/14/2022

Date

The accompanying notes and schedules are an integral part of this financial statement.

<b>SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.</b>			
<b>STATEMENT OF OPERATIONS</b>			
<b>FOR THE YEAR ENDED DECEMBER 31, 2021</b>			
	<b>2021</b>	<b>2021</b>	<b>2020</b>
	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
	(Note 7)		
<b>REVENUE</b>			
Contributions from Members (Note 5)	955,174	1,739,237	962,100
Government Grants (Note 6)	60,674,274	44,446,928	10,547,273
Broadband Development Fund	0	61,204	0
Memberships	0	0	(3,600)
Interest	25,000	35,331	112,828
	<b>61,654,448</b>	<b>46,282,700</b>	<b>11,618,601</b>
<b>EXPENSES</b>			
<b>Small Communities Fund Eligible</b>			
Consulting	277,031	55,924	56,513
Office Expense	0	0	17
Professional Fees	316,094	316,611	166,766
Salaries and Wages	1,008,547	885,455	759,718
Travel	79,236	1,003	3,756
Construction	59,545,384	43,607,599	9,889,426
<b>Small Communities Fund Subtotal</b>	<b>61,226,292</b>	<b>44,866,592</b>	<b>10,876,196</b>
<b>Non-SCF</b>			
Consulting	125,328	77,640	186,718
Insurance	37,440	50,627	32,332
Marketing	10,000	5,687	1,437
Loan Interest	183,996	62,082	0
Miscellaneous	40,000	5,459	6,277
Office Expense	26,365	36,361	60,512
Professional Fees	114,335	80,515	54,959
Salaries and Wages	198,205	122,659	147,173
Travel	62,480	6,130	5,796
Construction	2,346,817	1,520,761	478,037
<b>Non-SCF Fund Subtotal</b>	<b>3,144,966</b>	<b>1,967,921</b>	<b>973,241</b>
	<b>64,371,258</b>	<b>46,834,513</b>	<b>11,849,437</b>
<b>ANNUAL DEFICIT</b>	<b>(2,716,810)</b>	<b>(551,813)</b>	<b>(230,836)</b>
<b>ACCUMULATED SURPLUS , beginning of the year</b>	<b>9,095,837</b>	<b>9,095,837</b>	<b>9,326,673</b>
<b>ACCUMULATED SURPLUS, end of the year (Note 3)</b>	<b>6,379,027</b>	<b>8,544,024</b>	<b>9,095,837</b>

The accompanying notes and schedules are an integral part of this financial statement.

**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**STATEMENT OF CHANGE IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>2021 BUDGET \$</b>	<b>2021 ACTUAL \$</b>	<b>2020 ACTUAL \$</b>
	(Note 7)		
<b>ANNUAL DEFICIT</b>	(2,716,810)	(551,813)	(230,836)
Change in Prepaid Expenses	0	18,937	(27,901)
<b>DECREASE IN NET FINANCIAL ASSETS</b>	(2,716,810)	(532,876)	(258,737)
NET FINANCIAL ASSETS, beginning of the year	9,067,936	9,067,936	9,326,673
NET FINANCIAL ASSETS, end of the year	6,351,126	8,535,060	9,067,936

The accompanying notes and schedules are an integral part of this financial statement.



<b>SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.</b>		
<b>STATEMENT OF CASH FLOW</b>		
<b>FOR THE YEAR ENDED DECEMBER 31, 2021</b>		
	<b>2021 ACTUAL</b>	<b>2020 ACTUAL</b>
	<b>\$</b>	<b>\$</b>
<b>Cash flows from (for):</b>		
<b>OPERATING TRANSACTIONS</b>		
Annual Surplus (Deficit)	(551,813)	(230,836)
Changes in:		
Accounts Receivable	(31,447)	11,430
Prepaid Expenses	18,937	(27,901)
HST Recoverable	(3,393,584)	(269,181)
Government Grants Receivable	(31,508,872)	(10,293,634)
Accounts Payable and Accruals	14,105,432	7,627,005
Holdbacks	5,349,854	1,090,319
Net change in cash from operations	<u>(16,011,493)</u>	<u>(2,092,798)</u>
<b>FINANCING TRANSACTIONS</b>		
Short Term Debt - Line of Credit	11,576,543	0
Long Term Debt - Loan	<u>1,200,000</u>	<u>0</u>
Net change in cash from Financing	<u>12,776,543</u>	<u>0</u>
<b>Net Change in Cash Position</b>	<b>(3,234,950)</b>	<b>(2,092,798)</b>
CASH, beginning of the year	<u>6,969,058</u>	<u>9,061,856</u>
<b>CASH, end of the year</b>	<b><u>3,734,108</u></b>	<b><u>6,969,058</u></b>

The accompanying notes and schedules are an integral part of this financial statement.

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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### **Nature of Operations**

Southwestern Integrated Fibre Technology Inc. ("the Organization") is a government not-for-profit organization incorporated without share capital under the Canada Not-for-profit Corporations Act on October 19, 2015. The Organization was formed by the Western Ontario Wardens' Caucus (WOWC) on behalf of WOWC, Region of Waterloo, Region of Niagara, Town of Caledon and the separated cities in the project area. Members include municipalities, first nations, schools, health care providers and community networks. The purpose of the Organization is to bring high speed broadband internet to the South Western Ontario Region. Southwestern Integrated Fibre Technology is a non-profit organization under the Income Tax Act (Canada) and, as such, is exempt from income taxes.

### **1. Summary of Significant Accounting Policies**

These financial statements have been prepared in accordance with the standards in the Chartered Professional Accountants Canada Public Sector Accounting (PSA) Handbook. Significant aspects of the accounting policies are as follows:

(a) Reporting Entity

These financial statements reflect the assets, liabilities, revenues and expenses and accumulated surplus of Southwestern Integrated Fibre Technology Inc.

(b) Recognition of revenue and expenses

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which the transactions or events occurred that give rise to the revenue; expenses are recognized in the period the good or services are acquired and a legal liability is incurred or transfers are due.

Contributions from members are recorded as revenue at the time invoices are issued and contributions become collectible.

Government grants are recognized in the financial statements as revenues in the period in which the 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. Conditional government grants are recognized when monies are receivable. Grants are recorded as deferred revenue when grant stipulations give rise to a liability. Grant revenue is recognized in the statement of operations as the stipulation liabilities are settled.

All membership revenue, interest income and broadband development fund from others are recorded as revenue as earned.

(c) Cash and Cash Equivalents

Cash and cash equivalents include all cash balances and short-term, highly liquid financial instruments with a maturity of three months or less from the date of acquisition.

(d) Use of estimates

The preparation of the 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 year. Actual results could differ from those estimates. Significant estimates include the accrual of construction expenses for activity that occurred prior to year end but not invoiced until a subsequent period.

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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### **1. Summary of Significant Accounting Policies (continued)**

(e) Tangible capital assets

Network Infrastructure

The Organization retains ownership of 51% of the funded network assets of the network construction project; however, all repairs and maintenance and upgrade costs are the responsibility of the service providers contracted to provide the network infrastructure. Since the Organization does not retain operational control over the network infrastructure, they have not been recorded as tangible capital assets but have been reported as an expense on the Statement of Operations.

(f) Pension Plan

The Organization offers a pension plan for its full-time employees through the Ontario Municipal Employee Retirement System (OMERS). OMERS is a multi-employer, contributory, public sector pension fund established for employees of municipalities, local boards and school boards in Ontario. Participating employers and employees are required to make plan contributions based on participating employees' contributory earnings. The Organization accounts for its participation in OMERS as a defined contribution plan and recognizes the expense related to this plan as contributions are made, even though OMERS is itself a defined benefit plan.

### **2. Contingencies**

The year following delivery of broadband services to users and generating positive net revenues, a portion of those revenues for each fiscal year will be allocated to repay the refundable portion of the contributions made by members. Refundable portions are defined in member agreements and range from 49% to 71% of the amount contributed. As of December 31, 2021 \$17,644,491 had been originally pledged by members. Of the \$17,629,738 (2020 - \$16,423,253) actually invoiced and received, \$1,150,915 (2020 - \$1,150,915) is refundable when positive net revenues are earned. Repayment of the refundable portion will be made to members based on their proportion of all member contributions. Members have the option to waive repayment at the time it becomes eligible and to require the Organization to reinvest the funds into the high speed broadband internet network infrastructure. At this time 11 of the 14 members eligible have exercised their option to waive repayment.

### **3. Accumulated Surplus**

Accumulated surplus consists of sustainability funding that the Organization received as part of agreements with members to fund operating expenses after October 19, 2015.

### **4. Commitments**

The Organization has committed to \$269,061,933 of ISP construction contracts as of December 31, 2021, which are expected to be carried out over the next several years. SWIFT will recover \$127,415,448 through the federal, provincial and municipal governments, the ISP contribution is \$132,026,200 and SWIFT will contribute \$9,620,284.

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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#### **5. Contributions from Members**

Members originally have agreed to contribute \$17,644,491 over the period beginning in fiscal year 2015 and ending December 31, 2021. As of December 31, 2021 \$17,629,738 (2019 - \$16,423,253) was billed and recognized has revenue. All revenue as been billed for municipal members.

Four members have agreed to contribute additional funding to SWIFT recognized as "SWIFT + funding". County of Lambton has agreed to contribute \$2,554,697, County of Dufferin has agreed to contribute \$1,305,673, County of Oxford has agreed to contribute \$49,351 and County of Huron agreed to contribute \$2,786,418. Revenue will be recognized and collected when expenses have been incurred.

#### **6. Government Grants**

The Governments of Canada and Ontario each provided up to \$1,069,178 under Phase 1 of the high speed broadband internet network project. Phase 1 of the project included information gathering, planning, analysis and assessment of the technical and financial feasibility of the project. As of October 12, 2018 Contribution Agreement 1 was completed and all eligible funding totaling \$2,138,356, has been earned.

The Governments of Canada and Ontario will each provide up to \$11,360,070 under Phase 2 of the high speed broadband internet network project. Phase 2 of the project includes issuing Request for Proposal for 3 Counties (Norfolk, Wellington, and Lambton), reviewing bids, awarding contracts to winning bids and seeing project through to completion. As of December 31, 2021 a total of \$19,518,550 (2019- \$9,756,382) has been earned based on eligible expenses incurred.

The Governments of Canada and Ontario will each provide up to \$51,265,196 under Phase 3 of the high speed broadband internet network project. Phase 3 of the project includes issuing Request for Proposal for 14 Municipalities, reviewing bids, awarding contracts to winning bids and seeing project through to completion. As of December 31, 2021 a total of \$34,960,486 (2020 - \$1,104,563) has been earned based on eligible expenses incurred.

#### **7. Budget Amounts**

The operating budget approved by the Board of Directors for 2021 is reflected on the Statement of Operations and the Statement of Change in Net Financial Assets and was not audited. Budget figures have been reclassified for the purposes of these financial statements to comply with PSAB reporting requirements.

#### **8. COVID-19**

On March 11, 2020, the World Health Organization categorized COVID-19 as a pandemic. The measures introduced at various levels of government to curtail the spread of the virus, such as travel restrictions, closures of non-essential municipal and private operations, imposition of quarantines and social distancing, could have a material impact on its operations. Management is actively monitoring the situation and will adjust operations to comply with all government and health recommendations, guidelines and best practices. As of the audit report date, COVID-19 has made an impact on the Organization with delays to construction.

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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### **9. Credit Facilities**

In 2020 the Organization obtained a line of credit with an available limit of \$6,000,000. Interest is charged on outstanding balances at a rate of prime less 0.80%. The line of credit was obtained to fund Phase 2 construction costs in the short-term while awaiting receipt of government grants. At year end the line of credit balance was \$5,542,015 (\$0 - 2020).

The Organization obtained a line of credit with an available limit of \$27,531,000. Interest is charged on outstanding balances at a rate of prime less 0.80%. The line of credit was obtained to fund Phase 3 construction costs in the short-term while awaiting receipt of government grants. At year end the line of credit balance was \$6,034,528 (\$0 - 2020).

### **10. Pension Agreements**

The Organization makes contributions to the Ontario Municipal Employees Retirement Fund (OMERS), which is a multi-employer plan, on behalf of 6 members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to the plan.

The Administration Corporation Board of Directors, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the plan assets and administration of the benefits. OMERS provides pension services to nearly 541,000 active and retired members and approximately 1,000 employers. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the Plan) by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2021. The results of the valuation disclosed total actuarial liabilities of \$119,300 million in respect of benefits accrued for service with actuarial assets at that date of \$116,200 million indicating an actuarial deficit of \$3,100 million.

Because OMERS is a multi-employer pension plan, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Organization does not recognize any share of the OMERS pension surplus or deficit. The amount contributed to OMERS for 2021 was \$76,725 (2020 - \$67,712) for current service and is included as an expenditure on the Statement of Operations. The OMERS Board rate was 9.0% to 14.6% depending on income level for 2021 (2020 - 9.0% to 14.6% depending on income level).

The Organization makes no contributions under the past services provisions of the OMERS Agreement.

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**SOUTHWESTERN INTEGRATED FIBRE TECHNOLOGY INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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**11. Long Term Debt**

In 2020 the Organization obtained a loan with an available limit of \$3,600,000. The loan can be drawn upon at three \$1,200,000 draws when required for cash flow. The lender is The Corporation of The Municipality of Chatham-Kent. SWIFT took their 1st draw of \$1,200,000 in 2021. Repayment of the loan will commence after 2024 utilizing SWIFT Broadband Development Fund revenue. The loan has a fixed interest rate of 3%. The Loan will bear interest following the maturity date of December 31, 2027.

**12. Subsequent Events**

On February 3, 2022 contribution agreements #2 and #3 were amended with both the provincial and federal governments. These amendments extend the completion deadline for Phase 2 projects from December 31, 2021 to June 30, 2023. This has allowed for Phase 2 projects to continue to be eligible for Small Communities Funding (SCF) and delayed the assessment of any penalties for not achieving the targets as stipulated in the original contribution agreement #2.

**13. Accounts Payable And Accruals**

At year end the Organization had an Accounts Payable and Accrual balance of \$21,828,631 which is comprised of

Construction	\$ 21,638,011
Professional Services	\$ 105,882
Bank Interest	\$ 12,743
Wages and Other	\$ 71,995
Total	<u>\$ 21,828,631</u>

In 2020 the Organization had an Accounts Payable and Accrual balance of \$7,723,199 which is comprised of

Construction	\$ 7,577,042
Professional Services	\$ 40,705
Wages and Other	\$ 105,452
Total	<u>\$ 7,723,199</u>