

District of Coldstream

2020 Annual Report



Coldstream, British Columbia, Canada

For the Year Ending
December 31, 2020

District of Coldstream

2020 Annual Report

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INTRODUCTORY SECTION



WELCOME TO COLDSTREAM

The District of Coldstream is located just east of Vernon, surrounding the north end of Kalamalka Lake and extending through the beautiful Coldstream Valley.

The District is comprised of two neighbourhoods; Coldstream in the west and Lavington in the east, centering around the Coldstream Ranch, the earliest land claim in the District.

Kalamalka Lake has been called the lake of many colours because of its shimmering blue-green waters - a paradise for swimming, fishing and boating.



Fast Facts

Incorporated: December 21, 1906

Area: 7,645 hectares (18,891 acres)

Population: 11,609 (2020)

Active Parks: 76 acres

123 km paved roads; 11 km unpaved

July mean daily temperature: 19.1°C

Average sunshine: 1,903 hours per year

Average snowfall: 102.2 cm per year

The District has a significant residential component and boasts a substantial inventory of parks - Coldstream Park, Creekside Park, Sovereign Park, Lavington Centennial Park - just to name a few. As well, the District is bordered on the south by beautiful Kalamalka Lake Provincial Park. A skateboard park is located on Kidston Road, and there are numerous biking routes and hiking trails throughout the District, adding to the rural flavor of the area.

There are three elementary schools in Coldstream, a high school, and the Kalamalka Campus of Okanagan College. Shopping is just a few minutes away in the neighbouring communities of Vernon and Lumby. A large portion of the community is mixed agriculture use and ranching. Industrial development is limited to lumber mills and small manufacturing.

The District has professional full-time staff in administration, finance, planning, engineering and public works, building inspection, bylaw enforcement and fire inspection. The Fire Department consists of approximately fifty paid on-call volunteer firefighters and two fire halls.



YOUR DISTRICT COUNCIL



Mayor Jim Garlick



Councillor
Ruth Hoyte



Councillor
Stephanie Hoffman



Councillor
Richard Enns



Councillor
Doug Dirk



Councillor
Pat Cochrane



Councillor
Glen Taylor

The District of Coldstream is governed by an elected Council comprised of a Mayor and six Councillors. Members of Council are elected for a four-year term. During the 2018 Municipal elections, all the incumbent council members were re-elected with the exception of Peter McClean and Gyula Kiss. Ms. Stephanie Hoffman and Ms. Ruth Hoyte were elected as Councillors for the new term. The current term is from 2018 to 2022.

Regular Council meetings are held at 6:00 p.m. on the second and fourth Mondays of every month in Council Chambers at the Municipal Hall, 9901 Kalamalka Road. Public Hearings on development matters are scheduled at the same time and take place just prior to the Regular Council Meeting. Committee of the Whole meetings are generally scheduled twice a month. Members of the public are encouraged to attend all Council and Committee Meetings and Public Hearings. Meeting minutes and agendas are available on the District's website www.coldstream.ca.

MESSAGE FROM THE MAYOR

On behalf of Council, I would like to take this opportunity to present the Annual Financial Report of the District of Coldstream for 2020. This is a look back at the finances, initiatives and activities of the District for the year. This report is a legislative requirement of the Province. I hope that residents take the time to read this report to gain a better understanding of their community.

2020 was a very unusual year for everyone due to the COVID-19 pandemic. Municipal staff have responded and continue to respond well to the challenges that come our way. The District of Coldstream has continued with business throughout it all. While meetings were not open to the public during the initial stages of the lockdown the public was later welcome to attend with limited numbers. Steps are being taken to install equipment to provide public viewing and participation in Council meetings over the web soon.

The District was awarded several grants from the Provincial Government to build a childcare facility in Lavington as well as a childcare facility along with a new community hall on the site of the current Women's Institute (WI) hall. The District is currently in the planning stages for this build.

The pavement management plan proceeded with several streets being repaved. The District will be looking at road work on Westkal Road next year to carry out a plan to improve traffic flow and safety at the parking area for the rail trail along with improving drainage. That parking area has undergone some changes to reduce the slope of the access to the trail, as well as the addition of a new permanent washroom.

The Rail Trail continues to be developed with Mile Zero beginning to take shape just off the College Way multiuse path. There was also additional erosion work required near the southern boundary of the trail with Lake Country. This trail is a work in progress with other connections to it being planned and developed. A connection under Highway 97 via a large culvert will allow cyclists to access to and from the Commonage once complete.

I thank you for showing interest and taking the time to read this report. We would also like to hear any questions or feedback on this report or its contents to help Coldstream Council and staff make improvements as we move forward.

A handwritten signature of Jim Garlick in black ink.

Jim Garlick, Mayor

CORPORATE VISION

Mission Statement of the District of Coldstream

We, the Council of the District of Coldstream, are committed to a long-range plan for Coldstream, which fosters orderly growth and which enhances rural living at its best. Our mission is to make this a living plan supported by efficient fiscal management, appropriate policy and procedure development, and effective delivery of services.



Council Responsibilities

Every Council member has the following responsibilities:

- To consider the well-being and interests of the municipality and its community;
- To contribute to the development and evaluation of the policies and programs of the municipality respecting its services and other activities;
- To participate in Council meetings, Committee meetings, and meetings of other bodies to which the member is appointed;
- To carry out other duties assigned by the Council;
- To carry out other duties assigned by or under the *Community Charter* and other legislation.



COMMITTEES, BOARDS AND COMMISSIONS

Advisory Planning Commission

Councillor S. Hoffman

Councillor R. Enns, Alternate

Okanagan Regional Library Board

Councillor P. Cochrane

Councillor S. Hoffman, Alternate

Regional District of North Okanagan

Mayor J. Garlick

Councillor R. Hoyte, Alternate

Greater Vernon Advisory Committee (RDNO)

Mayor J. Garlick

Councillor R. Hoyte

Councillor P. Cochrane, Alternate

Councillor G. Taylor, Alternate

Regional Growth Management Advisory Committee (RDNO)

Mayor J. Garlick

Councillor R. Hoyte, Alternate

Regional Agricultural Advisory Committee (RDNO)

Councillor R. Enns

The District of Coldstream is a member of the Regional District of the North Okanagan, and a Council appointee serves as Coldstream's director on the 14 member Regional District Board, as well as a member the North Okanagan Regional Hospital District.



MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER

I am very pleased to provide our residents and taxpayers with the 2020 Annual Report. The report is a wonderful opportunity to describe in detail the District's operations and set out our financial position. We welcome comments on the content and form of this report as we strive to improve communications with our residents about our community.

Delivering effective and efficient services is a key success factor for our community. As our community continues to grow, and services expand, we need to ensure we are providing the appropriate level of resources to meet the needs of the community. We continually strive to find efficiencies in our operations in order to deliver quality services to our community.

2020 will not be one that people will soon forget. The COVID-19 pandemic has impacted every facet of our daily lives: work, play and family. With the restrictions announced by respective health authorities, the District had to make many adjustments in response to the pandemic. The District offices closed to the public on March 18th and did not re-open until June 1st. During that time new protocols were developed for social distancing, proper sanitization and physical barriers to ensure a safe environment for both staff and the public. As an organization, the District has taken many strides to improving how it delivers services and will have more improvements in the coming year.

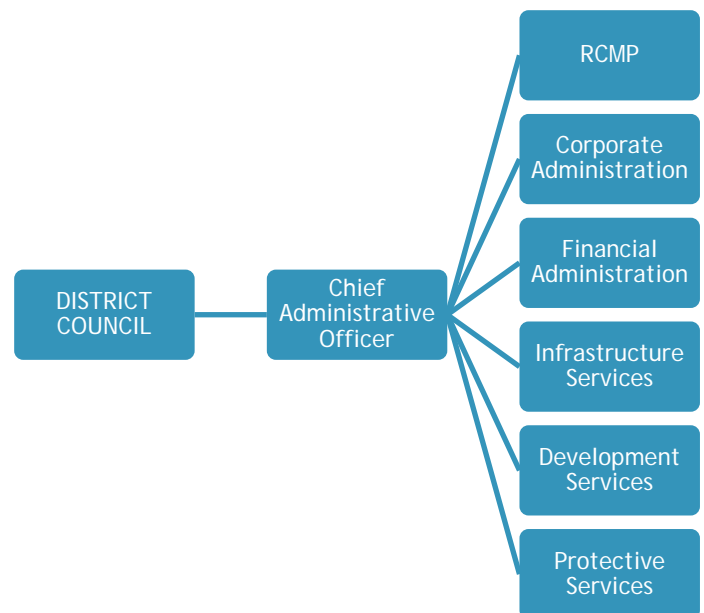
During the year the District was awarded over \$5.7 million dollars to assist with the construction of the Lavington Child Care Centre, Coldstream Child Care Centre and WI Hall Replacement project. Three separate grant applications were submitted for these projects and all three were successful. Receipt of these funds is a significant achievement for the community as it allows us to provide important infrastructure and services for the community.

As we have for many years, we continue to provide proportionate funding for regional initiatives such as recreation facilities, recreation services, police services and the fire training centre. These agreements provide our residents with the necessary services to create an active, safe and secure community that enhances the quality of life for everyone.

There are many accomplishments contained in this report that we are proud to share with the community. I invite you to take the time to read the document and provide us with any feedback and ideas to make this document better.



Trevor Seibel, BBA, CPA, CA
Chief Administrative Officer



MESSAGE FROM THE CHIEF FINANCIAL OFFICER

June 14, 2021

In accordance with Section 98 of the *Community Charter*, I am pleased to present the 2020 Annual Report for the District of Coldstream. The report provides detailed information regarding the financial position and results of operations for the year ended December 31, 2020.

STRUCTURE

The 2020 Annual Report is presented in three sections. These sections are identified as Introductory, Financial and Statistical.

The Introductory Section provides information regarding the organization of the District of Coldstream including the 2020 operating results for each department as well as the 2021 Strategic Priorities. The District's departments consist of Corporate Administration, Financial Administration, Infrastructure Services, Development Services, and Fire Protection.

The Financial Section presents the 2020 audited financial statements along with the Auditor's Report. The audited financial statements contain the following statements:

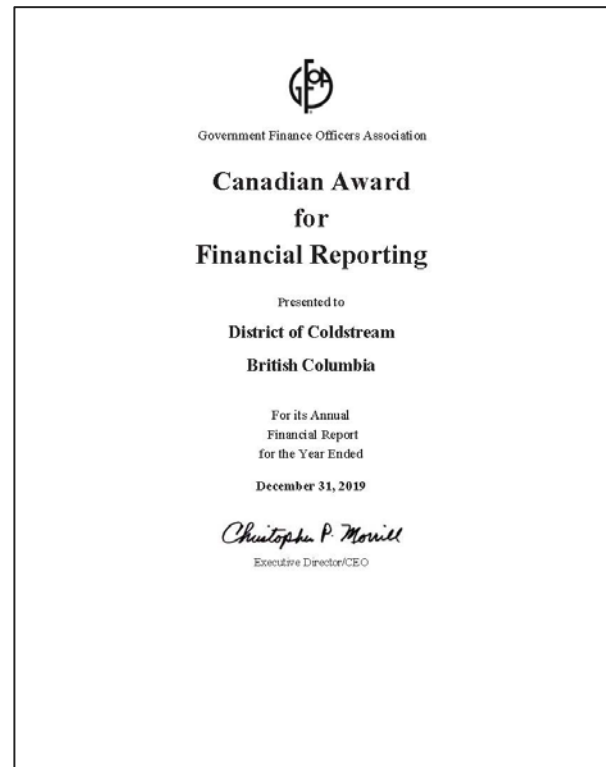
- Statement of Financial Position
- Statement of Operations and Accumulated Surplus
- Statement of Cash Flows
- Statement of Changes in Net Liability

The Statistical Section provides a variety of financial and non-financial statistics for the past five years as well as specific financial information pursuant to the *Financial Information Act* that are not readily apparent from the Financial Statements.

Most recently the Government Finance Officers Association of United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the District for its Financial Report for the fiscal year ended December 31, 2019, the tenth year in a row.



Patricia (Pat) Higgins
Director of Financial Administration



MESSAGE FROM THE CHIEF FINANCIAL OFFICER

2020 OPERATING RESULTS

The District's financial position increased in 2020 with the net financial asset increasing from \$2.367 million to \$6,287 million. The book value of the District's tangible capital assets increased to \$69.621 million with a total amortization expense of \$2.403 million recognized in 2020. Consolidated revenues were 87% of budgeted revenues, whereas consolidated expenses were 94.5% of budgeted expenses, resulting in consolidated surplus of \$3.911 million. Highlights from the 2020 Financial Statement include:

- Increase in Cash and Temporary Investments due largely to budgeted transfers to reserves and year end surplus.
- Increase in grant revenue of \$2.677 million due primarily to grant application approved for the construction of the Lavington Daycare and grant funding received under the COVID-19 Safe Restart program.
- Decrease in sewer costs in the amount of \$0.324 million due primarily to sewer treatment actual costs less than budgeted.

The District's 25-year Asset Investment Plan highlights the funding issues related to replacing our existing infrastructure. A proactive approach to funding the identified shortfall will put the District on a stronger financial footing in the years to come. During 2020 the District's statutory reserves had a net increase of \$0.73 million as a result of the financial strategies employed by the District.

The operating reserves had a year-end balance of \$5.69 million up from the \$2.65 million in the previous year. The increase is due largely to the unexpended portion of the Community Works (Gas Tax) funds that will be used for future capital projects as well as the grant received from COVID-19 Safe Restart program. The District of Coldstream continues to take a proactive approach to ensure stable surplus and reserve balances that are adequate for our community in the coming years.

FINANCIAL MANAGEMENT

The financial statements for the year ended December 31, 2020 were prepared by District staff in accordance with generally accepted accounting principles and the *Financial Information Act*, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules included in the Annual Report and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements. Management is responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

AUDIT

The financial statements were audited by BDO Canada LLP, and their responsibility was to express an opinion based on the results of their audit. The audit was planned and performed to obtain reasonable assurance as to whether the financial statements were free of material error or misstatement. The external auditors have full and free access to the financial information of the District.

FUTURE OUTLOOK

The operating and financial environment is becoming more complex, and the demand for increasing service levels means the District must be innovative in its search for ways to promote efficiency and effectiveness in the delivery of services.

The District will continue to invest in existing infrastructure renewal in accordance with the long-term capital plan. Investment in new assets will follow the long-term capital plan and decision-making process for new asset investment will be documented, transparent and clearly communicated to Council, staff and the community.

Property taxes will remain as stable as possible over time. Council will continue to adjust any increases to property taxes amongst assessment classes. Property taxes will reflect the infrastructure, services and service levels that the community believes are important.

MUNICIPAL SERVICES AND OPERATIONS

Services provided by the District include:

- Legislative (bylaws, corporate policies and procedures)
- Policing
- Fire protection
- Fire inspection
- Building permits and inspection
- Bylaw enforcement
- Business licensing
- Planning services
- Engineering services
- Street and sidewalk maintenance, construction and reconstruction
- Snow removal
- Drainage system maintenance
- Street lighting
- Parks Maintenance
- Cemetery operations
- Public transit
- Acting as a collection authority for other taxation jurisdictions
- Sanitary sewer collection system, operation, maintenance and construction
- Water system operation as a subcontracted service of the Regional District of North Okanagan



2020 STRATEGIC PRIORITIES

<u>Strategic Direction</u>	<u>Strategic Objective</u>	<u>Target Completion</u>
Corporate Governance		
Collaboration with Other Local Governments	Discussions with RDNO regarding process to replace the Greater Vernon Cultural Centre. Continue development of the Okanagan Rail Trail.	2020/2021
RCMP	Determine options to ensure the best policing service for the community.	2020/2021
Childcare Facilities	Commence construction of Lavington childcare and finalize design of the Coldstream childcare to provide much needed childcare in the community.	2020/2021
Community Hall	Finalize design for replacement of WI Hall and commence with construction of the new Community Hall.	2020/2021
Active Lifestyle		
Parks & Trail Improvements	Implement projects from the Bicycle Pedestrian Master Plan and Parks Master Plan. Complete Lavington Park washroom improvements; Boat Launch upgrades; Pathway at Lake Accesses; upgrade park irrigation system.	2020/2021
Infrastructure		
Transportation Network	Implement Pavement Management Program; improve non-vehicular modes of transportation; installation traffic calming measures; Kidston Road Red Gate realignment; drainage projects.	2020
Kalamalka Lake Road Property	Complete design for the Coldstream Station parking lot on the Kalamalka Lake Road property to support increase in traffic activity to access the new Rail Trail system.	2020
Environment		
Coldstream Creek Water Quality	Implement the findings of the Sensitive Habitat Inventory and Mapping (SHIM) priorities; possible projects from Water Quality and Land Use Study Phase II.	Ongoing with new initiatives each year

2021 STRATEGIC PRIORITIES

<u>Strategic Direction</u>	<u>Strategic Objective</u>	<u>Target Completion</u>
Corporate Governance		
Collaboration with Other Local Governments	Discussions with RDNO regarding process to replace the Greater Vernon Cultural Centre. Continue development of the Okanagan Rail Trail.	2021/2022
RCMP	Determine options to ensure the best policing service for the community.	2021
Childcare Facilities	Complete construction of the Lavington daycare. Finalize design of the Coldstream daycare and commence construction of the new facility to provide much needed childcare in the community.	2021/2022
Community Hall	Finalize design for replacement of WI Hall and commence construction of the new Community Hall.	2021/2022
Subdivision Servicing Bylaw Update	Update bylaw to align with Zoning Bylaw and changing expectations	2021
Active Lifestyle		
Parks & Trail Improvements	Implement projects from the Bicycle Pedestrian Master Plan and Parks Master Plan. Pathway at Lake Accesses; upgrade park irrigation system.	2021
Infrastructure		
Transportation Network	Implement Pavement Management Program; improve non-vehicular modes of transportation; installation traffic calming measures; Reid Road, Orchard Ridge and Springfield Road upgrade; Sanitary sewer -upgrading Kalavista Lift Station; Westkal Road roadworks and drainage upgrades; other drainage projects	2021
Kalamalka Lake Road Property	Construction of Coldstream Station parking lot, washroom and information kiosks on the Kalamalka Lake Road property to support increase in traffic activity to access the new Rail Trail system	2021
Environment		
Coldstream Creek Water Quality	Implement the findings of the Sensitive Habitat Inventory and Mapping (SHIM) priorities; possible projects from Water Quality and Land Use Study Phase II	Ongoing with new initiatives each year

CORPORATE ADMINISTRATION

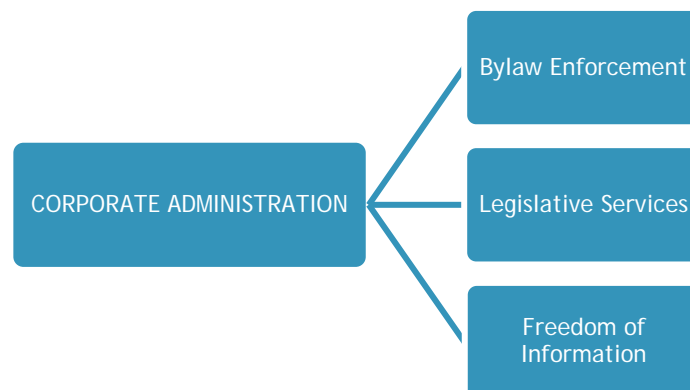
The Corporate Administration Department is the link between Coldstream residents, Council, staff and outside government agencies.

Key responsibilities include the following:

- Implementing policy direction as determined by District Council;
- Providing leadership and direction to staff in fulfilling the various departmental directives and responsibilities;
- Ensuring timely and appropriate administrative support and information flow to Council;
- Maintaining accessibility to the public through notifications and through a user-friendly website;
- Providing legislative advice and statutory duties;
- Managing Freedom of Information and Privacy programming;
- Ensuring timely access to information and records by staff, the public and Council;
- Updating and maintaining bylaws and policies;



Jennifer Graham
Director of Corporate Administration



2020 HIGHLIGHTS

Ensuring the public maintained access to District information while adhering to public health and safety standards, was a priority for Corporate Administration. This included installing technology and safety upgrades to the Council Chambers to allow members of the public to participate and view Council and Committee meetings.

2020 Corporate Administration Statistics:

41	Council & Committee Meetings (Open)
30	Council & Committee Meetings (Closed)
10	Freedom of Information Requests
11	Bylaws Adopted
293	Bylaw Complaint Files

2021 OUTLOOK

Communication continues to be a priority for the department. Plans include improvements to the District website to further enhance the online experience to provide important up-to-date information. Additionally, a Community Survey is planned in order to assist in identifying important issues facing the community. Results can then be used to help Council form strategies and to maintain the things that are working well.

Bylaw enforcement is responsible for enforcing the District's regulatory bylaws and parking enforcement. The department will continue to operate on a complaint-based system with a focus on education. There are several issues that continually generate complaints such as illegal short-term rentals, open-air burning without a permit, and snow clearing issues.

FINANCIAL ADMINISTRATION

The Finance Department is responsible for all matters of financial administration for the District of Coldstream as well as management of the District's information services. Specific responsibilities include the following:

- Financial management, planning, reporting and analysis;
- Administration of the District's assets through budgets, financial and internal control systems and valuations;
- Collection of taxes, utility usage and other revenue sources;
- Cash, portfolio and debt management; expending municipal money as authorized;
- Insurance claims and risk management;
- Purchasing including improving policy and process;
- Information technology management, including hardware and software acquisition and maintenance.



Patricia (Pat) Higgins
Director of Financial Administration

2020 HIGHLIGHTS

The District's operating results were stronger than expected in 2020. Development activity continued to be strong in 2020 and paralleled that of 2019. Building permit fee revenue continued to meet budgeted targets. Additionally, increased revenues from user fees and sales of services continue to help mitigate annual tax increases. Senior government funding continues to play an integral part of the District's overall operations.

The District continues to be proactive in implementing financial policies to better position the District for the future. Of the 3.50% tax rate increase approved by Council, 0.9% was allocated for infrastructure needs and will allow timely replacement of community assets as well as provide funds for future needs of the Community Hall.

The Department is responsible to provide financial reporting which includes long-term planning, annual budget development, accounting, procurement and statutory financial reporting; responsible for presenting an annual five-year financial plan which establishes financial and programming priorities. The Department also keeps Management and Council informed about the District's financial performance on a regular basis, ensuring the District meets its annual budget and targeted savings.



2021 OUTLOOK

Communicating with the public continues to be an important part of delivering local government services. In conjunction with Administration, further implementation of the Corporate Communication Strategy will continue to promote communication with the community.

It is also the Department's focus to provide maximum efficiency and reasonable taxation, while also making provision for future infrastructure and service needs. The Department is committed to sound financial management of its operations, debt and reserve balances and addressing our aging municipal infrastructure. The District will effectively plan and steward the continuance of healthy fiscal management on these issues for current and future generations.

INFRASTRUCTURE SERVICES

The Infrastructure Services Department is responsible for all operational matters of the District of Coldstream. Specific responsibilities include:

- Planning, design and construction of the District's infrastructure, including roads and sewer;
- Reviewing and inspecting subdivision applications and construction;
- Reviewing all development applications for impact on servicing and infrastructure;
- Planning for capital projects;
- Maintenance of the District's fleet;
- Maintenance of the sewer system;
- Maintenance of the water system under sub-contract to Greater Vernon Water Utility;
- Signage and traffic marking;
- Maintenance of community parks.



Michael Baker
Director of Infrastructure Services

2020 HIGHLIGHTS

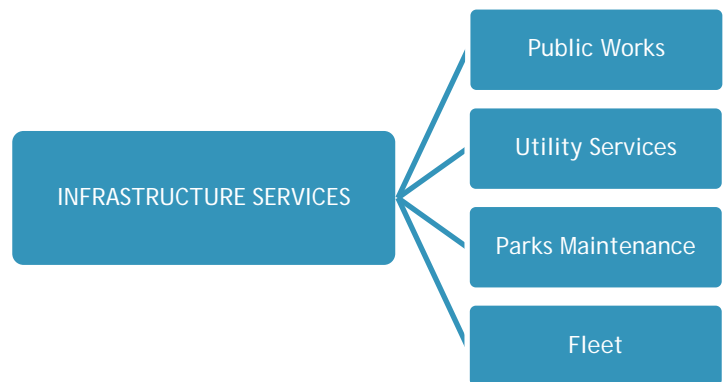
Infrastructure Services had another busy year in 2020. The Pavement Management Plan continued in 2020 with asphalt resurfacing and curb replacement. Roads that received asphalt resurfacing and curb replacement included Woodland Drive, Montcalm Drive, Hillside Drive, Priest Valley Drive, Ponderosa Drive and Tamarack Drive.

With the state of emergency declared in the Spring of 2020, due to COVID-19 and the Provincial Health orders that followed, operations activities were modified to adjust to the new "normal".

This included closing parks, boat launches, and beaches. Modifications to the Municipal hall, the works yard and Fire Departments were also required.

As BC began its reopening plan in May, the District Operations Department was tasked with reopening our services, with strict guidelines on how to operate. Parks, beaches and boat launches were reopened. Staff erected signage, modified cleaning schedules and reviewed operating hours.

Plans have been reviewed and assessed for changes in the Public Works Operations going into the new year.



INFRASTRUCTURE SERVICES

The District of Coldstream completed the detailed design for the replacement of the Kalavista Sewer Lift Station and the forcemain out to Kalamalka Road. This work is needed to replace aging infrastructure and increase sewer capacity. The work will coincide with the paving for the water main replacement by Greater Vernon Water and is scheduled for 2021.

In the spring of 2020, District Staff refurbished the Kinloch boat launch. Work commenced in early spring when the water was at its lowest level. The work included the removal and replacement of the dock and the removal and replacement of the concrete boat launch. For the dock replacement, steel posts were driven into the lake bottom and flanges were welded on top of the posts where the joists were attached.



The upgrade of the Lavington Park washrooms was also completed in the spring of 2020. The revitalization consisted of replacement of some the structure, an addition for storage, and replacement of all fixtures.

The District hired a consultant to complete the design work of the "Coldstream Station" which is public land next to the Alpine Centre entrance. The Coldstream Station will form an important part of the infrastructure to support the Okanagan Rail Trail users as well as visitors to the community.

Council further approved the realignment of Kidston Road at the Red Gate. Staff worked with BC Parks to identify a long term solution for the parking area which included an expanded parking lot into the park boundary.



2021 OUTLOOK

There are a number of specific roads identified for roads maintenance in 2021 including a reconstruction of Reid Road and Westkal Road and a reclaim on Springfield Road and Orchard Road.

The District retained Urban Systems to produce a detailed design for the asphalt road structure and improved storm works for Westkal Road from Kickwillie Loop Road to the cul-de-sac at the southern terminus. This project is at the detailed design stage for discussion during the 2021 budget deliberations

There are also a number of projects planned to be completed in the District's parks including replacement of the irrigation system in Coldstream Creek park.

Other capital projects to be completed in the 2021 are the Kalavista Sewer Lift station and forcemain out to Kalamalka Road and sewerline repairs to Kidston sewer mainline.

The District was also approved for grant funding to replace the existing WI Hall and build a larger Community Hall for the community to enjoy, as well as a Daycare Centre that will provide much needed childcare services in Coldstream.

DEVELOPMENT SERVICES

Department responsibilities include:

- Assisting and advising Council on growth management, development, long-range policy planning, ongoing improvements and amendments to the Official Community Plan (OCP) and Zoning Bylaw.
- Subdivision review and approvals.
- Review and processing of development applications (i.e., Official Community Plan amendments, Zoning Bylaw amendments, development variance permits, development permits, Agricultural Land Reserve).
- Building inspections and business licensing



Ryan Roycroft
Director of Development Services

2020 HIGHLIGHTS

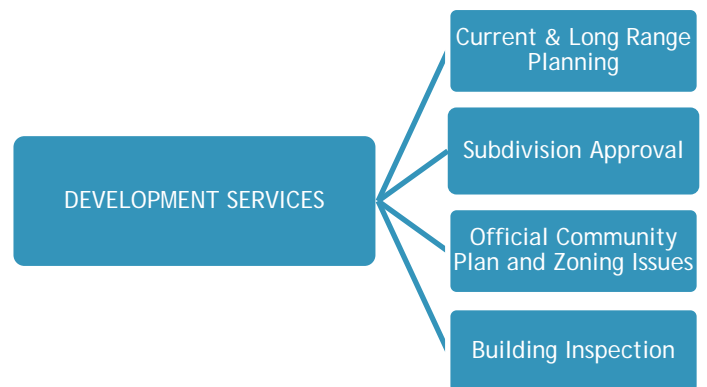
The number of development applications that were submitted in 2020 is similar to the 2019 level of activity.

In 2019, 26 applications were processed and in 2020 staff handled 23 applications consisting of:

- 7 subdivision applications;
- 4 development variance permit applications;
- 5 development permit applications;
- 2 rezoning applications;
- 5 ALR applications.

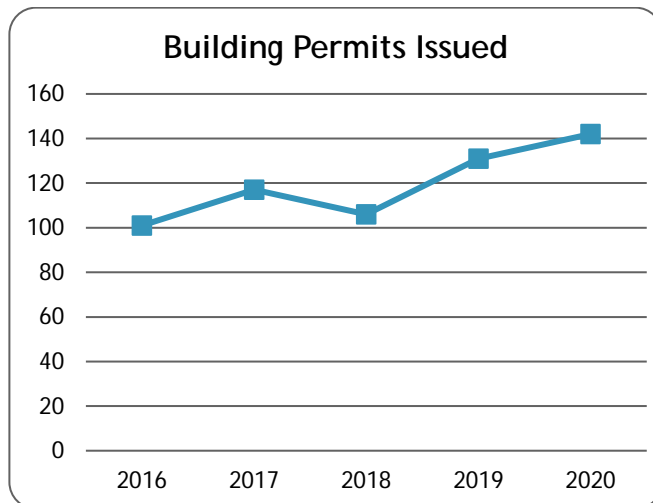
A new Development Procedures Bylaw was reviewed and supported by Council. The purpose of the bylaw is to set out what needs to be provided to the municipality when applying to rezone land, obtain a development permit, require a variance, need approval from the Agricultural Land Commission or would like to obtain a licence from the Liquor and Cannabis Regulation Branch.

In addition to the bylaw the District put together a procedure for the review of development applications. The procedure looks at the sequence of events and milestones for review. It includes matters such as who the application is referred to, potential community engagement, property notices and mail-outs, newspaper ads, and Council decisions.



DEVELOPMENT SERVICES

Building permits are issued for activities including, but not limited to, residential buildings, commercial buildings, accessory buildings, renovations, demolitions, swimming pools and mobile homes. The chart below highlights the change in the number of building permits issued over the past five years. The number of housing units has remained fairly consistent between 2016 & 2020 with an increase in 2020 up to 142 permits.

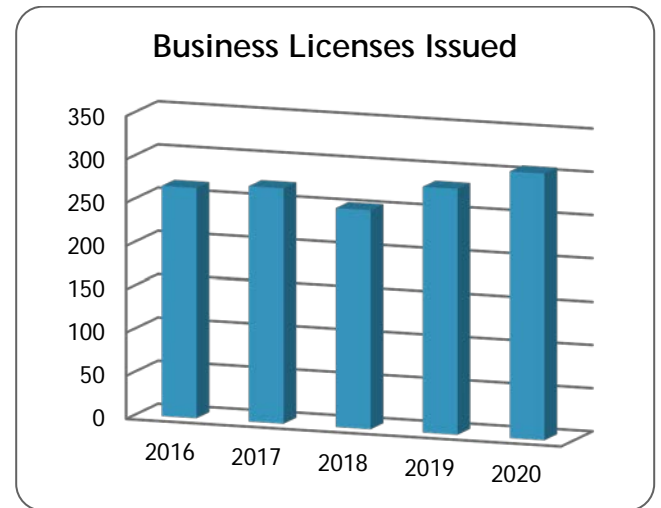


The District's Building inspections services are provided through an agreement with the Regional District.

Bylaw enforcement has continued to operate on a complaint basis to ensure that compliance is maintained at a reasonable cost.

This division is also responsible for parking and traffic enforcement. The Commissionaires have been contracted for the past several years to provide parking enforcement services during the busy tourist season. The Commissionaires perform this function very well, maintaining a consistent daily presence which serves to minimize complaints to the District.

Business License activity has increased, with 308 active business licenses at the end of 2020 compared to 284 at the end of 2019. The number of businesses operating in Coldstream has remained relatively constant over the past several years. Businesses that have been tied to the construction industry have experienced a decline in the past couple of years. Overall, these businesses provide services and jobs for the benefit of the community.



2021 OUTLOOK

For 2021, development activity is expected to be consistent with 2020. A large amount of renovations and redevelopment continues to take place throughout the District, particularly properties along Kalamalka Lake.

Development Services will continue to review and update various building and maintenance bylaws in the upcoming year.



PROTECTIVE SERVICES



Lavington fire hall on School Road



Coldstream fire hall on Aberdeen Road

Protective Services responsibilities include:

- Prevention, control and extinguishment of fires
- Protection of life and property
- Enforcement of all municipal bylaws respecting fire prevention
- Overseeing the District's Emergency Management Occupational Health and Safety, Fire inspections and fire investigation programs and services
- Provide traffic control and safety to citizens

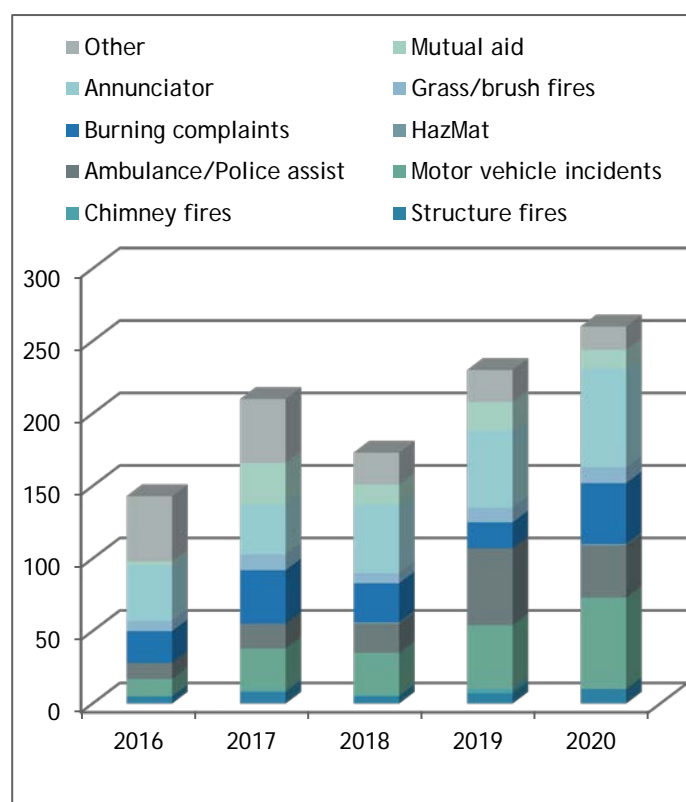
2020 HIGHLIGHTS

The primary goal of 2020 for the Coldstream and Department was to continue implementing the BC Structure Firefighter Competency and Training Playbook and provide training to deliver the highest level of service as possible. Due to the COVID virus the departments were forced to consider training differently using tools like Zoom prior to reformulating small group practices. As well, the department was pushed in how to respond safely to incidents with minimizing possible risk of exposure.

Annual events such as the Christmas Light-up, July fireworks display and Remembrance Day services had to be cancelled or modified due to the pandemic.

The District's Fire Department was called out a total 260 times in 2020. There were a total of 230 callouts in 2019.

The following table identifies the number and type of callouts for the Fire Departments over the past five years.



PROTECTIVE SERVICES

The District of Coldstream also continued their review of the police service delivery model and how it affects our community. As a community with a population of over 5,000 we are required to directly fund 70% of our police costs. Coldstream resources have been integrated within the Vernon detachment as part of the Regional Policing model.

The support services review undertaken between the RCMP, District of Coldstream, City of Vernon, Township of Spallumcheen and City of Armstrong looked at the level and funding of the support services to deliver the current policing model. Through the process it was determined that the RCMP support services should be de-centralized. Additionally, there was a need for Coldstream to review the various police service models available to our community to ensure that we are receiving the best value for the tax dollars spent.

Below are a few key points about our police service:

- Coldstream funds 7 police officers
- Coldstream funds 2 support staff
- Our police officers and support staff are stationed at the Vernon detachment
- The 2020 police budget was \$1,138,980



2021 OUTLOOK

Training will continue to be a major focus going forward for the Fire Department. Goals for 2021 are to continue implementing the “Passport” accountability system that will enable safe and effective accountability on the fire ground as well as an added level of record and reporting when it comes to investigation.

Occupational Health and Safety will continue to guide the direction of safe effective fire service management. Equipment testing will take place to ensure 100% compliance in 2021.

The District of Coldstream will continue to work with the RCMP to determine the options available to Coldstream for the most beneficial delivery system for police services. Public safety is critically important for both our community and the RCMP, and this will be a paramount consideration in the evaluation of the effective and efficient delivery of police services for Coldstream.





FINANCIAL SECTION



Management's Statement of Responsibility

These financial statements and accompanying schedules of the District of Coldstream are the responsibility of management and have been prepared in accordance with generally accepted accounting principles for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Management is responsible for implementing and maintaining a system of internal controls that are designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are regularly monitored and evaluated by management.

These financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the District of Coldstream. The following Independent Auditors' Report describes their responsibilities, scope of examination, and opinion on the District's financial statements. The external auditors have full access to Council.



Patricia (Pat) Higgins
Director of Financial Administration



Trevor Seibel, CPA, CA
Chief Administrative Officer

March 22, 2021

Independent Auditor's Report

To the Mayor and Council of the District of Coldstream

Opinion

We have audited the financial statements of District of Coldstream (the District), which comprise the statement of financial position as at December 31, 2020, and the statement of operations and accumulated surplus, change in net financial asset/(liability), and cash flows 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 District as at December 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the District 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 District'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 District or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

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

BDO Canada LLP

Chartered Professional Accountants

Vernon, British Columbia
March 22, 2021

**District of Coldstream
Statement of Financial Position**

December 31	2020	2019
Financial assets		
Cash (Note 1)	\$ 3,954,973	\$ 4,587,320
Portfolio Investments (Note 1)	11,078,189	3,684,602
Accounts receivable (Note 2)	2,609,504	2,503,975
Deposit - Municipal Finance Authority	209,193	207,624
	<u>17,851,859</u>	<u>10,983,521</u>
Liabilities		
Accounts payable and accrued liabilities (Note 3)	5,182,480	3,065,883
Deferred revenue (Note 5)	1,187,887	-
Reserve - Municipal Finance Authority	209,193	207,624
Development cost charges	1,577,257	1,669,954
Debt (Note 6)	3,407,636	3,672,737
	<u>11,564,453</u>	<u>8,616,198</u>
Net financial asset	<u>6,287,406</u>	<u>2,367,323</u>
Non-financial assets		
Inventory	13,454	9,737
Prepaid expenses	107,383	129,513
Tangible capital assets (Note 4)	69,621,422	69,611,753
	<u>69,742,259</u>	<u>69,751,003</u>
Accumulated surplus (Note 7)	<u>\$ 76,029,665</u>	<u>\$ 72,118,326</u>
Contingent Liabilities (Note 13)		
Commitments (Note 14)		



Director of Financial Administration

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

District of Coldstream
Statement of Operations and Accumulated Surplus

For the year ended December 31	2020	2020	2019
	Budget	Actual	Actual
Revenues			
Taxation-net	\$ 6,993,500	\$ 6,999,675	\$ 6,688,705
Grants in lieu of taxes	180,530	180,548	175,583
Sale of services	1,884,070	1,852,149	1,824,231
Licenses, fines and rentals	659,750	828,134	844,297
Return on investments	37,390	230,203	235,705
Unconditional grants	430,340	445,808	437,853
Conditional grants	6,245,520	3,714,408	1,037,216
Development cost charges	156,000	156,000	-
Developer contributions	-	-	633,209
	16,587,100	14,406,925	11,876,799
Expenses (Schedule 1)			
General government services	971,560	922,468	965,559
Protective services	2,387,445	2,308,885	2,214,119
Transportation services	3,851,010	3,844,292	3,860,264
Environmental health services	139,690	128,579	120,771
Development services	384,800	376,456	353,779
Park services	1,472,680	1,377,610	1,384,929
Sewer services	1,699,520	1,374,880	1,280,982
Interest	182,200	148,902	155,952
	11,088,905	10,482,072	10,336,355
Annual surplus	5,498,195	3,924,853	1,540,444
(Loss) on disposal of tangible capital assets	-	(13,514)	(1,106)
Annual surplus (Note 12)	5,498,195	3,911,339	1,539,338
Accumulated surplus, beginning of year	72,118,326	72,118,326	70,578,988
Accumulated surplus, end of year	\$77,616,521	\$76,029,665	\$ 72,118,326

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

District of Coldstream
Statement of Cash Flows

For the year ended December 31	2020	2019
Operating activities		
Cash received from:		
Taxation	\$ 7,209,435	\$ 6,683,059
Fees, permits, licenses and fines	2,545,541	2,926,316
Grants	5,348,104	1,475,069
Investments	230,203	235,705
Other	1,339,871	-
	<u>16,673,154</u>	<u>11,320,149</u>
Cash paid for:		
Wages and benefits	(3,354,536)	(3,399,359)
Materials and supplies	(910,923)	(866,611)
Contracted services	(2,869,798)	(2,750,336)
Interest charges	(148,902)	(155,951)
Other	-	(120,169)
	<u>(7,284,159)</u>	<u>(7,292,426)</u>
Cash provided by operating activities	<u>9,388,995</u>	<u>4,027,723</u>
Capital activities		
Proceeds on sale of tangible capital assets	37,575	6,050
Purchase of tangible capital assets	(2,463,531)	(2,667,501)
	<u>(2,425,956)</u>	<u>(2,661,451)</u>
Financing activities		
Development cost charges	63,302	147,542
Repayment of debt	(265,101)	(256,827)
	<u>(201,799)</u>	<u>(109,285)</u>
Increase in cash and portfolio investments during year	6,761,240	1,256,987
Cash and portfolio investments, beginning of year	8,271,922	7,014,935
Cash and portfolio investments, end of year (Note 1)	\$ 15,033,162	\$ 8,271,922

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

District of Coldstream
Statement of Change in Net Financial Asset/(Liability)

For the year ended December 31	2020	2020	2019
	Budget	Actual	Actual
Annual surplus	\$ 5,498,195	\$ 3,911,339	\$ 1,539,338
Acquisition of tangible capital assets	(10,745,810)	(2,463,531)	(3,300,710)
Amortization of tangible capital assets	2,308,550	2,402,774	2,330,147
Loss on disposal of tangible capital assets	-	13,514	1,106
Proceeds on disposal of tangible capital assets	-	37,575	6,050
Acquisition (use) of inventory	-	(3,718)	1,849
Acquisition (use) of prepaid expense	-	22,130	(44,174)
	(8,437,260)	8,744	(1,005,732)
Increase (decrease) in net financial asset/(liability)	(2,939,065)	3,920,083	533,606
Net financial asset, beginning of year	2,367,323	2,367,323	1,833,717
Net financial asset/(liability), end of year	\$ (571,742)	\$ 6,287,406	\$ 2,367,323

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

District of Coldstream

Summary of Significant Accounting Policies

December 31, 2020

Nature of Business	The District of Coldstream (the "District") was incorporated in 1906 under statute of the Province of British Columbia. Its principal activities include the provision of local government services to residents of the incorporated area. These include cemetery, civic operations, community services, corporate administration, development, engineering and sustainability, protective services - fire, bylaw and police and utilities - sewer and water.
Basis of Accounting	<p>The financial statements of the District are prepared by management in accordance with local government accounting standards established by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. The resources and operations of the District are segregated into various funds for accounting and financial reporting purposes, each being treated as a separate entity with responsibility for the stewardship of the assets allocated to it.</p> <p>The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or creation of a legal obligation to pay.</p>
Revenue Recognition	Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Sale of services and user fee revenues are recognized when the service or product is provided by the District. Grant revenues are recognized when the funding becomes receivable.
Deferred Revenue	Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.
Portfolio Investments	Portfolio investments consist of guaranteed investment certificates with a chartered bank and deposits with the Municipal Finance Authority pooled investment money market funds. These investments are recorded at cost, which approximates their quoted market value. When, in the opinion of management, there is a permanent decline in value, investments are written down to their market value.
Budget	The budget figures are from the Annual Budget Bylaw to be adopted by May 15 of each year. They have been reallocated to conform to PSAB financial statements. Subsequent amendments have been made by Council to reflect changes in the budget as required by law.

District of Coldstream Summary of Significant Accounting Policies

December 31, 2020

Financial Instruments	It is management's opinion that the District is not exposed to significant interest, currency or credit risks arising from its financial instruments, unless otherwise noted. The fair values of the District's financial instruments approximate their carrying values, unless otherwise noted.
Use of Estimates	The financial statements of the District have been prepared by management in accordance with Canadian generally accepted accounting principles. As such, management is required to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.
Government Transfers	Government transfers, which include legislative grants, are recognized in the financial statements 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.
Non-Financial Assets	Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the change in net financial liability for the year.
Development Cost Charges	Development Cost Charge (DCC) levies are restricted by by-law in their use for road, drainage and sewer expenses and the revenue is deferred until the expenses are incurred. When DCC expenses are made, a corresponding amount is recorded as "Development cost charges" in revenues.
Contaminated Sites Liability	A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered a contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the organization is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring. The liability is recorded net of any expected recoveries.

District of Coldstream
Summary of Significant Accounting Policies

December 31, 2020

Employee Future Benefits Employees are entitled to sick leave benefits, accrued monthly, to a maximum of 180 days. Employees are entitled to a payout of their unused sick leave balance upon satisfaction of pre-established criteria. The District's cost of the sick leave benefits are accounted for based on the actuarial valuation. Actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the employee group.

Tangible Capital Assets Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset. The cost, less residual value, of the tangible capital asset is amortized on a straight line basis over their estimated useful life as follows:

Land	not amortized
Land improvements	15 - 40 years
Buildings	20 - 50 years
Vehicles	10 - 30 years
Equipment	5 - 15 years
Road infrastructure	10 - 75 years
Drainage infrastructure	30 - 70 years
Sewer infrastructure	30 - 70 years

Assets under construction, work in progress, are not amortized until the asset is available for productive use.

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

Where an estimate of fair value is not determinable, the tangible capital asset is recognized at a nominal value.

District of Coldstream
Notes to Financial Statements

December 31, 2020

1. Cash and Portfolio Investments

Cash and Portfolio investments are comprised of the following:

	2020	2019
Cash	\$ 3,954,973	\$ 4,587,320
Municipal Finance Authority - temporary investments	5,214,284	190,748
Guaranteed Investment Certificates	5,863,905	3,493,854
	<u>\$ 15,033,162</u>	<u>\$ 8,271,922</u>

The restricted and unrestricted balances are as follows:

	2020	2019
Restricted cash and cash equivalents		
Restricted revenues	\$ 2,765,144	\$ 1,669,954
Statutory reserves (Note 6)	5,476,889	4,746,583
	<u>8,242,033</u>	<u>6,416,537</u>
Unrestricted cash and cash equivalents	6,791,129	1,855,385
	<u>\$ 15,033,162</u>	<u>\$ 8,271,922</u>

Guaranteed Investment Certificates bear interest ranging from 1.05% to 2.57% (2019 - 2.08% to 2.57%) with maturities ranging from August 2021 to September 2023. Portfolio investments are recorded at cost.

2. Accounts Receivable

	2020	2019
Federal Government	\$ 105,499	\$ 118,249
Taxes - current	397,876	392,545
- arrears	217,425	251,968
Utility billings	1,568,723	1,495,489
Trade	319,981	245,724
	<u>\$ 2,609,504</u>	<u>\$ 2,503,975</u>

3. Accounts Payables and Accrued Liabilities

	2020	2019
Accounts payable and accrued liabilities	\$ 4,953,042	\$ 2,781,892
Employee future benefits (Note 10)	229,438	283,991
	<u>\$ 5,182,480</u>	<u>\$ 3,065,883</u>

District of Coldstream
Notes to Financial Statements

December 31, 2020

4. Tangible Capital Assets

	HISTORICAL COST			ACCUMULATED AMORTIZATION			NET BOOK VALUE
	Opening	Additions	Disposals	Closing	Opening	Additions	Closing
2020							
Land	\$ 14,385,063	\$ -	\$ -	\$ 14,385,063	\$ -	\$ -	\$ 14,385,063
Land improvements	4,162,214	294,639	20,000	4,436,853	1,180,081	169,097	1,345,178
Buildings	8,477,236	105,180	-	8,582,416	1,804,130	188,562	1,992,692
Vehicles	5,757,646	535,635	259,763	6,033,518	2,727,218	239,395	2,966,613
Equipment	3,192,339	209,884	177,892	3,224,331	1,622,009	166,882	1,788,891
Road infrastructure	39,429,425	836,931	-	40,266,356	17,016,938	1,057,852	18,074,790
Drainage infrastructure	13,752,030	-	-	13,752,030	5,006,371	248,334	5,254,705
Sewer infrastructure	17,199,136	-	-	17,199,136	7,586,185	332,652	7,918,837
Work in progress	199,596	647,847	37,038	810,405	-	-	-
	\$106,554,685	\$ 2,630,116	\$ 494,693	\$108,690,108	\$ 36,942,932	\$ 2,402,774	\$ 39,068,686
					\$ 277,020		\$ 69,621,422
2019							
Land	\$ 13,984,754	\$ 400,309	\$ -	\$ 14,385,063	\$ -	\$ -	\$ 14,385,063
Land improvements	4,078,273	91,441	7,500	4,162,214	1,016,056	165,525	1,180,081
Buildings	8,477,236	-	-	8,477,236	1,615,568	188,562	1,804,130
Vehicles	5,245,385	581,487	69,226	5,757,646	2,578,260	218,184	2,796,444
Equipment	2,852,467	579,565	239,693	3,192,339	1,731,993	128,553	1,860,546
Road infrastructure	37,990,198	1,439,226	-	39,429,425	15,964,875	1,052,063	17,016,938
Drainage infrastructure	13,555,503	196,527	-	13,752,030	4,763,095	243,276	5,006,371
Sewer infrastructure	17,131,922	67,214	-	17,199,136	7,252,201	333,984	7,586,185
Work in progress	254,657	67,018	122,078	199,597	-	-	-
	\$103,570,395	\$ 3,422,787	\$ 438,497	\$106,554,685	\$ 34,922,048	\$ 2,330,147	\$ 36,942,932
					\$ 309,263		\$ 69,611,753

District of Coldstream
Notes to Financial Statements

December 31, 2020

5. Deferred Revenue

	2020	2019
Contributions received	\$ 1,774,076	\$ -
Capital projects	(586,189)	-
Balance, end of year	<u>\$ 1,187,887</u>	<u>\$ -</u>

6. Debt

Bylaw	Purpose	Maturity Date	Interest Rate	2020	2019
Debenture debt outstanding:					
2214	Buildings	2032	4.52%	\$ 2,403,028	\$ 2,556,804
2513	Retaining Wall	2031	3.25%	32,476	34,791
2535	Building	2032	3.40%	<u>922,132</u>	<u>981,142</u>
				3,357,636	3,572,737
Other debt outstanding:					
1689	General Capital	2021	1.38%	<u>50,000</u>	100,000
				<u>\$ 3,407,636</u>	<u>\$ 3,672,737</u>

Future principal requirements are due as follows:

Year	Amount
2021	\$ 192,582
2022	142,582
2023	142,582
2024	142,582
2025	142,582
Thereafter	996,382
Actuarial adjustments	<u>1,648,344</u>
	<u>\$ 3,407,636</u>

District of Coldstream
Notes to Financial Statements

December 31, 2020

7. Accumulated Surplus

The accumulated surplus consists of individual fund balances and reserves as follows:

	2020	2019
Surplus		
Invested in tangible capital assets	\$ 66,213,787	\$ 65,939,017
General surplus (deficit)	(4,565,177)	(4,112,793)
Sewer surplus	3,214,371	2,891,939
	<u>64,862,981</u>	<u>64,718,163</u>
Operating reserves		
Building stabilization	25,000	25,000
Community amenity	21,619	21,619
Community Works (Gas Tax)	1,806,699	1,396,142
Election	12,000	6,000
Fire equipment	40,000	25,000
Future expenditures	650,757	624,757
Parks	160,300	163,800
Police stabilization	363,007	327,771
Road improvement	13,780	13,780
Water devolution	49,711	49,711
COVID-19 Safe Restart	2,546,922	-
	<u>5,689,795</u>	<u>2,653,580</u>
Statutory reserves		
Building Reserve Fund	887,700	784,755
Community Hall Reserve Fund	238,213	177,562
Drainage Reserve Fund	807,249	613,351
Equipment Replacement Reserve	575,260	633,069
Land Sale Reserve Fund	111,035	57,723
Road Reserve Fund	1,397,335	1,191,571
Sewer Improvement Fund	1,460,097	1,288,552
	<u>5,476,889</u>	<u>4,746,583</u>
	<u>\$76,029,665</u>	<u>\$ 72,118,326</u>

District of Coldstream
Notes to Financial Statements

December 31, 2020

8. Trust Funds

The District has excluded the following trust funds and associated cash from the Statement of Financial Position and related interest earnings and transactions from the Statement of Operations and Accumulated Surplus:

a) Cemetery Trust Fund

The District operates and maintains the Coldstream Cemetery. As required under Provincial legislation, a portion of the plot sales and marker installation fees must be retained for the future maintenance of the cemetery.

	<u>2020</u>	<u>2019</u>
Balance , beginning of year	\$ 146,667	\$ 140,802
Interest income	800	1,195
Care fund contributions	6,505	5,865
Contribution to maintenance	(800)	(1,195)
Balance , end of year	<u>\$ 153,172</u>	<u>\$ 146,667</u>

b) Highlands Crossing Trust Fund

The District received funds in advance from a developer to prepay a twenty-year railroad crossing lease. These funds are held in trust until required annually to meet the District's commitment.

	<u>2020</u>	<u>2019</u>
Balance , beginning of year	\$ 2,171	\$ 2,118
Interest income	37	53
Balance , end of year	<u>\$ 2,208</u>	<u>\$ 2,171</u>

District of Coldstream
Notes to Financial Statements

December 31, 2020

9. Taxation Revenue

The District is required to collect taxes on behalf of and transfer these amounts to the government agencies noted below:

	2020	2019
Tax Collected:		
General Purposes	\$ 6,999,675	\$ 6,688,705
Collections for other Governments	9,046,284	8,805,509
	<u>16,045,959</u>	<u>15,494,214</u>
Breakdown of Collections to Other Governments:		
School Tax	4,997,765	4,963,314
North Okanagan Regional Hospital District	986,104	819,855
North Okanagan Regional District	2,457,875	2,444,670
Municipal Finance Authority	580	571
British Columbia Assessment Authority	129,428	117,631
Okanagan Regional Library	474,532	459,468
	<u>\$ 9,046,284</u>	<u>\$ 8,805,509</u>

10. Government Transfers

	2020	2019
Federal		
Community Works Fund - Gas Tax	\$ 503,534	\$ 1,014,190
Provincial		
Community Emergency Preparedness Fund	-	20,862
COVID-10 Safe Restart Grant	2,623,000	-
Childcare BC New Spaces Fund	1,774,076	-
Climate Action Revenue Incentive Program	1,543	11,202
Small Community Investment Funds	432,926	415,311
BC Highways - Street Lighting	1,686	2,164
Total Provincial	<u>4,833,231</u>	<u>449,539</u>
Other		
Okanagan Basin Water Board	11,339	11,340
	<u>\$ 5,348,104</u>	<u>\$ 1,475,069</u>

District of Coldstream
Notes to Financial Statements

December 31, 2020

11. Employee Future Benefits

The District provides certain post-employment benefits in the form of vested sick leave benefits to its employees.

	<u>2020</u>	<u>2019</u>
Accrued Benefit Obligation, beginning of year	\$ 247,974	\$ 253,499
Service cost	25,918	23,929
Interest cost	6,756	8,110
Actual benefits paid	(78,481)	(19,880)
Actuarial (Gain)/Loss	<u>61,909</u>	<u>(17,684)</u>
Accrued Benefit Obligation, end of year	<u>\$ 264,076</u>	<u>\$ 247,974</u>

An actuarial valuation for these benefits was performed to determine the District's accrued benefit obligation as at December 31, 2020. The new valuation, along with actual benefit payments differing from expected, created an actuarial gain at December 31, 2020. The actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime (9.5 years). A full valuation was done in 2018 with an update in 2020. The next full valuation will be done in 2021.

Reconciliation of funded status:

	<u>2020</u>	<u>2019</u>
Deficit at end of year	\$ (264,076)	\$ (247,974)
Unamortized net actuarial (gain)/loss	<u>34,638</u>	<u>(36,017)</u>
Accrued Benefit Liability	<u>\$ (229,438)</u>	<u>\$ (283,991)</u>

Actuarial assumptions used to determine the District's accrued benefit obligation are as follows:

	<u>2020</u>	<u>2019</u>
Discount rate	2.00%	2.50%
Expected future inflation rate	2.00%	2.50%
Expected wage and salary range increases	2.00%	2.50%

District of Coldstream
Notes to Financial Statements

December 31, 2020

12. Financial Plan

The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues. The following shows how these amounts were combined:

	2020	2019
Addback:		
Capital expenditures	\$ 10,745,810	\$ 7,710,979
Debt principal payments	192,580	192,581
Less:		
Amortization	(2,308,550)	(2,286,419)
Debt proceeds	(925,000)	(300,000)
Budgeted transfers from accumulated surplus	(2,206,645)	(3,289,466)
Adjusted Annual Surplus	\$ 5,498,195	\$ 2,027,675

13. Contingent Liabilities

a) Commencing December 31, 1987, the District entered into a self-insurance plan with other British Columbia municipalities. The District is obliged under the plan to pay a percentage of its fellow insurers' losses. The District pays an annual premium, which is anticipated to be adequate to cover any losses incurred.

b) The District is responsible as a member of the Regional District of North Okanagan for its proportion of any operating deficits related to the functions in which it participates.

The Regional District of North Okanagan debt is, under the provisions of the Local Government Act, a direct, joint and several liability of the District and each member Municipality within the district, including the Corporation of the District of Coldstream.

The Municipal Finance Authority debentures are covered by a loan agreement with the Municipal Finance Authority which provides that, if at any time the payments provided for in the agreement are not sufficient to meet the Authority's obligations in respect of such borrowings, the resulting deficiency becomes a liability of the District.

c) The District is the defendant in various lawsuits. In the opinion of management, the overall estimation of loss is not determinable. These claims have not been provided for in the financial statements. Settlement, if any, made with respect to these actions would be expected to be accounted for as a change to expenditures in the period in which realization is known.

d) The bank has issued, on behalf of the District of Coldstream, letters of guarantee with respect to the College Way Extension (Grid Road). The aggregate amount outstanding at December 31, 2020 was approximately \$40,000 (2019 - \$40,000).

December 31, 2020

14. Commitments

- a) The District has entered into a lease agreement with the City of Vernon to accommodate the RCMP positions for which the District is responsible. The lease is for a five year term which expired in December 2016 but has been extended until December 30, 2020. Annual lease payments are based on the proportion of the District's detail strength to the total detachment strength. The payment for the next year will be approximately \$60,000.
- b) The District of Coldstream has entered into a 5 year agreement with the Regional District of the North Okanagan whereby the District operates the portion of the water system that is located within and east of the District borders. Under the agreement the District is responsible for the day to day operation of the water system, and is wholly reimbursed for the operating expenditures made to undertake these duties. The lease is for a five year term and will expire December 31, 2023.
- c) The District of Coldstream has an operating line of credit with the Royal Bank of Canada for an authorized amount of \$1,500,000, bearing interest at bank prime rate. At December 31, 2020, the balance outstanding on the operating line of credit was \$nil (2019 - \$nil).

15. Municipal Pension Plan

The District of Coldstream and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2019 the plan has about 213,000 active members and approximately 106,000 retired members. Active members include approximately 41,000 contributors from local governments.

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

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,886 million funding surplus for basic pension benefits on an ongoing concern basis. The next valuation will be as at December 31, 2021, with results available in 2022.

The District of Coldstream paid \$281,619 (2019 - \$250,752) for employer contributions while employees contributed \$248,398 (2019 - \$221,571) to the plan in fiscal 2020.

District of Coldstream

Schedule 1 - Segment Disclosure and Object Reporting

December 31, 2020

The District of Coldstream is a diversified municipal government institution that provides a wide range of services to its citizens. The District services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

General Government Services - Mayor & Council, Administration and Finance Departments

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing District assets; ensuring effective financial management; monitoring performance and ensuring that District service standards are met.

Protective Services - Police Department and Fire Department

The mandates of the Police and Fire Departments are to enforce laws, prevent crime, and maintain peace, order, and security by protecting life, property and the environment through the provision of emergency response.

Infrastructure Services - Engineering Department and Public Works Department

The Infrastructure Department is responsible for the planning and design of the District's infrastructure. The Public works department is responsible for the maintenance of the District infrastructure.

Development Services - Planning and Development Department

The Planning and Development Department is responsible for preparing land use plans, bylaws and policies for development in the District and for reviewing and approving new development.

Building and Bylaw Services - Building Department and Bylaw Department

The Building and Bylaw department is responsible for conducting inspections of construction projects, including both new and renovation projects, fire inspections, business licensing and ensuring compliance with existing regulations.

	General Government	Protective Services	Infrastructure Services	Development Services	Building & Bylaw	2020	2019
Revenues							
Taxation - net	\$ 7,180,223	\$ -	\$ -	\$ -	\$ -	\$ 7,180,222	\$ 6,864,288
Sale of services	246,141	-	1,606,008	-	-	1,852,149	1,824,231
License, fines & rentals	440,730	-	-	-	387,404	828,134	844,297
Return on investments	230,203	-	-	-	-	230,203	235,705
Grants	1,543	48,026	4,110,648	-	-	4,160,217	1,475,069
DCC's	-	-	156,000	-	-	156,000	-
Developer Contribution	-	-	-	-	-	-	633,209
	8,098,840	48,026	5,872,656	-	387,404	14,406,925	11,876,799
Expenses							
Advertising	30,255	-	-	959	-	31,214	38,652
Amortization	51,938	236,483	2,114,353	-	-	2,402,774	2,330,147
Equipment/facilities	52,057	87,838	325,576	-	-	465,471	530,368
Insurance	146,770	19,477	1,000	-	-	167,247	159,625
Interest	148,902	-	-	-	-	148,902	155,952
Memberships	17,559	1,500	1,722	1,708	-	22,489	21,646
Miscellaneous	76,882	10,533	25,511	-	794	113,720	54,797
Office supplies	54,921	4,814	-	-	-	59,735	64,579
Policing costs	-	930,360	-	-	-	930,360	797,496
Professional Dev.	6,372	49,604	3,028	509	-	59,513	163,146
Professional Serv.	191,903	24,324	1,221,982	22,427	166,503	1,627,140	1,734,099
Sewer contract	-	-	557,048	-	-	557,048	426,814
Supplies	-	26,367	281,104	-	-	307,471	211,664
Telephone & utilities	58,653	24,985	253,106	770	706	338,220	350,171
Wages & benefits	235,156	553,957	1,940,930	350,085	170,640	3,250,768	3,297,199
	1,071,368	1,970,242	6,725,360	376,458	338,643	10,482,072	10,336,355
Annual surplus (deficit)	7,027,472	(1,922,216)	(852,704)	(376,458)	48,761	3,924,853	1,540,444
Gains (losses) on disposal of tangible capital assets	-	-	(13,514)	-	-	(13,514)	(1,106)
Annual surplus (deficit)	\$ 7,027,472	\$ (1,922,216)	\$ (866,218)	\$ (376,458)	\$ 48,761	\$ 3,911,339	\$ 1,539,338

District of Coldstream
Schedule 2 - COVID-19 Safe Restart Grant

December 31	2020	2019
Grant Received	\$ 2,623,000	\$ -
Use of Funding		
Loss of Revenue - Rental (Parks)	15,000	-
Loss of Revenue - Rental (Community Hall)	12,000	-
Communications (IT)	32,111	-
Safety Materials and Supplies	16,967	-
	76,078	-
Balance end of year	\$ 2,546,922	\$ -



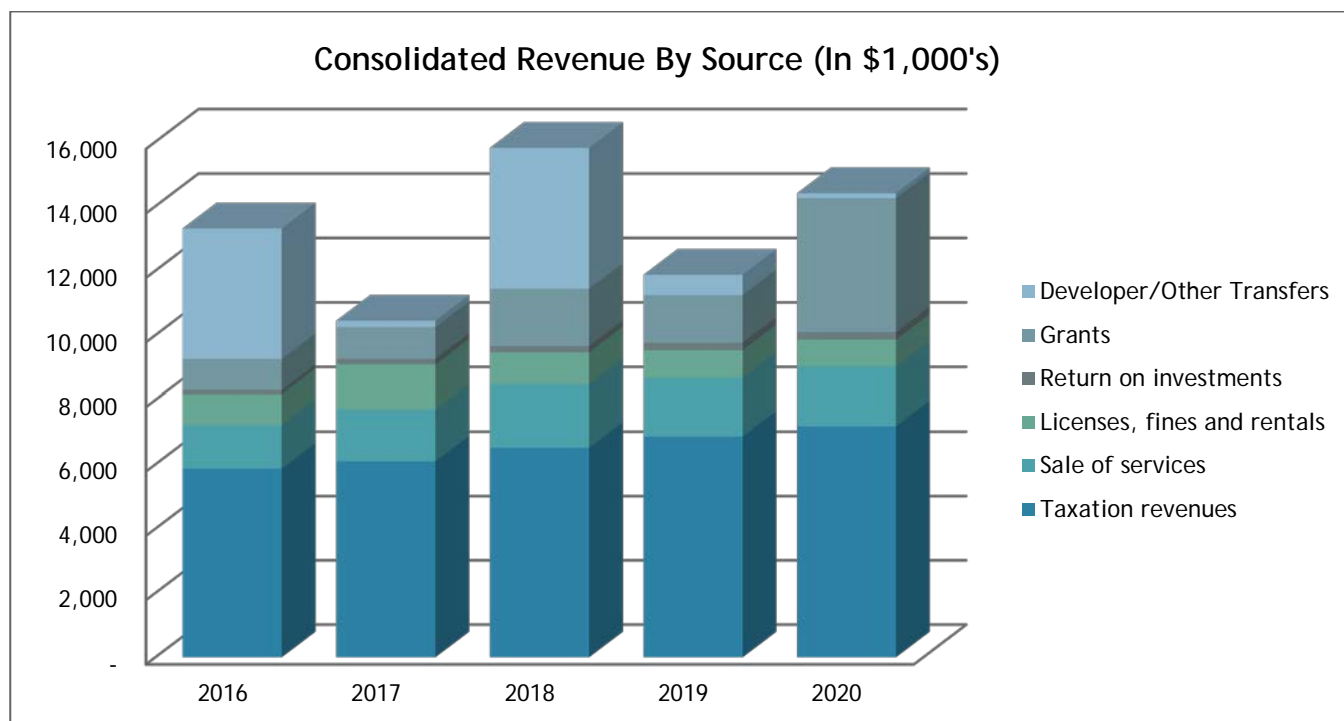
STATISTICAL SECTION



Revenue by Source

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Taxation revenues	\$ 7,181	\$ 6,865	\$ 6,519	\$ 6,097	\$ 5,868
Sale of services	1,852	1,824	1,962	1,603	1,354
Licenses, fines and rentals	828	844	985	1,392	951
Return on investments	230	236	197	174	133
Grants	4,160	1,475	1,775	983	956
Developer/Other Transfers	156	633	4,376	200	4,050
	\$ 14,407	\$ 11,877	\$ 15,814	\$ 10,449	\$ 13,312
TOTAL REVENUE PER CAPITA	\$ 1,241	\$ 1,043	\$ 1,388	\$ 943	\$ 1,217
PROPORTION OF TAXATION REVENUE TO TOTAL REVENUE	49.8%	57.8%	41.2%	58.4%	44.1%



Expenses by Function

(in \$1,000's except per capita figures)

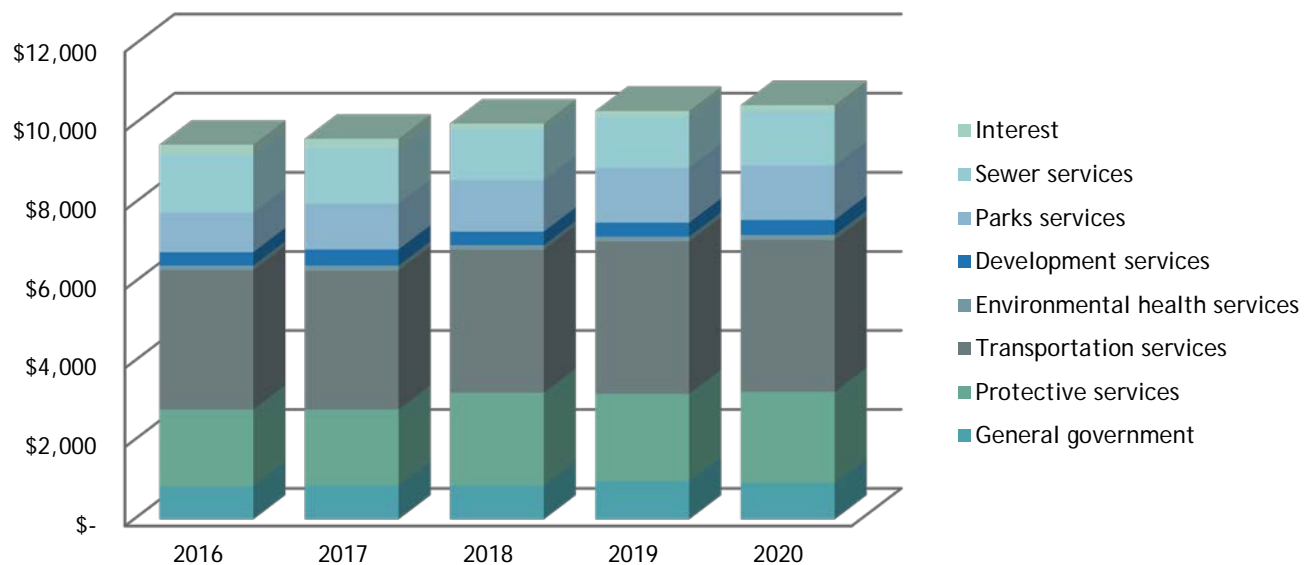
	2020	2019	2018	2017	2016
General government	\$ 922	\$ 965	\$ 853	\$ 848	\$ 831
Protective services	2,309	2,214	2,354	1,935	1,951
Transportation services	3,844	3,860	3,625	3,519	3,529
Environmental health services	129	121	111	127	118
Development services	376	354	344	407	338
Parks services	1,378	1,385	1,300	1,158	999
Sewer services	1,375	1,281	1,280	1,402	1,462
Interest	149	156	152	237	256
	<u>\$ 10,482</u>	<u>\$ 10,336</u>	<u>\$ 10,019</u>	<u>\$ 9,633</u>	<u>\$ 9,484</u>

TOTAL EXPENSES PER CAPITA	\$ 903	\$ 908	\$ 879	\$ 869	\$ 867
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PERCENTAGE CHANGE IN PER-CAPITA
EXPENSES FROM PRIOR YEAR

-0.6%	3.3%	1.2%	0.2%	5.4%
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Consolidated Expenses by Function (in \$1,000's)

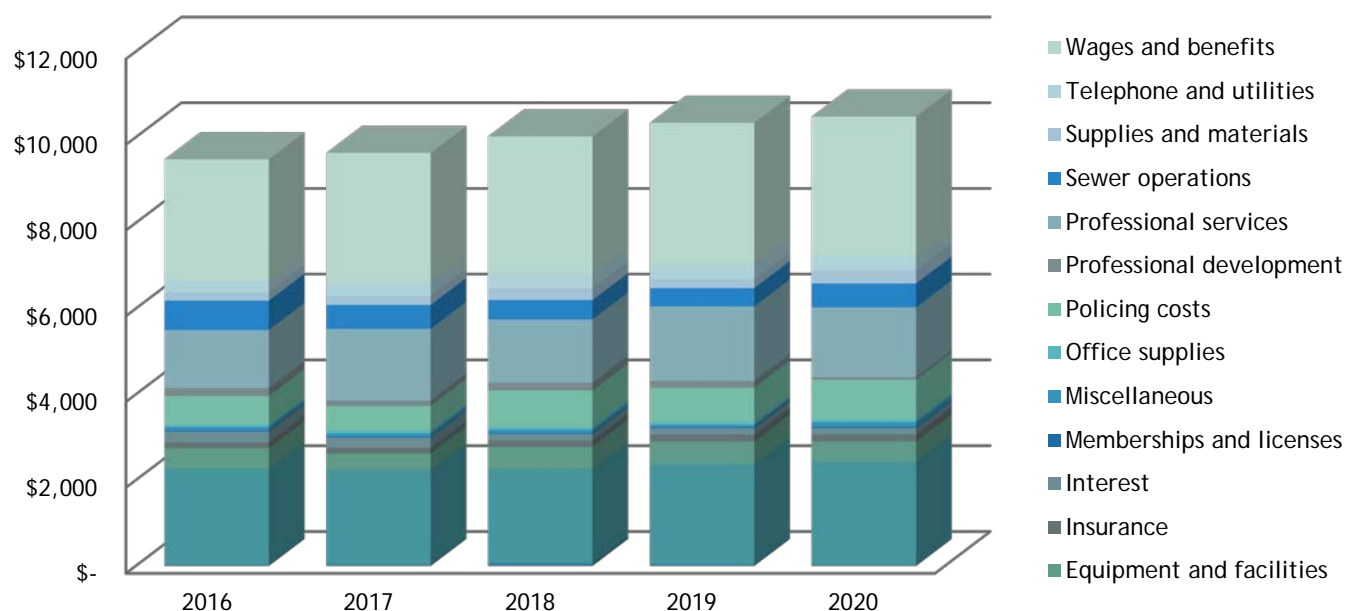


Expenses by Object

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Advertising and promotion	\$ 31	\$ 39	\$ 58	\$ 38	\$ 35
Amortization	2,403	2,330	2,204	2,201	2,233
Equipment and facilities	466	530	513	380	475
Insurance	167	160	150	138	137
Interest	149	156	152	237	256
Memberships and licenses	22	22	18	19	19
Miscellaneous	114	55	80	83	85
Office supplies	60	64	63	60	50
Policing costs	930	797	849	571	669
Professional development	60	163	184	132	188
Professional services	1,627	1,734	1,476	1,669	1,353
Sewer operations	557	427	452	557	685
Supplies and materials	307	212	271	214	191
Telephone and utilities	338	350	336	307	276
Wages and benefits	3,251	3,297	3,213	3,027	2,832
	<u>\$ 10,482</u>	<u>\$ 10,336</u>	<u>\$ 10,019</u>	<u>\$ 9,633</u>	<u>\$ 9,484</u>

Consolidated Expenses by Object (In \$1,000's)



Statement of Reserve Funds and Surplus

(in \$1,000's except per capita figures)

Statement of Annual & Accumulated Surplus

	2020	2019	2018	2017	2016
Accumulated surplus, beginning	\$72,118	\$70,579	\$64,756	\$64,474	\$60,620
Annual surplus (deficit)	3,912	1,539	5,823	282	3,854
Accumulated surplus, ending	\$76,030	\$72,118	\$70,579	\$64,756	\$64,474

Statement of Annual and Accumulated Surplus

Statutory reserves	\$5,477	\$4,747	\$4,949	\$4,243	\$3,524
Operating reserves	5,690	2,653	1,625	1,645	1,527
Surplus	(1,351)	(1,221)	(714)	(521)	(247)
Equity in tangible capital assets	66,214	65,939	64,719	59,389	59,670
	\$76,030	\$72,118	\$70,579	\$64,756	\$64,474

Net Financial Debt (Detail)

Financial assets	\$17,512	\$10,984	\$9,802	\$9,517	\$9,113
Financial liabilities	11,564	8,616	7,968	8,441	8,702
Net financial asset	6,288	2,368	1,834	1,076	411
Non-financial assets	69,742	69,750	68,745	63,680	64,063
Accumulated surplus, ending	\$76,030	\$72,118	\$70,579	\$64,756	\$64,474

Statutory Reserve Funds (Detail)

Equipment replacement reserve	\$575	\$633	\$1,260	\$1,339	\$749
Sewer improvement reserve	1,460	1,289	1,098	930	777
Land sale reserve	111	58	161	107	103
Building reserve	888	785	574	564	467
Road reserve	1,398	1,192	1,299	946	1,235
Drainage reserve	807	613	440	299	193
Community Hall Reserve	238	177	117	58	-
	\$5,477	\$4,747	\$4,949	\$4,243	\$3,524

Operating Reserve Funds (Detail)

Police stabilization	\$363	\$327	\$177	\$333	\$180
Election	12	6	-	15	10
Snow removal	-	-	10	10	10
Library	-	-	-	-	1
Parks	160	164	164	9	326
Fire equipment	40	25	25	25	10
Community amenity	22	22	22	22	21
Building stabilization	25	25	25	25	25
Road improvement	14	14	14	14	14
Water devolution	50	50	50	50	50
Future capital - general	5,004	2,020	1,138	1,142	865
Planning	-	-	-	-	15
	\$5,690	\$2,653	\$1,625	\$1,645	\$1,527

Statement of Surplus

General operating fund - deficit	(4,565)	(4,113)	(3,181)	(2,618)	(1,972)
Sewer operating fund - surplus	3,214	2,892	2,467	2,096	1,725
	(1,351)	(1,221)	(714)	(522)	(247)

TOTAL RESERVES AND SURPLUSES

	\$9,816	\$6,179	\$5,860	\$5,366	\$4,804
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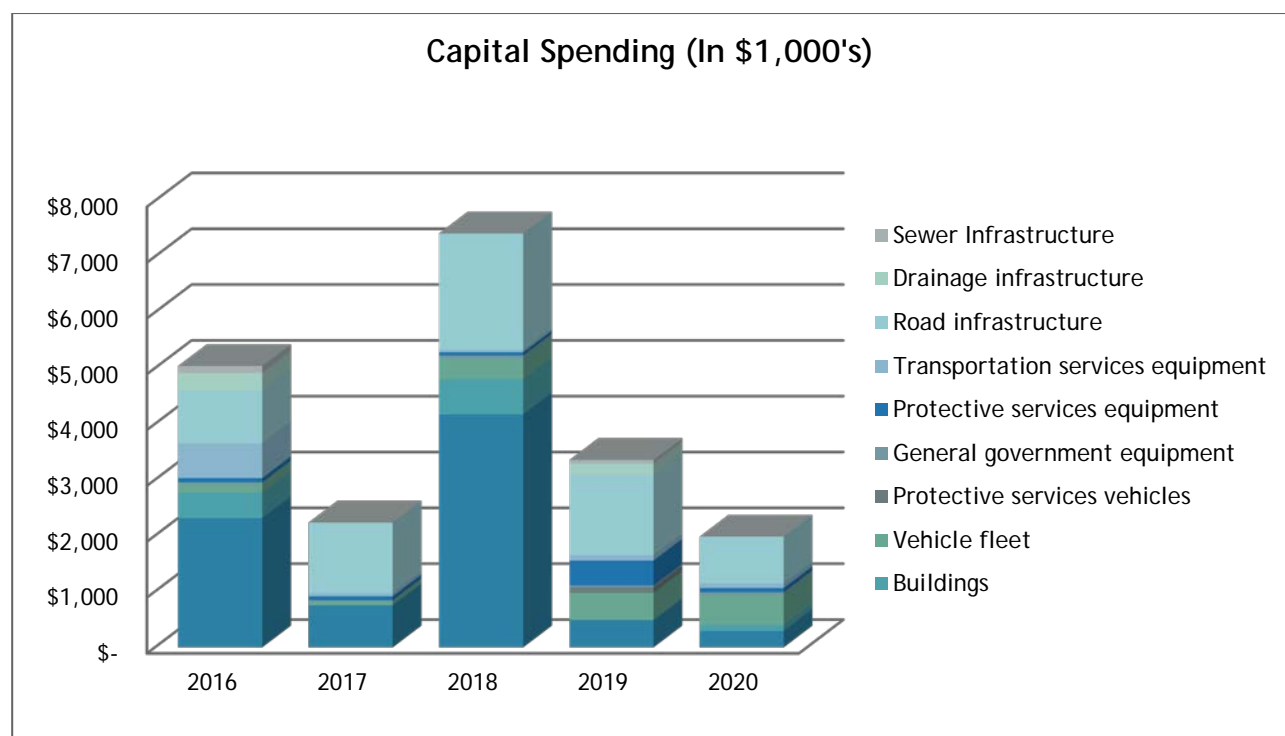
ACCUMULATED SURPLUS (FINANCIAL

EQUITY) PER CAPITA	\$846	\$543	\$514	\$484	\$439
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Capital Spending

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Land & Land Improvements	\$ 295	\$ 491	\$ 4,170	\$ 753	\$ 2,315
Buildings	105	-	632	-	450
Vehicle fleet	536	484	371	72	162
Protective services vehicles	-	98	-	-	-
General government equipment	52	35	53	20	26
Protective services equipment	74	446	58	69	78
Transportation services equipment	84	98	45	58	625
Road infrastructure	837	1,439	2,085	1,262	952
Drainage infrastructure	-	197	-	-	305
Sewer Infrastructure	-	67	-	-	124
	\$ 1,983	\$ 3,355	\$ 7,414	\$ 2,234	\$ 5,037
TOTAL CAPITAL SPENDING PER CAPITAL	\$ 171	\$ 295	\$ 651	\$ 202	\$ 461



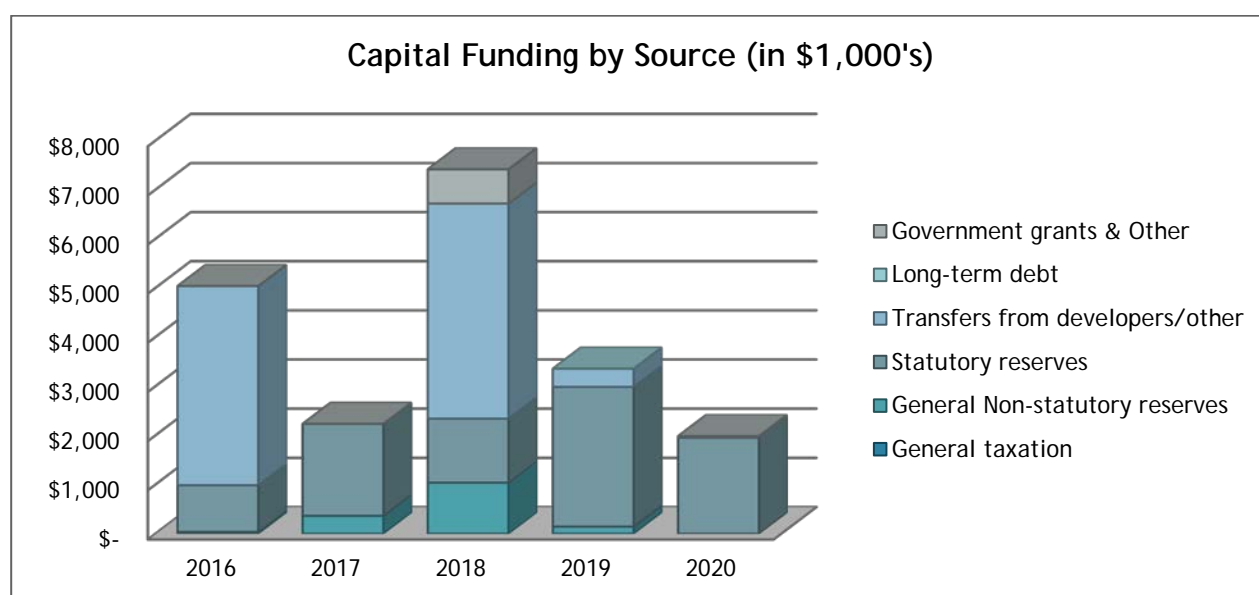
Capital Funding by Source

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
General taxation	\$ -	\$ -	\$ -	\$ -	\$ -
General Non-statutory reserves	-	145	1,039	365	37
Sewer revenues	-	-	-	-	-
Sewer non-statutory reserves	-	-	-	-	-
Statutory reserves	1,951	2,841	1,302	1,869	950
Development cost charges	-	-	-	-	-
Transfers from developers/other	-	369	4,377	-	4,050
Long-term debt	-	-	-	-	-
Short-term borrowing	-	-	-	-	-
Government grants & Other	32	-	696	-	-
	\$ 1,983	\$ 3,355	\$ 7,414	\$ 2,234	\$ 5,037

PROPORTIONAL BREAKDOWN OF CAPITAL FUNDING

	2020	2019	2018	2017	2016
General taxation	0.0%	0.0%	0.0%	0.0%	0.0%
Sanitary Sewer revenues	0.0%	0.0%	0.0%	0.0%	0.0%
Reserves	98.4%	89.0%	31.6%	100.0%	19.6%
Developers	0.0%	11.0%	59.0%	0.0%	80.4%
Long-term debt	0.0%	0.0%	0.0%	0.0%	0.0%
Short-term borrowing	0.0%	0.0%	0.0%	0.0%	0.0%
Government grants & Other	1.6%	0.0%	9.4%	0.0%	0.0%
	100.0%	100.0%	100.0%	100.0%	100.0%



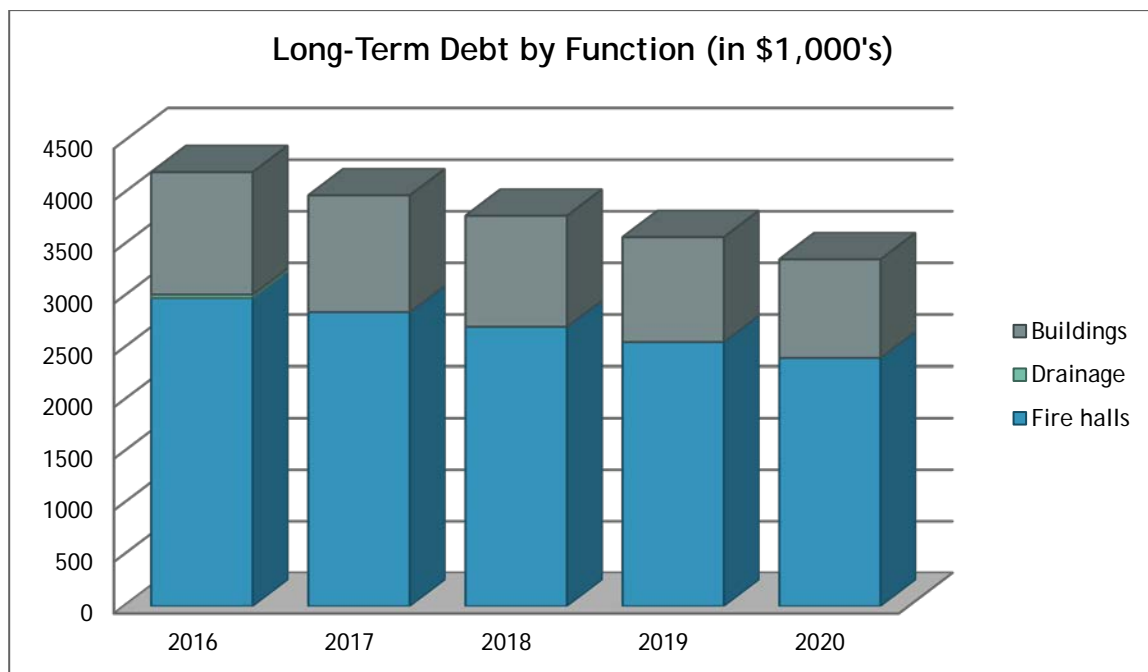
Long-Term Debt By Function

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Long-Term Debt by Function					
Fire halls	\$ 2,403	\$ 2,557	\$ 2,705	\$ 2,847	\$ 2,984
Drainage	-	-	-	-	33
Buildings	955	1,016	1,075	1,131	1,186
	<u>\$ 3,358</u>	<u>\$ 3,573</u>	<u>\$ 3,780</u>	<u>\$ 3,978</u>	<u>\$ 4,203</u>

The long-term debt of the municipality is funded 100% from general taxation.

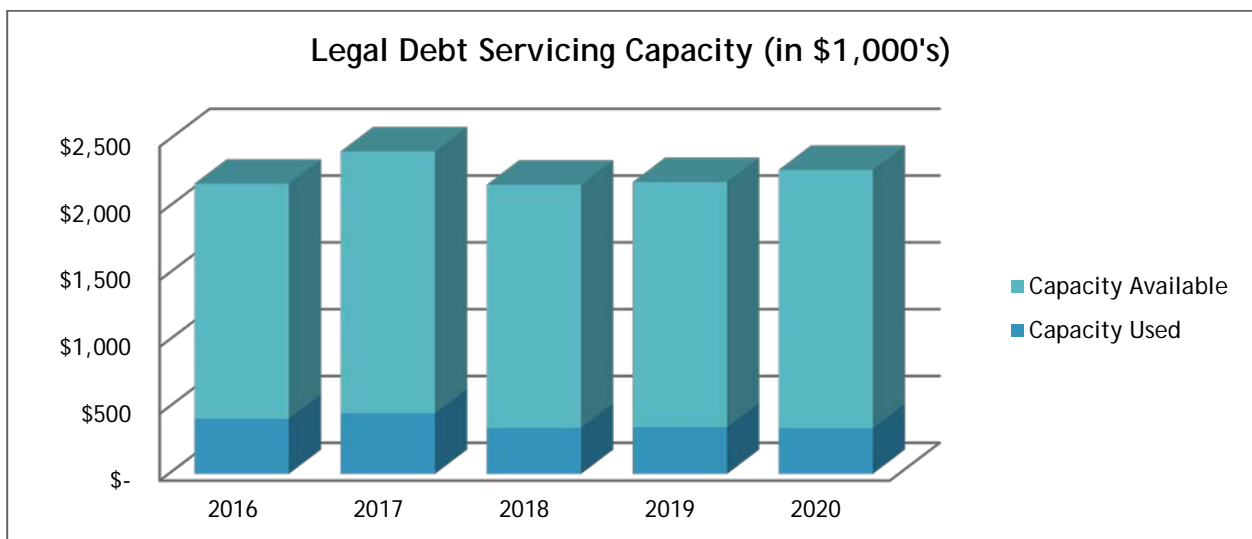
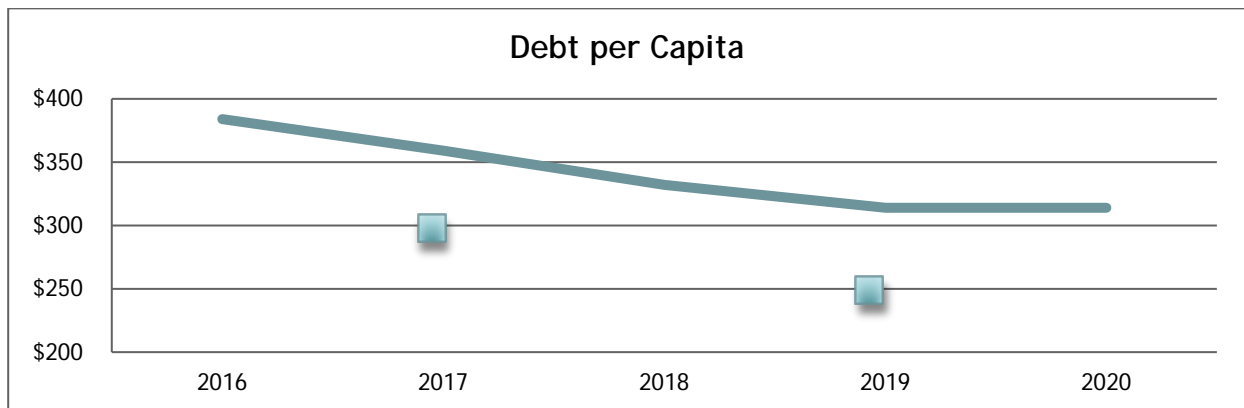
LONG-TERM DEBT PER CAPITA	\$ 289	\$ 314	\$ 332	\$ 359	\$ 384
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Long-Term Debt Capacity

(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Long- Term Debt Per Capital	\$ 289	\$ 314	\$ 332	\$ 359	\$ 384
Annual Debt Servicing	342	349	345	454	412
% of Annual Debt Servicing to Total Expenses and principal payments	3.26%	3.38%	3.44%	4.71%	4.34%
LEGAL DEBT SERVICING LIMIT	\$ 2,275	\$ 2,184	\$ 2,164	\$ 2,413	\$ 2,172
REMAINING DEBT SERVICING CAPACITY	\$ 1,933	\$ 1,835	\$ 1,819	\$ 1,959	\$ 1,760



Taxable Property Assessments

(in \$1,000's)

	2020	2019	2018	2017	2016
Residential	\$ 2,765,418	\$ 2,734,143	\$ 2,551,812	\$ 2,227,336	\$ 2,081,956
Utility	1,851	1,722	1,693	1,520	1,180
Major industry	9,205	9,201	8,973	8,312	8,327
Light industry	12,251	11,385	11,588	9,934	9,734
Commercial	23,326	21,824	20,350	17,989	17,007
Recreation and non-profit	5,325	5,247	4,950	4,737	4,678
Farm land	9,560	9,483	9,136	9,375	9,261

	\$2,826,936	\$2,793,005	\$2,608,502	\$2,279,203	\$2,132,143
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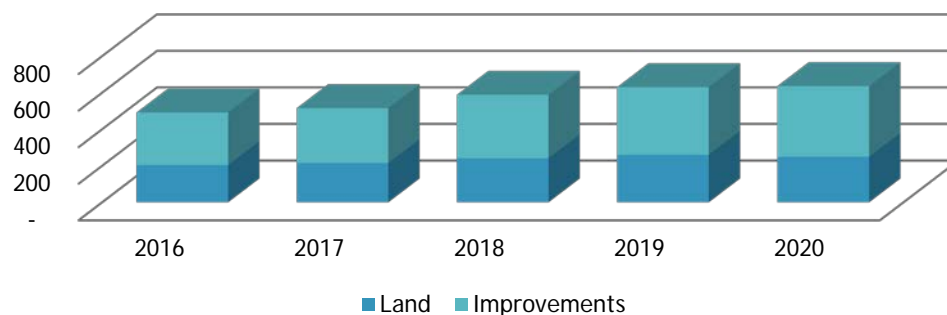
% change from prior year	1.21%	7.07%	14.45%	6.90%	6.23%
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AVERAGE SINGLE FAMILY RESIDENTIAL ASSESSED VALUES (in \$1,000's)

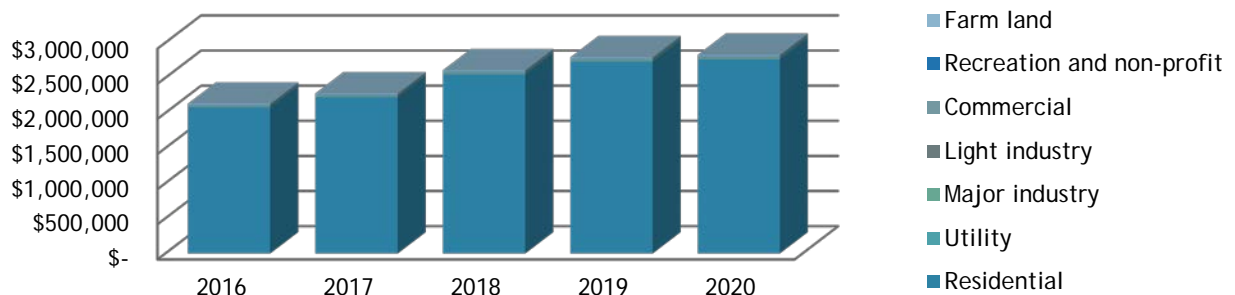
	2020	2019	2018	2017	2016
Land	\$ 249	\$ 260	\$ 241	\$ 215	\$ 204
Improvements	387	370	347	300	287
	\$ 636	\$ 630	\$ 588	\$ 515	\$ 491

% change from prior year	0.95%	7.14%	14.17%	4.89%	4.47%
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Average Single Family Residential Assessed Value (in \$1,000's)



Assessment Values (in \$1,000's)

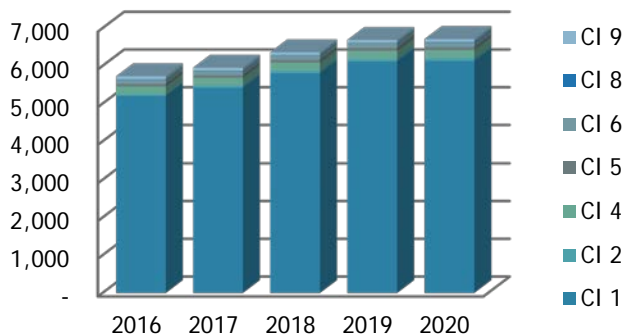


Property Tax Revenue

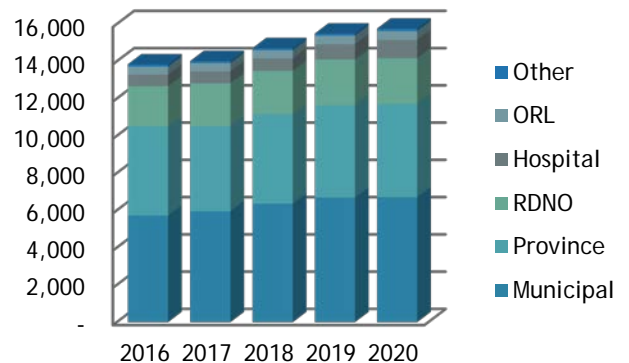
(in \$1,000's except per capita figures)

	2020	2019	2018	2017	2016
Residential	\$ 6,133	\$ 6,117	\$ 5,809	\$ 5,423	\$ 5,204
Utility	71	64	63	57	44
Major industry	212	212	211	200	204
Light industry	79	87	78	71	72
Business	123	117	111	105	102
Recreation and non-profit	12	11	11	12	12
Farm land	81	81	79	87	88
	<u>\$ 6,711</u>	<u>\$ 6,689</u>	<u>\$ 6,362</u>	<u>\$ 5,955</u>	<u>\$ 5,726</u>
PROPERTY TAX REVENUE PER CAPITA	\$ 578	\$ 588	\$ 558	\$ 537	\$ 523
TAXES COLLECTED IN THE YEAR	\$ 6,313	\$ 6,296	\$ 6,071	\$ 5,717	\$ 5,418
PERCENTAGE OF TAXES COLLECTED IN THE YEAR	94.07%	94.12%	95.43%	96.00%	94.62%
RATIO OF TAXES - RESIDENTIAL TO TOTAL PROPERTY (GENERAL TAXES ONLY)	91.39%	91.45%	91.31%	91.07%	90.88%
TAXES LEVIED FOR OTHER AGENCIES	2020	2019	2018	2017	2016
Provincial School Tax	\$ 4,998	\$ 4,963	\$ 4,784	\$ 4,558	\$ 4,776
Regional District of North Okanagan	2,458	2,445	2,343	2,312	2,164
Regional Hospital Districts	986	820	666	641	618
Okanagan Regional Library	474	459	441	441	429
Other	130	118	115	108	125
	<u>\$ 9,046</u>	<u>\$ 8,805</u>	<u>\$ 8,349</u>	<u>\$ 8,060</u>	<u>\$ 8,112</u>

Revenue by Assessment Class (In \$1,000's)



Total Taxes Levied (In \$1,000's)



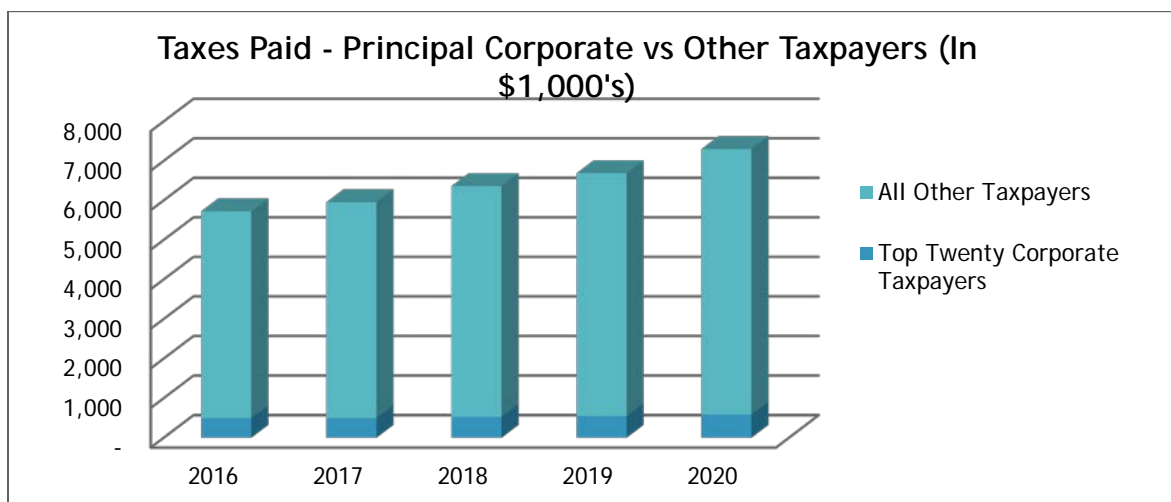
Principal Corporate Tax Payers

Rank	Property Owner	Category	General Taxes Levied	2019
1	Tolko Industries Ltd.	Industrial	\$ 219	1
2	Timber Investments	Residential	57	2
3	Restoration Lands Inc.	Commercial	45	4
4	Canadian National Railway Ltd.	Utility	43	3
5	Coldstream Ranch (2002) Ltd.	Farm & Industrial	33	5
6	West Kootenay Power & Light Co.	Utility	29	6
7	Gestion Pro Veg Inc	Farm & Industrial	26	9
8	Scenic Valley Trailer Park Ltd.	Residential	20	7
9	Coldstream Court Resort Ltd.	Commercial	18	8
10	Coldstream Meadows Pty Mngt. Ltd.	Residential	18	10
11	Highridge Homes Ltd	Residential	13	11
12	Coldstream Lumber Remanufacturing Ltd.	Industrial	12	13
13	MNB Holdings Ltd.	Residential	9	15
14	Trintec Enterprises Ltd.	Commercial	9	12
15	673291 Alberta Ltd.	Residential	9	14
16	INC. NO. BC0850137	Industrial	7	16
17	Kalview Estates Ltd.	Residential	6	18
18	David Regehr Holdings Ltd.	Residential	6	19
19	Avillia Developments	Residential	5	17
20	1691353 Alberta Ltd	Residential	5	20

Total General Tax Revenue - Top Twenty \$ 589

Total General Tax Revenue - District Wide \$ 6,711

Proportion of Taxes Paid by Top Twenty 8.8%



Permissive Tax Exemptions

(Foregone Tax Revenues - Coldstream Portion Only)

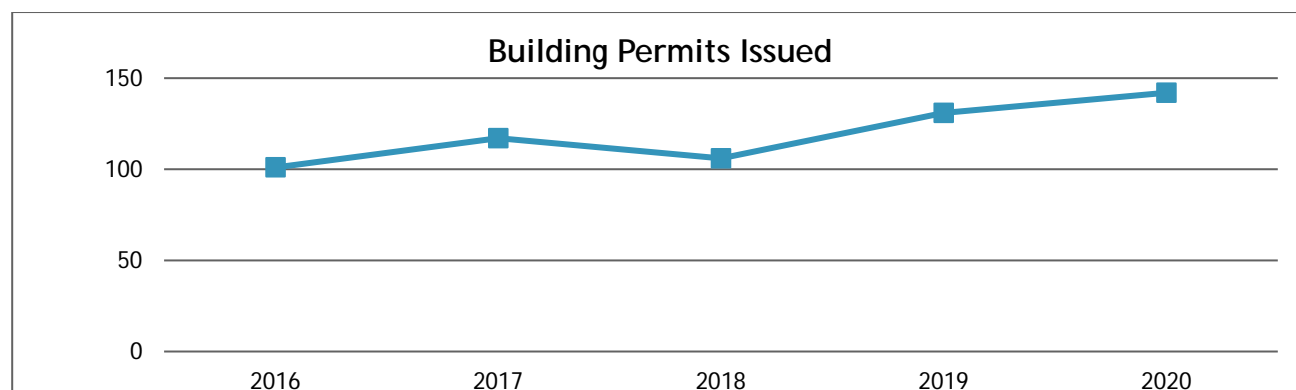
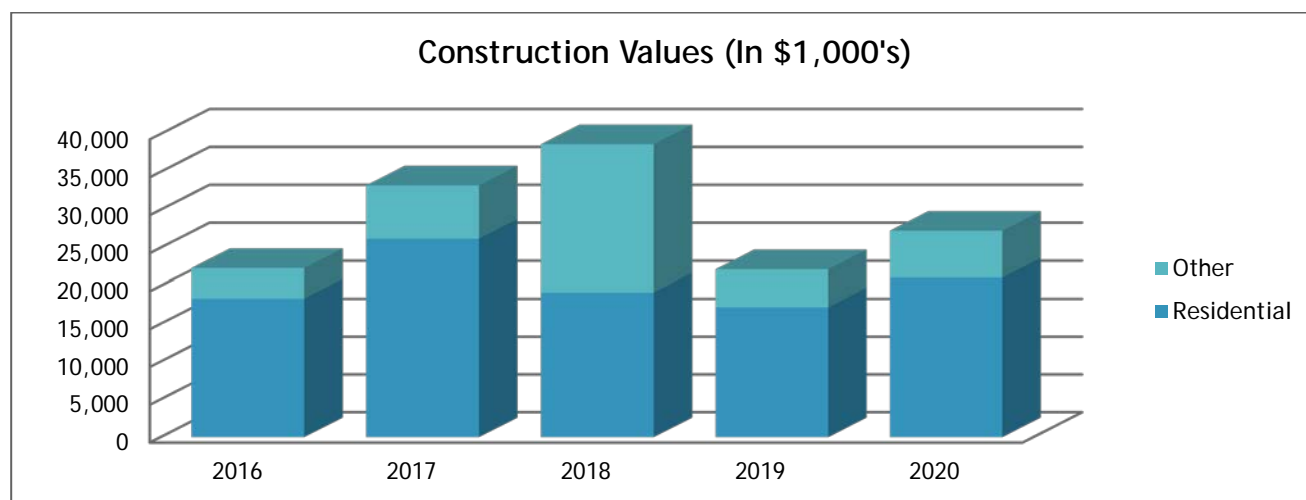
LEGAL	ROLL #	NAME	Class	Assessment	Taxes
Non-profit Organizations					
Plan B5453; N/E 1/4	1228.000	Lavington Community Association - old hall site - vacant land	8L	339,000	\$ 746
Lot 5, Plan 10026	954.000	Canadian Mental Health Association	1L&I	800,000	1,761
Lot 7, Plan 2122	656.000	Kindale Developmental Association	1L&I	1,110,000	2,443
Lot 55, Plan KAP76946	179.358	Kindale Developmental Association	1L&I	723,000	1,591
Lot 1, Plan 9735	728.000	Vernon & District Riding Club	8L	467,000	1,028
Lot 1, Plan KAP72589	448.000	Mackie Lake House Foundation	8L	4,379,000	9,639
			1I	519,000	1,142
Lot 1, Plan 16554	568.000	Bishop Wild Bird Foundation	1L&I	3,101,000	6,826
Moorage Folio	568.001	Bishop Wild Bird Foundation	1L&I	5,400	12
Lot 6, Blk 4, Plan KAP9714	63.000	North Okanagan Foundation for the Mentally Handicapped Inc. #S-0035674	1L&I	607,000	1,336
Places of Worship					
Lot 1, Plan EPP18765, DL 57	831.015	Coldstream Christian Church	8L&I	1,109,300	2,406
L.1&2; Plan 3026	681.000	Ukrainian Catholic Eparchy	8L&I	315,100	694
	682.000	Ukrainian Catholic Eparchy	6L	247,000	1,305
PCL.A, Plan B6907	1227.000	Lavington Fellowship Baptist Church	8L&I	913,700	2,011
Lot 1, Plan 40254	680.050	Roman Catholic Bishop of Kamloops - Our Lady of the Valley	8L&I	2,262,500	4,980
					\$ 37,921

Building Permits and Business Licenses

Building Permit Construction Values (in \$1,000's)	2020	2019	2018	2017	2016
Residential	\$ 21,076	\$ 17,170	\$ 19,135	\$ 26,188	\$ 18,325
Other	6,162	4,997	19,514	7,027	3,998
	\$ 27,238	\$ 22,167	\$ 38,649	\$ 33,215	\$ 22,323
Building Permit Fees (in \$1,000's)	\$ 335	\$ 289	\$ 441	\$ 391	\$ 281
Number of Building Permits Issued	142	131	106	117	101
Business License Fees (in \$1,000's)	\$ 43	\$ 47	\$ 42	\$ 42	\$ 41
Number of Licensed Businesses	308	284	253	272	266
Number of Land Use Applications *	23	26	27	24	17

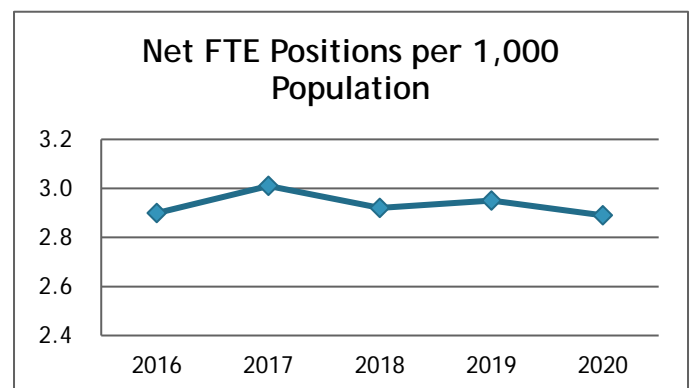
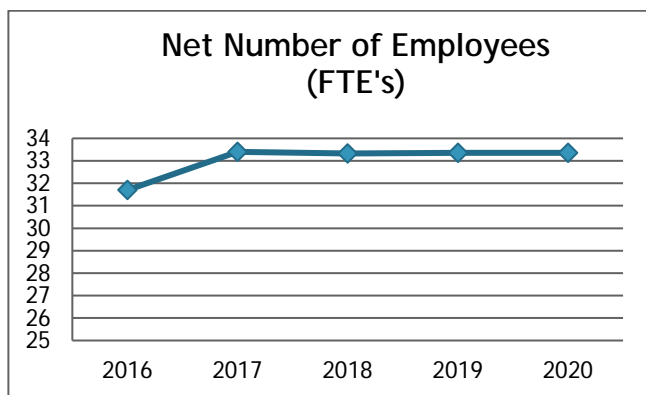
* Includes applications for rezoning, OCP Amendments, Development Permit, ALR and Subdivision

Source: District of Coldstream Development Services and Building divisions



Number of Employees

Number of Employees (Full Time Equivalents)*	2020	2019	2018	2017	2016
Administration	5.0	5.0	5.0	5.0	5.0
Finance	4.8	4.8	4.8	4.8	4.8
Building Inspection & Bylaw Enforcement	1.0	1.0	1.0	2.0	2.0
Development services	2.0	2.0	2.0	2.0	2.0
Engineering	2.0	2.0	2.0	2.0	2.0
Police (civilian staff) & Protective Services	3.0	3.0	3.0	3.0	2.3
Operations:					
Sanitary Sewer	1.3	1.3	1.0	1.0	1.0
Public Works	9.0	9.0	9.0	9.0	9.0
Parks	5.5	5.5	5.5	4.6	3.6
Water **	6.7	6.7	6.2	6.0	6.0
	40.3	40.3	39.5	39.4	37.7
* Full-time equivalent is based on the total number of hours worked as a function of standard full-time hours					
** Less: Number of employees for which full employment costs are recovered by the Regional					
District of North Okanagan for Water.	(6.7)	(6.7)	(6.2)	(6.0)	(6.0)
Net number of Employees (relating to employment costs recorded by the District of Coldstream)	33.6	33.6	33.3	33.4	31.7

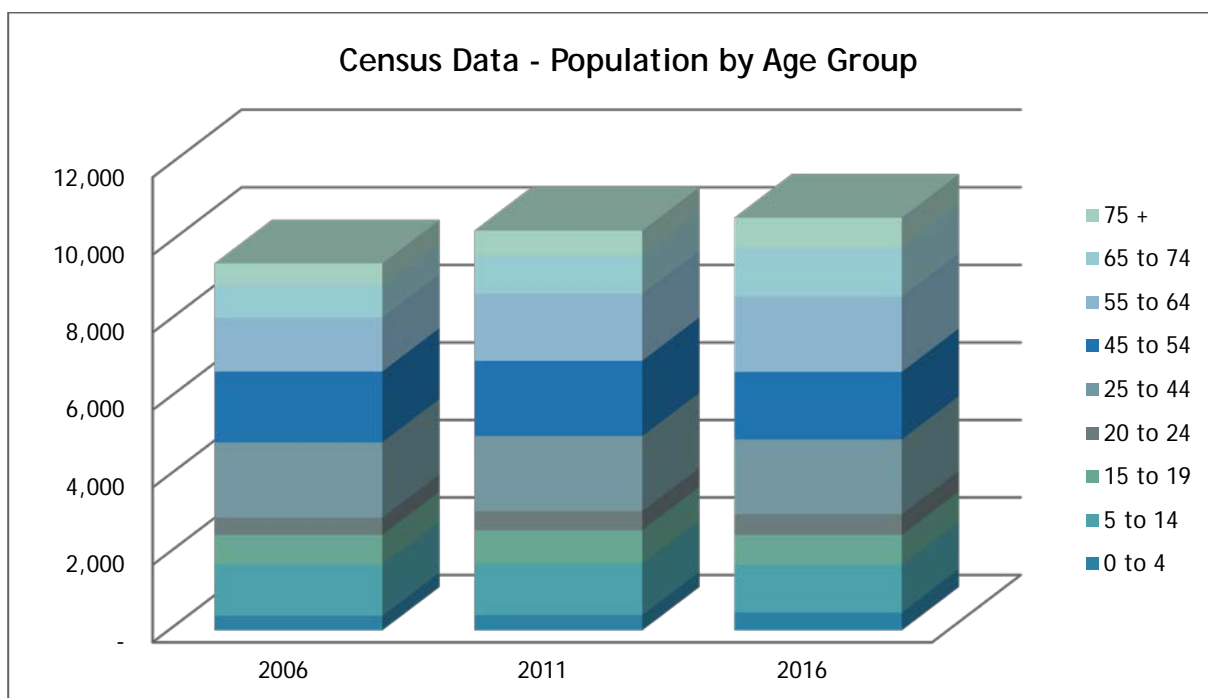


Population Demographics

	2020	2019	2018	2017	2016
Annual Estimated Population (Source: BC Statistics)	11,609	11,383	11,395	11,083	10,938
Population Growth Rate	1.95%	-0.11%	2.74%	1.33%	1.08%

Statistics Canada Census Data (last three census years)

Census Population		2016	2011	2006
		10,648	10,315	9,470
Population by Age Group	0 to 4	460	395	375
	5 to 14	1,235	1,335	1,325
	15 to 19	770	855	765
	20 to 24	535	495	445
	25 to 44	1,930	1,935	1,945
	45 to 54	1,745	1,945	1,830
	55 to 64	1,945	1,730	1,385
	65 to 74	1,255	995	835
	75 +	773	630	565
		10,648	10,315	9,470



Statement of Financial Information

SCHEDULE OF DEBTS

Purpose	Date of Issue	Term in Years	Maturity Date	Interest Rate	Original Debt	2020	2019
						Balance Outstanding	Balance Outstanding
Debenture Debt							
Buildings	2007	25	2032	4.52%	4,000,000	\$2,403,028.00	\$2,556,803.70
Capital	2011	20	2031	3.25%	50,381	32,475.87	34,791.31
Buildings	2012	20	2032	3.40%	1,335,320	922,132.16	981,141.67
						3,357,636.03	3,572,736.68
Other Debt							
Capital	2016	5	2021	1.40%	250,000.00	50,000.00	100,000.00
						\$3,407,636.03	\$3,672,736.68

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

Information on all guarantees and indemnities for the District of Coldstream is included in Note 11 to the Financial Statements.

Statement of Financial Information

SCHEDULE OF REMUNERATION AND EXPENSES

Elected Officials

Name	Position	Remuneration	Expenses	Total
Garlick Jim	Mayor	\$ 34,715.28	\$ 332.50	\$ 35,047.78
Dirk Douglas	Councillor	18,741.68	-	18,741.68
Cochrane Patrick	Councillor	17,948.60	-	17,948.60
Enns Richard	Councillor	16,368.44	-	16,368.44
Taylor Glen	Councillor	16,236.76	-	16,236.76
Hoffman Stephanie	Councillor	15,973.40	-	15,973.40
Hoyte Ruth	Councillor	15,578.36	332.50	15,910.86
		<u>\$ 135,562.52</u>	<u>\$ 665.00</u>	<u>\$ 136,227.52</u>

Employees earning more than \$75,000 per year

Name	Position	Remuneration	Expenses	Total
Austin Michelle	Planning Technician	\$ 77,185.74	\$ 1,299.58	\$ 78,485.32
Baker Michael	Director of Infrastructure Services	115,134.53	-	115,134.53
Blundell Neil	Parks Foreman	84,894.70	2,172.25	87,066.95
Breitkreutz Irma	Deputy Municipal Clerk	79,279.31	-	79,279.31
Comeau Brent	Utilities Foreman	97,717.71	503.05	98,220.76
Davies Dillan	Equipment Operator I	81,693.09	100.00	81,793.09
Davies George	Utilities Operator I	81,108.57	725.94	81,834.51
Davyduke Matthew	Utilities Operator I	80,583.17	526.80	81,109.97
Green Keith	Protective Services Coordinator	92,815.89	162.50	92,978.39
Higgins Patricia	Director of Financial Admin.	117,837.17	1,997.30	119,834.47
Johnson Kyle	Equipment Operator I	80,628.49	196.86	80,825.35
Lerbeck Ron	Utilities Operator I	86,602.43	672.80	87,275.23
Mazereeuw Jack	Utilities Operator II	90,992.60	503.05	91,495.65
McKay Gord	Roads Foreman	105,103.66	339.90	105,443.56
Nicholson Cory	Equipment Operator II	81,551.25	283.57	81,834.82
Pethick Michael	Operations Superintendent - Parks & PW	106,128.21	259.00	106,387.21
Reiley Michael	Director of Development Services	112,174.95	865.08	113,040.03
Scherck James	Utilities Operator II	94,517.98	109.00	94,626.98
Segert Terry	Equipment Operator II	79,438.30	263.49	79,701.79
Seibel Trevor	Chief Administrative Officer	165,612.38	4,519.28	170,131.66
Ullrich Jan	Mechanic	84,965.01	246.30	85,211.31
Whiteley Keith	Operations Superintendent - Utilities	<u>104,254.38</u>	<u>1,242.15</u>	<u>105,496.53</u>
		<u>2,100,219.52</u>	<u>16,987.90</u>	<u>2,117,207.42</u>

Employees earning less than \$75,000 per year

Consolidated total of other employees with remuneration less than \$75,000

1,476,655.20	17,911.81	1,494,567.01
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Total Remuneration

<u>\$ 3,712,437.24</u>	<u>\$ 35,564.71</u>	<u>\$ 3,748,001.95</u>
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STATEMENT OF SEVERANCE AGREEMENTS

There were no severance agreements entered into during 2020.

Statement of Financial Information

SCHEDULE OF SUPPLIERS OF GOODS AND SERVICES (GREATER THAN \$25,000)

Vendor Name	2020	2019 Comparative Amount
1 & 2 ELECTRIC LTD	\$ 51,278.96	\$ 107,798.71
A & D ASPHALT SOLUTIONS	111,201.74	90,701.63
AARDVARK PAVEMENT MARKING SERVICES	77,755.84	75,540.68
ACCURATE FENCE & MANUFACTURING INC	27,349.51	-
A-MAIS TECHNOLOGIES INC.	34,215.93	39,760.84
ANDREW SHERET LIMITED	142,146.87	114,578.87
ASPHALT VALLEY PAVING SERVICES	118,679.33	25,420.50
ASSOCIATED ENVIRONMENTAL CONSULTANTS INC	-	53,949.56
ATLAS POWERSWEEPING LTD	41,748.00	34,272.00
ATS TRAFFIC-BRITISH COLUMBIA LTD	-	29,481.07
BANK OF MONTREAL/MASTERCARD	-	37,994.53
BANNISTER CHEVROLET INC	80,911.62	-
BC ASSESSMENT AUTHORITY	129,418.11	117,464.32
BC HYDRO & POWER AUTHORITY	180,505.64	183,547.94
BC TRANSIT	86,041.68	124,856.24
BLACK PRESS GROUP LTD	-	33,092.24
BRINKMAN JUDY-LEE	-	25,885.72
C.U.P.E. 626	41,558.85	39,136.70
CAPRI CMW INSURANCE - POLSON	126,356.50	135,873.43
CINTAS LOCATION 889	34,889.19	27,859.15
COMMISSIONAIRES BC	127,979.49	93,808.72
CO-OP ARMSTRONG REGIONAL COOPERATIVE	117,438.94	103,523.80
COLDSTREAM CREEK ROAD HOLDINGS LTD	-	66,210.00
D W McMULLEN & ASSOCIATES LIMITED	-	31,815.82
DAVIDSON PRINGLE LLP IN TRUST	-	204,396.81
DEAN TOOP EXCAVATING	50,546.49	-
DOWN UNDER PIPE INSPECTION LTD	31,948.88	-
EAGLE INDUSTRIES LTD	-	26,301.18
EVERGREEN BUILDING MAINTENANCE	55,665.08	39,577.55
FIREWORKS CONSULTING INC	-	28,439.25
FORTIS BC - NATURAL GAS	27,452.32	28,378.05
FP TELESET	-	25,200.00
FRED SURRIDGE LTD	52,023.75	49,405.64
FREIGHTLINER OF RED DEER INC	-	233,826.56
GILBERT SUPPLY CO	-	27,524.10
INLAND KENWORTH VERNON	-	117,598.88

Statement of Financial Information

SCHEDULE OF SUPPLIERS OF GOODS AND SERVICES (GREATER THAN \$25,000)

Vendor Name	2020	2019 Comparative Amount
INTERIOR COMMUNICATIONS LTD.	-	28,861.05
IRL INTERNATIONAL TRUCK CENTRES LTD	39,103.45	-
KRAMER CHELSEA	47,847.02	-
LAVINGTON COMMUNITY ASSOCIATION	75,378.01	-
LYNN'S EXECUTIVE CLEANING SERVICE INC	31,586.62	35,200.62
MAD ARCHITECTURAL DESIGN STUDIO INC.	44,554.14	-
MINISTER OF FINANCE	-	86,285.74
MINISTRY OF PROVINCIAL REVENUE	70,129.72	2,007,601.05
MUNICIPAL INSURANCE ASSOC OF BC	80,204.07	86,275.18
MUNICIPAL PENSION PLAN	536,205.20	472,322.79
NANAIMO, CITY OF	-	32,256.00
NORTH OKANAGAN (SHUSWAP) REG HOSPITAL	985,709.13	819,111.52
NORTHERN COMPUTER	51,952.50	56,060.65
OKANAGAN REGIONAL LIBRARY	474,343.84	459,076.20
ORCHARD FORD SALES LTD	39,172.00	122,033.12
PACIFIC BLUE CROSS	206,845.11	201,263.43
PACIFIC FLOW CONTROL LTD	-	41,787.90
PACIFIC INTERIOR TRUCKS	39,602.73	-
PETER'S BROS. CONSTRUCTION LTD.	42,495.05	809,254.15
POSTILL, R.E. & SONS LIMITED	164,870.93	89,943.57
PYRAMID EXCAVATION CORPORATION	482,645.20	-
RECEIVER GENERAL FOR CANADA	849,864.81	725,486.71
RECEIVER GENERAL FOR CANADA	1,034,384.27	854,611.50
REGIONAL DISTRICT OF NORTH OKANAGAN	6,117,797.88	6,022,235.92
RL WALKER CONTRACTING LTD	-	33,129.08
ROCKY MOUNTAIN PHOENIX	51,375.76	329,501.43
ROLLINS MACHINERY LTD	306,239.28	-
ROYAL BANK OF CANADA	39,622.62	27,587.53
SEAL TEC INDUSTRIES LTD	52,281.81	62,578.03
SMITH CLIFFORD AND DIANE	-	64,115.84
SPECIAL T CLEANING (2012)LTD	151,880.06	141,793.12
SUPER SAVE DISPOSAL INC	28,128.06	38,572.46
TEAM CONSTRUCTION	233,834.16	-
TELUS COMMUNICATIONS	30,384.71	32,417.87
THE GROUNDS GUYS	348,437.67	339,996.37
TRISTAR HYDROVACS LTD	27,234.25	-
URBAN SYSTEMS LTD	133,812.71	40,374.76

Statement of Financial Information

SCHEDULE OF SUPPLIERS OF GOODS AND SERVICES (GREATER THAN \$25,000)

Vendor Name	2020	2019 Comparative Amount
VERNON PAVING	568,079.09	63,562.25
VERNON, CITY OF	826,114.86	463,758.07
WASP MANUFACTURING LTD	-	134,617.96
WATKIN MOTORS LIMITED	-	48,038.67
WESTERN ROAD DISTRIBUTION INC	-	48,595.26
WESTERRA EQUIPMENT LP	-	59,074.40
WHITEVALLEY CONSTRUCTION LTD	25,801.27	29,400.00
WORKSAFE BC	74,455.66	54,000.51
Payments to Vendors over \$25,000	16,059,486.37	17,334,001.20
Payments to Vendors under \$25,000	1,338,149.30	1,495,294.83
TOTAL PAYMENTS MADE	\$ 17,397,635.67	\$ 18,829,296.03

NOTE: 2019 Comparative Amounts are only those amounts appearing in the 2019 vendor payment report over \$25,000.

Vendors showing 2019 amounts as zero may have received payments from the District in 2019 but were below the threshold of \$25,000.

Statement of Financial Information

STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, Subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.



Patricia (Pat) Higgins

Director of Financial Administration



Jim Garlick

Mayor, District of Coldstream

April 12, 2021



For additional copies of the 2020 Annual Report contact:

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District of Coldstream
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