

District of



Coldstream

Public Consultation Package

Five Year Financial Plan

2023-2027



FINANCIAL PLAN 2023-2027

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FINANCIAL PLAN 2023-2027

Introduction & Budget Summary

The District of Coldstream, in accordance the *Community Charter*, is required to have a financial plan (more commonly referred to as a budget) that is adopted annually by bylaw. The bylaw adoption must be completed by mid-May.

The 2023–2027 Financial Plan Bylaw (the “Financial Plan”) was assembled with the Finance Committee and reviewed with Council on February 21, 2023, at which time it received 1st reading. The Financial Plan maintains current service levels, includes the enhancement of a new Community Hall, and sets out planned capital projects.

The Financial Plan Public Consultation Package is being presented in a format consistent with prior years. The District’s Director of Financial Administration is available to respond to questions that Council or residents have about this document. Feedback can be provided numerous ways, however the final page of this documents includes a comment sheet that can be used for this purpose.

A public consultation process provides residents an opportunity to provide input, ask questions and comment on the Financial Plan prior to its adoption. The process will include the following:

- From February 21st to March 13th a public comment sheet will be available on the District’s website (www.Coldstream.ca) and at the Municipal Hall (9901 Kalamalka Road).
- An in-person opportunity with District staff on Thursday March 9th at the Coldstream Municipal Hall (9901 Kalamalka Road) from 3:00pm until 7:00pm.
- Notices placed on the District website and in multiple editions of the Vernon Morning Star.



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FINANCIAL PLAN 2023-2027

Understanding Your Tax Bill



Property taxation is used to fund most local government services, such as road repairs, snow clearing, park maintenance, planning and development services and more.

Pursuant the *Community Charter*, sewer levies are required to fund the operation, improvement, maintenance, and expansion of the infrastructure that supports the delivery of sewer service to Coldstream residents.

There are two components to property taxes:

- the assessed value of your property, set by B.C. Assessment each year; and
- the mill rate, set by the District each year.

Example: You receive your property assessment and the total assessed value is \$510,000.

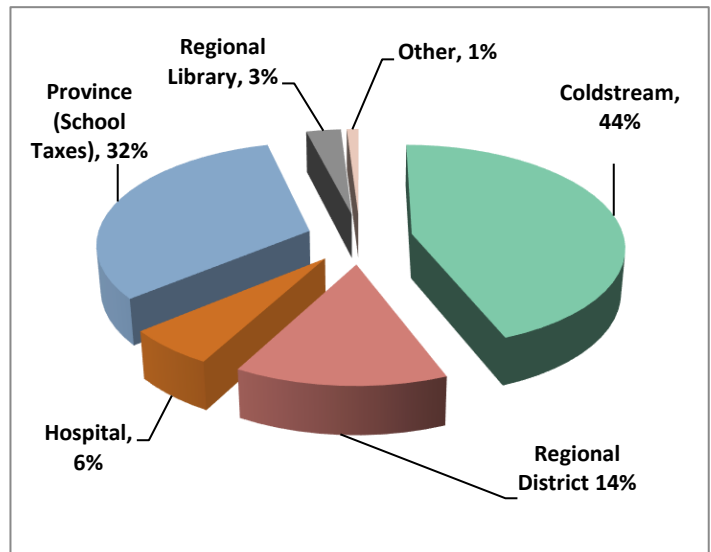
The District sets its budget, and the amount required is divided by the total assessed value of ALL properties in the District. The resulting rate is a mill rate of 2.2690 (not the current year mill rate, this is an illustrative example only). The mill rate is applied to each \$1,000 of assessment.

Your taxes to the District would be:

$$(\$510,000 \text{ Assessed Value divided by } 1,000) \times \text{mill rate } 2.2690 = \$ 1,157.19$$

This is not the total on your annual tax notice. The District acts as a collection agent for other taxing authorities such as the Province (school taxes), the Regional District of North Okanagan, the Regional Hospital, the Regional Library, and B.C. Assessment. Each authority will set its own budget/rates and will submit their requisition to the District of Coldstream for inclusion on the property tax notice. Legislation requires the District to collect whatever amounts these other taxing authorities indicate.

As evident by the chart to the right, the District controls only a portion of the total property taxes that you pay. The District's portion of taxes represents approximately 44% of your total property taxes. Property tax notices are usually mailed in late May and payment is due in the first week of July.



B.C. Assessment has produced an informative video titled *Understanding Property Assessment & Property Taxes*, follow the link to view: <https://www.youtube.com/watch?v=GJ1mzeCm5jw>

FINANCIAL PLAN 2023-2027

Assessment Change in 2023

Assessment notices are mailed out directly from BC Assessment in the beginning of January. In 2023 most home owners saw a change in their assessment notice. A residential property in Coldstream had a market increase of approximately 9% to \$887,000. This is due to a variety of factors which may include higher selling prices of homes, economic conditions or BC Assessment conducting more thorough property assessments.

Residents who disagree with their assessed value can contact BC Assessment to dispute it. There are strict deadlines for this process. Further information on the appeals process can be found at: <https://info.bcassessment.ca/Services-products/appeals> or by calling BC Assessment at 1-866-825-8322.

Tax Increase for 2023

The draft budget being considered by Council includes a net tax rate increase of 8.4%. This amounts to approximately \$122 per year to the average single family residential property, or \$10.17 per month if taxes are paid in monthly installments.

This increase is higher than usual and reflective of difficult, mostly unavoidable, circumstances such as long-term debt renewals, loss of other funding, increases from the federal government for policing, contractual increases and above average inflation.

The net tax rate increase was initially higher, however Council decided to defer the full impact by drawing from reserves in 2023 to soften the increase to 8.4%.

Budget Adoption

The *Community Charter* requires the Financial Plan (Budget) to be adopted and submitted to the Province before May 15th each year.



FINANCIAL PLAN 2023-2027

Capital Projects for 2023



The budget has \$9,214,787 allocated for Capital Projects in 2023. The capital projects include:

- Completion of the Community Hall & Childcare Facility
- Pavement repairs/maintenance
- Park irrigation replacement work
- Replacement of numerous older fleet vehicles
- Start of the Public Works Facilities construction
- Improvements to School Rd. (grant dependent)

A complete listing of the capital projects is included on pages 19 and 20 of this information package.

Utility Rates for 2023

Sewer

The sewer rate for 2023 is comprised of a two-part calculation. For the first 15 cubic meters of consumption, a flat fee of \$94.10 is charged. Once quarterly consumption exceeds 15 cubic meters, the sewer charge is calculated as a flat fee of \$94.10 plus a consumption rate of \$2.51 per cubic meter over 15 cubic meters.

There is no increase planned to the sewer rates for 2023.

Water

The District does not have control over the water utility. The Greater Vernon Water Utility (GVWU) is under the jurisdiction of the Regional District of North Okanagan. Rates are set by the Regional District board based upon the recommendation of the Great Vernon Advisory Committee, for which the District of Coldstream has one seat out of five.

The current water rates for residential properties are a flat base rate per quarter, plus a consumption rate which varies per cubic meter depending on consumption. It is anticipated that water rates will be increased for 2023.

Question or comments regarding water utility rates can be directed to the Regional District at 250-550-3700 or by email to: info@rdno.ca

FINANCIAL PLAN 2023-2027

**DISTRICT OF COLDSTREAM
CONSOLIDATED STATEMENT OF OPERATIONS
FIVE YEAR FINANCIAL PLAN 2023-2027**

REVENUES	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Municipal Taxation, net	8,287,289	8,578,705	8,921,853	9,278,727	9,649,876
Utility Taxes/Grants In Lieu	202,224	205,270	208,360	211,480	214,650
Sale of Services	272,820	276,900	281,070	285,300	289,580
Revenue From Own Sources	1,004,231	1,013,060	1,020,900	1,028,810	1,036,800
Grants	1,967,174	5,466,775	2,916,556	1,093,650	1,096,720
Sewer	1,634,250	1,666,029	1,698,449	1,731,519	1,765,249
Development cost charges	110,000	740,925	-	-	-
	13,477,988	17,947,664	15,047,188	13,629,486	14,052,875
EXPENSES					
General Government Services	1,070,525	1,091,014	1,111,964	1,133,314	1,155,124
Protective Services	2,810,223	2,849,030	2,917,128	2,987,020	3,058,788
Transportation Services	3,926,518	3,947,810	4,005,820	4,065,110	4,125,130
Parks Services	1,904,936	1,896,990	1,930,130	1,963,960	1,998,460
Environmental Health Services	146,080	148,970	152,230	155,560	158,970
Development Services	417,654	427,449	437,479	447,749	458,250
Sewer Services	1,773,790	1,784,300	1,813,370	1,834,715	1,856,380
Fiscal Services	194,108	360,708	527,308	527,308	527,308
	12,243,834	12,506,271	12,895,429	13,114,736	13,338,410
SURPLUS FOR THE YEAR	1,234,154	5,441,393	2,151,759	514,750	714,465
ADJUST FOR NON-CASH ITEMS					
Amortization	2,530,420	2,530,420	2,530,420	2,530,420	2,530,420
TOTAL CASH FROM OPERATIONS	3,764,574	7,971,813	4,682,179	3,045,170	3,244,885
ADJUST FOR CASH ITEMS					
Capital asset expenditures	(9,214,787)	(17,851,757)	(4,062,392)	(1,784,191)	(2,356,910)
Debt principal - General	(178,680)	(178,680)	(372,280)	(372,280)	(372,280)
Debt principal - Sewer	(27,403)	(27,403)	(27,403)	(27,403)	(27,403)
Debt proceeds		9,050,000	-	-	-
Net transfers from (to) Reserves	5,139,577	557,096	(620,104)	(1,186,296)	(738,292)
Net transfers from (to) Surplus	516,719	478,931	400,000	325,000	250,000
	(3,764,574)	(7,971,813)	(4,682,179)	(3,045,170)	(3,244,885)
FINANCIAL PLAN BALANCE	-	-	-	-	-

FINANCIAL PLAN 2023-2027

REVENUE AND TAX POLICY DISCLOSURE

The District has determined the funding priority for revenues to be applied firstly to operations, secondly to infrastructure and thirdly to growth and opportunities. This priority is important based on the need to provide essential services and socially beneficial services to the community at a reasonable standard on an annual basis; the need to ensure assets supporting the services provided are adequately funded for replacement; and the need for a progressive approach to the District's future.

FUNDING SOURCES

In accordance with Section 165(7) of the Community Charter, the proposed funding sources for inclusion in the financial plan include property value taxes, parcel taxes, fees, other sources and proceeds from borrowing. The proration of these revenue sources for the District are comprised of the following:

Property Value Taxes	62.90%
Parcel Taxes	0.08%
Sale or Services / Fees	14.15%
Grants	14.60%
Other Sources	8.27%
	100.00%

Objective:

- * Over the next five years, the District will seek to increase the proportion of revenue that is received from user fees and charges

Policies:

- * The District will review all user fee levels to ensure they are adequately meeting the costs of delivering the services provided.
- * Where possible, the District will endeavor to supplement revenues from user fees and charges rather than taxation.
- * Aggressively seek available grants for projects to mitigate the potential impact on property taxation rates.

DISTRIBUTION OF PROPERTY TAXES

The Distribution of the property tax revenue across the different property classes is as follows:

Class 1	Residential	91.49%
Class 2	Utilities	0.98%
Class 4	Major Industry	3.00%
Class 5	Light Industry	1.29%
Class 6	Business and Other	1.95%
Class 8	Recreation / Non-Profit	0.19%
Class 9	Farm	1.10%
		100%

Objective:

- * In the longer term, ensure that the light industry and major industry rates are aligned with those of other competitive municipalities.
- * The share of property tax paid by Farm (class 9) will be reviewed regularly by Council

FINANCIAL PLAN 2023-2027

Policies:

- * Where possible, supplement revenues from user fees and charges to help off set the tax burden of the property tax base.
- * The class 2 rate will be set at the maximum rate as permitted under current legislation
- * The class 4 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 10.3 to 1
- * The class 5 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 3.4 to 1
- * The class 6 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 2.4 to 1
- * The class 8 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 1.0 to 1
- * The class 9 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 3.8 to 1

PERMISSIVE TAX EXEMPTIONS

The Annual Municipal Report contains a list of permissive exemptions granted for the taxation year and the amount of tax revenue foregone. This list demonstrates the policy of council that permissive exemptions are granted to not-for-profit institutions that form a valuable part of our community. These include religious institutions, social service organizations, community service organizations, cultural/educational organizations and recreational organizations.

Objective:

- * The District will continue to provide permissive tax exemptions to Non Profit organizations
- * Over the next couple of years, the District will seek to expand its offering of permissive tax exemptions to include a tax revitalization program. The tax revitalization program will target development within the District based on the pre-defined neighborhood plans that have been developed.

Policies:

- * Develop a revitalization tax exemption program which details the kinds of activities the program will target and the location of the targeted activities.
- * Integrate the revitalization tax exemption program into the District's existing initiatives as a means of attracting retail and commercial businesses to further invest in the community.

FINANCIAL PLAN 2023-2027

Summary

	Budget Change	Non-Cash / Other adjustments	Cash Cost, Increase or Decrease	Reserves	Taxation
Revenue from New Growth	(99,077)		(99,077)		(99,077)
Decrease in Parks Contract	72,530		72,530		72,530
Increase in Sale of Service	(19,090)		(19,090)		(19,090)
Increase in Licenses & Rentals	(126,000)		(126,000)		(126,000)
Increase in Investment Interest	(40,940)		(40,940)		(40,940)
Increase in Traffic Fine Revenue	(8,000)		(8,000)		(8,000)
Reserves	-		-	(146,773)	(146,773)
Total Revenues	(220,577)	-	(220,577)	(146,773)	(367,350)
General Government	(7,539)		(7,539)	72,000	64,461
Protective Services	154,163	(29,610)	124,553		124,553
Transportation Services	180,748		180,748	144,000	324,748
Parks Service	300,446	(63,000)	237,446		237,446
Environmental Health	(19,000)		(19,000)		(19,000)
Development Services	6,374		6,374		6,374
Fiscal Services	54,166	177,973	232,139		232,139
Total Expenses	669,358	85,363	754,721	216,000	970,721
Net Increase	448,781	85,363	534,144	69,227	603,371

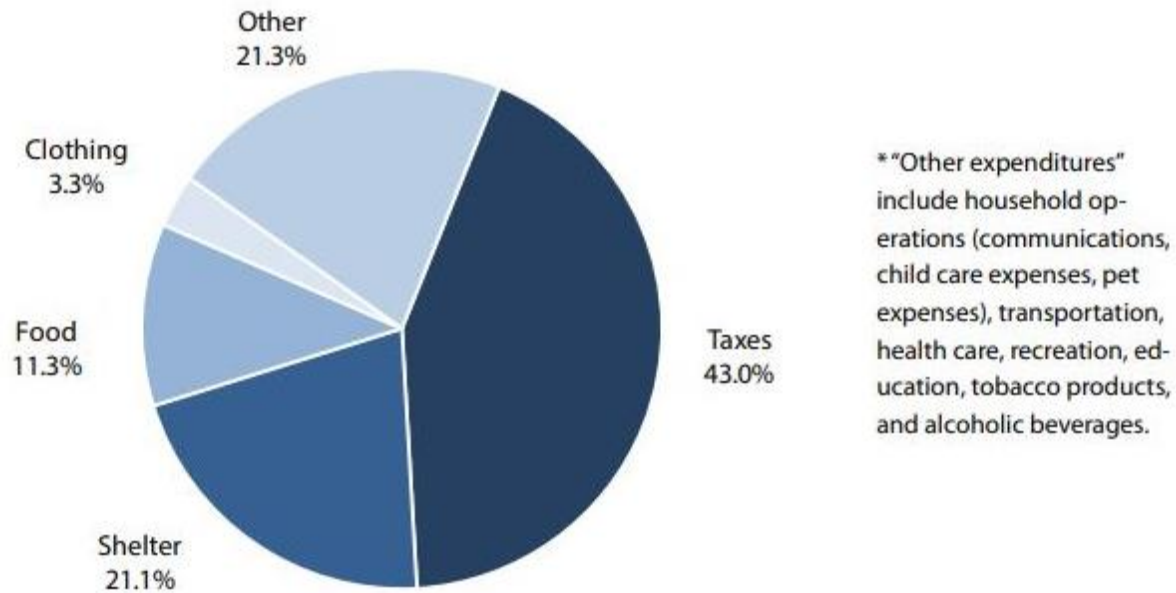
8.38%

The operational increase represents a tax increase of 8.38% on the average single-family home, equivalent to \$122 for the year.



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Tax Bill of the Average Canadian Family



Source: The Fraser Institute's Canadian Tax Simulator, 2022

The total cash income of the average Canadian family in 2022 was \$99,030

The total taxes paid were \$42,547 (43% of income).

The municipal portion of property taxation on a single family residence is estimated at \$1,718, which represents 4% of the total taxes paid.



FINANCIAL PLAN 2023-2027

Municipal Services

What services do you get for your property taxes?

• Legislative Services	• Engineering Services
• Financial Services	• Road Maintenance
• Policing Services	• Drainage Maintenance
• Fire Protection Services	• Street Lighting
• Building Permits	• Cemetery Operations
• Bylaw Enforcement	• Public Transit
• Planning Services	• Snow Removal
• Parks Services	• Community Centre

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GENERAL GOVERNMENT SERVICES SUMMARY OF SERVICES 2023 - 2027 BUDGET

	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
LEGISLATIVE	233,300	206,065	210,890	215,850	220,910	226,110
ADMINISTRATIVE	388,840	404,785	410,705	416,735	422,835	429,045
FINANCE	274,880	278,850	284,410	290,080	295,870	301,770
GENERAL ADMIN	181,044	180,825	185,009	189,299	193,699	198,199
TOTAL EXPENSES	1,078,064	1,070,525	1,091,014	1,111,964	1,133,314	1,155,124
Expense analysis:						
Council expenses	233,300	206,065	210,890	215,850	220,910	226,110
Labour/benefits	1,104,840	1,135,160	1,154,160	1,173,490	1,193,140	1,213,130
Advertising/promotion	22,370	22,370	22,930	23,500	24,090	24,690
Insurance	173,300	188,646	193,120	197,700	202,390	207,200
Memberships	4,570	4,995	5,055	5,115	5,175	5,235
Office supplies	83,440	83,440	85,520	87,660	89,860	92,110
Grants	27,024	56,539	56,539	56,539	56,539	56,539
Miscellaneous	63,950	11,230	11,320	11,450	11,580	11,720
Legal/Audit/Consultants	106,570	91,570	93,860	96,210	98,620	101,090
Technology/Software	108,650	122,700	125,770	128,910	132,130	135,430
Building Maintenance	40,300	44,300	45,410	46,550	47,710	48,900
Professional Development	24,720	26,120	26,420	26,730	27,050	27,380
Telephone	32,810	35,700	36,590	37,510	38,450	39,410
Utilities	21,110	21,910	22,460	23,020	23,600	24,190
Amortization	79,860	79,860	81,860	83,910	86,010	88,160
Internal Recovery	(1,048,750)	(1,060,080)	(1,080,890)	(1,102,180)	(1,123,940)	(1,146,170)
	1,078,064	1,070,525	1,091,014	1,111,964	1,133,314	1,155,124

The main differences from last year include:

Legislative

- Minor increases for Council indemnities and travel.
- Removal of \$34,000 for the local election in 2022.

Administration

- Modest increases for wages, including the creation of the Deputy CAO responsibility.

Finance

- Minor increase for wages.
- Transfer of the \$15,000 Occupational Health and Safety budget to Public Works.
- Increase in annual technology software, licenses and service expenses of \$14,050.

General Administration

- Removal of the Citizen survey budget from the prior year.
- Reallocation of Lavington Community Association payments from Parks to General Government Grant in Aid's.
- Increases in both liability and building/structures/contents insurance.

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PROTECTIVE SERVICES SUMMARY OF SERVICES 2023 - 2027 BUDGET

	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
POLICE SERVICES	1,257,940	1,353,452	1,400,530	1,440,660	1,481,960	1,524,460
FIRE PROTECTION - Admin	132,870	132,298	134,320	136,398	138,490	140,628
FIRE PROTECTION - Coldstream	440,500	455,470	463,510	471,740	480,180	488,830
FIRE PROTECTION - Lavington	305,220	311,260	316,510	321,900	327,420	333,070
EMERGENCY MANAGEMENT	138,260	170,500	144,370	147,980	151,680	155,460
BUILDING INSPECTION	250,490	256,465	258,740	264,400	270,170	276,080
BYLAW ENFORCEMENT	130,780	130,778	131,050	134,050	137,120	140,260
	2,656,060	2,810,223	2,849,030	2,917,128	2,987,020	3,058,788
Expense analysis:						
Wages & benefits	295,220	295,241	294,640	300,078	305,610	311,258
Fire fighting force	257,250	270,860	277,350	283,980	290,770	297,730
Emergency planning	138,260	170,500	144,370	147,980	151,680	155,460
Insurance	9,160	9,290	9,520	9,760	10,000	10,250
Materials & Supply	45,340	46,240	47,390	48,570	49,770	51,010
Small equipment	8,600	8,600	8,810	9,030	9,260	9,490
Miscellaneous	10,700	9,700	9,940	10,180	10,430	10,680
Building Maintenance	30,440	30,900	31,680	32,480	33,300	34,140
Contracted services	184,360	188,770	193,490	198,330	203,290	208,380
Police costs	1,257,940	1,353,452	1,400,530	1,440,660	1,481,960	1,524,460
Professional Development	88,610	88,210	90,410	92,660	94,970	97,330
Telecommunications	4,500	4,500	4,620	4,740	4,870	5,000
Utilities	33,120	34,900	35,780	36,680	37,590	38,520
Vehicle operating costs	50,560	57,060	58,500	60,000	61,520	63,080
Amortization	242,000	242,000	242,000	242,000	242,000	242,000
	2,656,060	2,810,223	2,849,030	2,917,128	2,987,020	3,058,788

The main differences from last year include:

Policing

- Police contract up \$99,077 due to increased Officer cost.

Fire Protection

- Fire Hall (Coldstream)
 - Increase of \$5,130 for Officer per diems previously approved by Council.
 - Paid on call firefighting force up a combined \$4,700.
- Fire Hall (Lavington)
 - Increase of \$3,030 for Officer per diems previously approved by Council.

Emergency Management

- Up due to \$29,610 for Extreme Heat Mapping project. This is grant funded. There is grant funding in revenue that offsets this.

Building Inspection

- Increase expected in building inspection contract services from the Regional District.

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TRANSPORTATION SERVICES SUMMARY OF SERVICES 2023 - 2027 Budget

	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
PW ADMINISTRATION	2,270,590	2,295,102	2,301,070	2,312,000	2,323,060	2,333,770
FLEET	447,400	460,757	469,030	480,240	491,730	503,480
FLEET RECOVERY	(533,250)	(478,250)	(464,410)	(462,550)	(460,640)	(458,660)
PW YARD	105,760	107,790	110,380	113,060	115,810	118,610
ROADS	944,780	1,025,879	1,008,230	1,031,080	1,054,480	1,078,380
TRAFFIC SERVICES	273,930	278,680	285,320	292,130	299,100	306,230
TRANSIT	236,560	236,560	238,190	239,860	241,570	243,320
	3,745,770	3,926,518	3,947,810	4,005,820	4,065,110	4,125,130
Expense analysis:						
Wages & Benefits	1,172,200	1,225,080	1,203,820	1,225,630	1,247,860	1,270,460
Materials & supplies	536,020	546,607	560,250	574,220	588,550	603,220
Equipment costs	165,450	180,450	184,960	189,580	194,320	199,170
Internal charges	47,580	47,702	43,490	44,070	44,610	44,610
Miscellaneous	500	500	500	500	500	500
Contracted services	380,590	423,899	433,360	443,090	453,050	463,250
Professional Development	13,100	14,100	14,450	14,810	15,180	15,560
Telephone	9,300	11,500	11,790	12,090	12,390	12,700
Utilities	120,860	121,510	124,550	127,660	130,860	134,140
Public Transit	236,560	236,560	238,190	239,860	241,570	243,320
Fleet recovery	(533,250)	(478,250)	(464,410)	(462,550)	(460,640)	(458,660)
Amortization	1,596,860	1,596,860	1,596,860	1,596,860	1,596,860	1,596,860
	3,745,770	3,926,518	3,947,810	4,005,820	4,065,110	4,125,130

The main differences from last year include:

Public Works Administration

- Increase due to nominal wages increases for the Superintendent of Utilities, Superintendent of Roads & Parks, and Director of Infrastructure.
- Other minor increases.

Fleet and Fleet Recovery

- Significant increases for fuel, insurance and maintenance expenses.
- Decrease in fleet recovery to more closely align with actual values from prior years.
 - A decrease in fleet recovery has the same impact as an increase in expense.

Roads

- Increases for labour.
- Increase of \$34,640 for equipment, contract services and materials.

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PARKS SERVICES SUMMARY OF SERVICES 2023 - 2027 Budget
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	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
ADMINISTRATION	562,580	586,831	592,070	602,150	612,450	622,980
TRAILS & PATHS	111,800	116,830	119,380	121,990	124,650	127,360
PARKS CONTRACTS	425,610	415,590	429,730	436,780	443,960	451,260
PARKS SUB REGIONAL FACILITIES	432,380	455,880	460,390	470,100	480,030	490,160
	72,120	332,182	295,420	299,110	302,870	306,700
	1,604,490	1,907,313	1,896,990	1,930,130	1,963,960	1,998,460
Expense analysis:						
Wages & Benefits	468,220	583,752	564,870	576,180	587,710	599,470
Materials & supplies	49,900	55,280	48,370	49,580	50,830	52,090
Equipment costs	47,880	58,770	59,220	60,710	62,230	63,780
Internal charges	60,430	63,721	60,150	61,230	62,320	63,440
Insurance	8,620	10,000	15,910	16,130	16,350	16,580
Maintenance	107,840	117,500	120,440	123,450	126,540	129,700
Contracted services	630,070	661,630	673,810	686,210	698,860	711,760
Utilities	89,630	103,960	102,520	104,940	107,420	109,940
Amortization	141,900	252,700	251,700	251,700	251,700	251,700
	1,604,490	1,907,313	1,896,990	1,930,130	1,963,960	1,998,460

The main differences from last year include:

Administration

- Maintenance expenses are budgeted to increase \$16,160.
- Own equipment use is budgeted to increase to closer align with prior year actual values.

Trails & Paths

- Minor increase budgeted for contract services.

Parks Contacts

- A small net decrease is expected by reallocating payments to the Lavington Community Association as Grant in Aid and included in General Government.

Facilities

- The increase is due almost exclusively to the new Community Hall and Daycare facility, which is expected to increase expenses to the District (compared to the older, now-demolished Women’s Institute Hall) by \$257,462.
- The Lavington Daycare site is budgeted to have \$2,600 in increases expenses, primarily related to utilities.

FINANCIAL PLAN 2023-2027

ENVIRONMENTAL HEALTH SERVICES SUMMARY OF SERVICES 2023 - 2027 BUDGET

	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
TRANSFER STATION	36,290	36,290	37,030	37,790	38,570	39,370
ENVIRONMENTAL	15,000	15,000	15,370	15,760	16,150	16,560
CEMETERY	113,790	94,790	96,570	98,680	100,840	103,040
	165,080	146,080	148,970	152,230	155,560	158,970
Expense analysis:						
Wages & Benefits	72,080	72,080	73,510	74,980	76,490	78,020
Equipment	12,000	12,000	12,300	12,610	12,930	13,250
Materials & Supplies	25,000	25,000	25,520	26,050	26,590	27,150
Contracted services	46,000	27,000	27,400	28,080	28,780	29,510
Miscellaneous	10,000	10,000	10,250	10,510	10,770	11,040
	165,080	146,080	148,980	152,230	155,560	158,970

The main differences from last year include:

- Removal of the fees for the Cemetery Master Plan, since the planning component of this project is now complete.

FINANCIAL PLAN 2023-2027

DEVELOPMENT SERVICES SUMMARY OF SERVICES 2023 - 2027 BUDGET
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	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
PLANNING/ZONING	411,280	417,654	427,449	437,479	447,749	458,250

	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
Expense analysis:						
Wages & benefits	253,750	258,840	265,320	271,960	278,760	285,720
Advertising & Promotion	6,000	6,000	6,150	6,300	6,460	6,620
Office supplies	250	250	260	270	280	290
Legal	9,140	9,140	9,370	9,600	9,840	10,090
Memberships	1,650	1,650	1,690	1,730	1,770	1,810
Internal Charges	117,990	118,774	121,079	123,439	125,849	128,310
Contracted services	15,000	15,500	15,890	16,290	16,700	17,120
Professional Development	6,500	6,500	6,660	6,830	7,000	7,170
Telephone	1,000	1,000	1,030	1,060	1,090	1,120
	411,280	417,654	427,449	437,479	447,749	458,250

The main differences from last year include:

- Change due to wage increase.
- Includes resources for a Lavington Community Hall conceptual planning process. The outcome of which can be budgeted and acted upon in a subsequent year.

FINANCIAL PLAN 2023-2027

DISTRICT OF COLDSTREAM SEWER OPERATIONS - SUMMARY 2023 - 2027 BUDGET						
	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
REVENUES						
User rates	1,565,190	1,589,011	1,620,790	1,653,210	1,686,280	1,720,010
Other fees	9,510	9,510	9,510	9,510	9,510	9,510
Grants - OBWB	12,000	10,662	10,662	10,662	10,662	10,662
Interest	-	25,067	25,067	25,067	25,067	25,067
	1,586,700	1,634,250	1,666,029	1,698,449	1,731,519	1,765,249
Finance Proceeds	700,000		550,000			
Development Cost Charges	150,000	110,000				
Transfer from Capital Reserve	60,000	265,000	700,000			
	2,496,700	2,009,250	2,916,029	1,698,449	1,731,519	1,765,249
EXPENDITURES						
Administration/Collection	436,630	430,770	444,260	453,840	463,620	473,650
Interest on debt	23,520	23,520	23,520	23,520	23,520	23,520
Amortization	359,000	359,000	359,000	359,000	359,000	359,000
Lift Stations	164,000	155,000	152,020	155,500	159,060	162,690
Treatment & disposal	805,500	805,500	805,500	821,510	829,515	837,520
	1,788,650	1,773,790	1,784,300	1,813,370	1,834,715	1,856,380
CAPITAL EXPENDITURES						
Aberdeen Trunk Design	150,000	110,000				
Sarsons Lift Station Pump	60,000	65,000				
Lift Station Check Valves		150,000	150,000			
Kalavist Lift Station	700,000	50,000				
Giles/Bel Air project			1,100,000			
	910,000	375,000	1,250,000	-	-	-
DEBT SERVICING						
Debt - Principal	24,879	27,403	27,403	27,403	27,403	27,403
TRANSFER FROM EQUITY IN TANGIBLE CAPITAL ASSETS						
	(359,000)	(359,000)	(359,000)	(359,000)	(359,000)	(359,000)
TRANSFER TO RESERVES						
Transfer to Sewer Capital	7,510	7,510	7,510	7,510	7,510	7,510
Transfer to Sewer Capital	124,661	184,547	192,057	165,151	184,566	204,681
TRANSFER TO SEWER SURPLUS						
	-	-	13,759	44,015	36,325	28,275
	2,496,700	2,009,250	2,916,029	1,698,449	1,731,519	1,765,249
Expense analysis:						
Labour	111,080	109,080	109,450	111,640	113,870	116,150
Administration	250,080	251,560	256,590	261,720	266,950	272,290
Amortization	359,000	359,000	359,000	359,000	359,000	359,000
Equipment	27,140	27,140	27,820	28,510	29,220	29,950
Interest	23,520	23,520	23,520	23,520	23,520	23,520
Materials	85,810	71,470	72,630	74,320	76,060	77,850
Training	2,050	2,050	2,100	2,150	2,200	2,260
Miscellaneous	2,550	2,550	2,600	2,650	2,700	2,750
Contract Services	75,920	75,920	77,810	79,760	81,750	83,790
City of Vernon contract	800,500	800,500	800,500	816,510	824,515	832,520
Telephone	35,000	35,000	35,880	36,780	37,700	38,640
Hydro	16,000	16,000	16,400	16,810	17,230	17,660
	1,788,650	1,773,790	1,784,300	1,813,370	1,834,715	1,856,380

FINANCIAL PLAN 2023-2027

DISTRICT OF COLDSTREAM FISCAL SERVICES 2023 - 2027 BUDGET

DESCRIPTION	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
Misc. Interest Charges						
10-2811-801-000C Interest - Prepaid Taxes	4,000	4,000	4,000	4,000	4,000	4,000
10-2811-802-000C Interest - Bank Charges	2,000	2,000	2,000	2,000	2,000	2,000
10-2811-803-000C Interest Expense - Building Deposits	3,000	3,000	3,000	3,000	3,000	3,000
10-2811-804-000C Interest Expense - Deposits	3,500	3,500	3,500	3,500	3,500	3,500
	12,500	12,500	12,500	12,500	12,500	12,500
Long-Term Debt						
10-2813-810-000C Principal - Fire Halls	96,048	123,462	123,462	123,462	123,462	123,462
10-2813-812-000C Principal - Pointe Sage	1,852	1,852	1,852	1,852	1,852	1,852
10-2813-811-000C Principal- Mechanic	44,842	53,366	53,366	53,366	53,366	53,366
10-2813-815-000C Principal - Public Works	-	-	-	193,600	193,600	193,600
	142,742	178,680	178,680	372,280	372,280	372,280
Long-Term Debt						
LTD Interest - Kal Lift Station	9,630	-	-	-	-	-
10-2812-812-000C LTD Interest - Fire Halls	112,500	135,600	135,600	135,600	135,600	135,600
10-2812-813-000C LTD Interest - Pointe Sage	1,850	741	741	741	741	741
10-2812-814-000C LTD Interest - Mechanic	51,900	45,267	45,267	45,267	45,267	45,267
10-2822-815-000C LTD Interest - Public Works	-	-	166,600	333,200	333,200	333,200
	175,880	181,608	348,208	514,808	514,808	514,808
	318,622	360,288	526,888	887,088	887,088	887,088
TOTAL FISCAL SERVICES	318,622	372,788	539,388	899,588	899,588	899,588

The main differences from last year include:

Borrowing for Fire Hall:

- At the end of 2022 the Municipal Finance Authority increased the payment requirements for this loan.

Borrowing for Mechanic Building:

- At the end of 2022 the Municipal Finance Authority increased the payment requirements for this loan.

FINANCIAL PLAN 2023-2027

**DISTRICT OF COLDSTREAM
FIVE YEAR CAPITAL PLAN
2023 - 2027 BUDGET**

Reference	Department	Description	2023	2024	2025	2026	2027	Total (2023-2027)
1	General Govt	Coldstream Community Centre & Childcare	\$ 1,007,510					\$ 1,007,510
2	General Govt	Coldstream Community Centre Equipment	\$ 95,000					\$ 95,000
3	PW/Utilities/Parks	Public Works Facilities Project (30% design phase)						\$ -
4	Parks	Coldstream Station	\$ 125,000					\$ 125,000
5	General Govt	Website upgrade/update						\$ -
6	General Govt	Server hardware seperation/data protection	\$ 8,000					\$ 8,000
7	General Govt	Technology renewal	\$ 14,000	\$ 18,000	\$ 18,000	\$ 22,000	\$ 22,000	\$ 94,000
8	Public Works (PW)	Pavement/road maintenance	\$ 2,228,000	\$ 853,707	\$ 1,017,892	\$ 1,313,191	\$ 2,226,910	\$ 7,639,700
9	PW/Utilities/Parks	2020 F150 returned to Orchard Ford in 2021 (#85)	\$ 58,000					\$ 58,000
10	PW/Utilities/Parks	2007 Chevrolet Truck replacement (#17)	\$ 58,000					\$ 58,000
11	PW/Utilities/Parks	Vehicle repalcements			\$ 58,000	\$ 58,000	\$ 58,000	\$ 174,000
12	PW/Utilities/Parks	Sidewalk tractor						\$ -
13	Parks	Irrigation Replacement (Lavington Park)	\$ 500,000					\$ 500,000
14	Parks	Irrigation Replacement (Sovereign Park)		\$ 20,000	\$ 520,000			\$ 540,000
15	Parks	Coldstream park washroom upgrade						\$ -
16	PW/Utilities/Parks	2003 Portable Gen Set Replacement			\$ 65,000			\$ 65,000
17	PW/Utilities/Parks	Mechanical Shop Vehide Lift						\$ -
18	PW/Utilities/Parks	Equipment Trailer Replacement	\$ 5,500					\$ 5,500
19	Public Works (PW)	Traffic Calming						\$ -
20	Parks	Kalview Park Playground (Swingset re configuration)	\$ 7,500					\$ 7,500
21	Parks	Playground equipment - Lavington	\$ 55,000					\$ 55,000
22	Parks	Picnic Tables						\$ -
23	Parks	Buoys						\$ -
24	Parks	Fencing						\$ -
25	Parks	Playground equipment - Coldstream	\$ 55,000					\$ 55,000
26	PW/Utilities/Parks	Mechanical Shop Vehide Lift - Pit Lift (Heavy Trucks)						\$ -
27	Public Works (PW)	Drainage projects						\$ -
28	Parks	Lavington Park - Tennis Court				\$ 130,000		\$ 130,000
29	Parks	Coldstream Park - Picnic Shelter			\$ 50,000			\$ 50,000
30	PW/Utilities/Parks	Unit #36 Dump Truck Replacement	\$ 284,000					\$ 284,000
31	Parks	Leamouth Road culvert replacement	\$ 19,500					\$ 19,500
32	Fire Dept	1250 GPM Type 1 Fire Engine	\$ 372,000					\$ 372,000
33	Fire Dept	Air Compressor (Coldstream Fire Hall)			\$ 27,500			\$ 27,500
34	Fire Dept	Lavington Fire Hall - Thermal Imaging Camera	\$ 12,000					\$ 12,000
35	Fire Dept	Fire Halls (Coldstream + Lavington) regular renewal	\$ 46,000	\$ 46,000	\$ 46,000	\$ 46,000		\$ 184,000
36	Fire Dept	Fire Halls (Coldstream + Lavington) radio's	\$ 10,000					\$ 10,000
37	Fire Dept	Unit 48 - 1999 Ford Crewcab Firetruck		\$ 450,000				\$ 450,000
38	Fire Dept	Unit 57 - 1999 International FireTruck		\$ 550,000				\$ 550,000
39	Sewer	Aberdeen Trunk Sanitary Sewer	\$ 110,000	\$ 1,540,000	\$ 2,155,000			\$ 3,805,000
40	Sewer	Kalavista Sewer Lift Station	\$ 50,000					\$ 50,000
41	Sewer	Sarson Lift Station backup generator	\$ 65,000					\$ 65,000
42	Drainage	Lavington Wetland project	\$ 54,000					\$ 54,000

FINANCIAL PLAN 2023-2027

**DISTRICT OF COLDSTREAM
FIVE YEAR CAPITAL PLAN
2023 - 2027 BUDGET**

Reference	Department	Description	2023	2024	2025	2026	2027	Total (2023-2027)
43	Parks/Drainage	SHIM Priorities	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
44	Parks	Head of the Lake Plan	\$ 42,030					\$ 42,030
45	Fire Dept/Gen Govt	Emergency Standby Generators (3)	\$ 130,000					\$ 130,000
46	Cemetery	Cemetery Master Plan, Cost: \$2,888,600						\$ -
47	Public Works (PW)	Bel Air drainage project	\$ 270,000					\$ 270,000
48	Public Works (PW)	Coldstream Valley Estate drainage study						\$ -
49	Public Works (PW)	Ricardo Road culvert	\$ 65,000					\$ 65,000
50	Parks	Creekside Park Irrigation completion						\$ -
51	Parks	Sovereign House improvements	\$ 46,000					\$ 46,000
52	Fire Dept	Fire department technology						\$ -
53	Public Works (PW)	Kidston Roundabout		\$ 1,100,000				\$ 1,100,000
54	Sewer	Liftstation check valves (Middleton then Postill)	\$ 150,000	\$ 150,000				\$ 300,000
55	Public Works (PW)	Replacement salt/sander spreader attachment	\$ 57,000					\$ 57,000
56	PW/Utilities/Parks	Mechanic shop roof insulation	\$ 72,000					\$ 72,000
57	Public Works (PW)	4 data enabled tablets	\$ 8,000					\$ 8,000
58	PW/Utilities/Parks	2005 Ford F150 (#16) replacement	\$ 58,000					\$ 58,000
59	PW/Utilities/Parks	2009 Chev Silverado (#12) replacement	\$ 58,000					\$ 58,000
60	PW/Utilities/Parks	2009 Ford Escape Hybrid (#82) replacement	\$ 58,000					\$ 58,000
61	PW/Utilities/Parks	2011 Ford Ranger (#5) replacement		\$ 58,000				\$ 58,000
62	PW/Utilities/Parks	2005 Ford F150 (#15) replacement		\$ 58,000				\$ 58,000
63	Public Works (PW)	Traffic Calming (Portable Speed reader)	\$ 7,500					\$ 7,500
64	Public Works (PW)	Traffic Calming (Learmouth/School Rd X-walk/Flashing light)	\$ 20,000					\$ 20,000
65	Public Works (PW)	Traffic Calming (Speed Reader Kalamalka Rd)	\$ 7,500					\$ 7,500
66	Fire Dept	Coldstream FH Chairs replacement (x30 @ \$266 ea. + PST)	\$ 9,000					\$ 9,000
67	Fire Dept	Coldstream Firehall Tables (x6)	\$ 3,500					\$ 3,500
68	Fire Dept	Air conditioning for Tender #1	\$ 20,000					\$ 20,000
69	Parks	Pier Replacement at Kal Beach	\$ 500,000					\$ 500,000
70	Parks	Lacrosse box into pickleball court at Creekside	\$ 100,300					\$ 100,300
71	PW/Utilities/Parks	GPS device for asset mngt/cataloguing of assets	\$ 38,000					\$ 38,000
72	PW/Utilities/Parks	Portable air compressor 185 CFM	\$ 35,000					\$ 35,000
73	Public Works (PW)	Coldstream park bridge assessment	\$ 5,000					\$ 5,000
74	Sewer	Giles/Bel Air sewer project		\$ 1,705,000				\$ 1,705,000
75	PW/Utilities/Parks	Public Works Facilities Construction	\$ 1,500,000	\$ 8,750,000				\$ 10,250,000
76	General Govt	Refurbishments to the Clock Tower				\$ 90,000		\$ 90,000
77	Parks	Lavington Park Washrooms				\$ 75,000		\$ 75,000
78	Parks	Bicycle/pedestrian path Buchanan Rd from Hwy 6 to CVE	\$ 10,000					\$ 10,000
79	Public Works (PW)	New Bus Shelter	\$ 4,100					\$ 4,100
80	Public Works (PW)	School Road Improvements	\$ 625,762	\$ 2,503,050				\$ 3,128,812
81	Fire Dept	Hose and accessories for Coldstream SPU	\$ 26,085					\$ 26,085
82	Parks	Kirkland beach playground equipment (installed 2003)			\$ 55,000			\$ 55,000
			\$ -					\$ -
			\$ 9,214,787	\$ 17,851,757	\$ 4,062,392	\$ 1,784,191	\$ 2,356,910	\$ 35,270,037

FINANCIAL PLAN 2023-2027

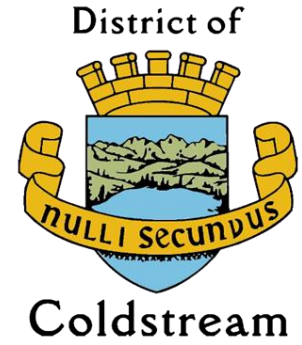
Funding of 2023 – 2027 Five Year Capital Plan Funding Table

Description of Funding	2023 Total	2024 Total	2025 Total	2026 Total	2027 Total	Total
Provincial grants	\$ 625,762	\$ 4,402,125	\$ 1,825,906	\$ -	\$ -	\$ 6,853,793
Other funding	\$ -	\$ 137,000	\$ -	\$ -	\$ -	\$ 137,000
Reserve - Future Expenditure	\$ 57,600	\$ -	\$ 329,094	\$ -	\$ -	\$ 386,694
Reserve - Community Hall	\$ 87,405	\$ -	\$ -	\$ -	\$ -	\$ 87,405
Reserve - COVID19 Safe Restart	\$ 1,733,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 1,983,000
Reserve - Gas Tax	\$ 1,417,734	\$ 70,000	\$ 570,000	\$ 50,000	\$ 50,000	\$ 2,157,734
Reserve - Equipment	\$ 1,347,585	\$ 1,180,000	\$ 269,500	\$ 256,000	\$ 80,000	\$ 3,133,085
Reserve - Building	\$ 810,400	\$ -	\$ 50,000	\$ 165,000	\$ -	\$ 1,025,400
Reserve - Drainage	\$ 354,500	\$ 121,000	\$ -	\$ -	\$ -	\$ 475,500
Reserve - Road	\$ 2,268,000	\$ 1,200,707	\$ 1,017,892	\$ 1,313,191	\$ 2,226,910	\$ 8,026,700
Long Term Debt	\$ -	\$ 9,050,000	\$ -	\$ -	\$ -	\$ 9,050,000
DCC's	\$ 110,000	\$ 740,925	\$ -	\$ -	\$ -	\$ 850,925
Reserve - Sewer	\$ 265,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 965,000
Operating reserves	\$ 137,801	\$ -	\$ -	\$ -	\$ -	\$ 137,801
	\$ 9,214,787	\$ 17,851,757	\$ 4,062,392	\$ 1,784,191	\$ 2,356,910	\$ 35,270,037



FINANCIAL PLAN 2023-2027

District of Coldstream
2023 – 2027 Financial Plan
Comment Sheet



Name: _____

Address: _____

Phone: _____

Email: _____

Comments/recommendations:

Once completed, please email to treasurer@coldstream.ca or print and deliver it to the Coldstream municipal office located at: 9901 Kalamalka Road. Deadline for response is March 13th. Please call 250-545-5304 if you require assistance or would like to provide verbal comments only.