



**Proposed
Financial Plan
2026-2030**



District of Coldstream

2026-2030 Proposed Financial Plan

The District of Coldstream's 2026-2030 Financial Plan has been developed throughout 2025. Many Council, Finance Committee and staff meetings have been spent planning for 2026 and beyond. This package of information has been prepared for the public to review and provide input. It begins with the proposed 2026-2030 Financial Plan Bylaw, and then shows more detail for each area. The individual budget sheets show the proposed expenditures, as well as revenues generated, to calculate the amount of Property Taxation needed to fund each area. The amount of property tax revenues needed for 2026 is outlined below:

2026 Municipal Property Taxation	\$11,083,990
2025 Municipal Property Taxation	<u>10,103,277</u>
Proposed increase	\$980,713
Anticipated new development revenue	<u>100,000</u>
Proposed increase to tax base	<u>\$880,713</u>
	8.72%

While the amount of property taxation needed for 2026 is proposed to increase by 9.71%, there have been new housing developments that have completed in 2025 and will result in new tax paying properties for 2026. Since the District will be able to generate new property tax revenues from these properties in 2026, tax rates will not need to increase by as much to generate the revenues needed. For 2026 the District is expecting an increase from prior year tax rates by approximately 8.72%.

Average Single Family Residence assessed value	\$ 868,339
2025 District of Coldstream Property Tax Rate	<u>2.042104</u>
Property Taxes at 2025 rate	\$ 1,773.24
Projected increase	<u>8.72% \$ 154.58</u>
Projected 2026 Property Taxes	<u>\$ 1,927.81</u>

As illustrated above, a tax rate increase of 8.72% would equate to an increase of \$154.58 for the average single family residential property in Coldstream. Highlights of the increase for 2026 include:

- Increase in RCMP member strength, from 7 to 8
- New Engineering Technologist
- New Reserve contributions:
 - Lake Access Improvements
 - Asset Management levy

CONSOLIDATED FINANCIAL PLAN
Schedule A

REVENUES	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Municipal Taxation	11,083,990	11,400,214	11,725,279	12,055,874	12,305,149
Grants, Conditional & Unconditional	1,150,524	1,058,083	984,642	984,642	984,642
Parcel & Utility Taxes, Grants in Lieu	198,609	203,730	207,600	211,550	215,580
Investment Income	158,288	158,288	158,288	158,288	158,288
Licences, Fines & Rentals	1,073,647	1,095,648	1,118,177	1,141,495	1,165,634
Sale of Services	316,941	323,645	330,533	327,186	344,687
Sewer Fees	1,599,184	1,630,980	1,663,400	1,696,480	1,730,220
Water Services Fee	2,682,686	2,756,135	2,836,059	2,916,539	2,992,832
	18,263,869	18,626,723	19,023,978	19,492,054	19,897,032
EXPENDITURES					
Development Services	466,189	488,901	512,931	527,727	542,943
Environmental Health	133,194	136,420	139,760	143,170	146,700
Fiscal Services	561,299	561,299	561,299	561,299	561,299
General Government Services	1,271,639	1,269,280	1,300,615	1,341,445	1,420,671
Parks Services	2,495,732	2,553,451	2,611,897	2,674,174	2,731,921
Protective Services	3,743,253	3,757,401	3,800,637	3,916,808	4,030,543
Sewer Services	1,835,458	1,874,494	1,915,733	1,957,852	1,994,626
Transportation Services	4,482,582	4,555,386	4,632,653	4,707,003	4,777,008
Water Services	2,682,686	2,756,135	2,836,059	2,916,539	2,992,832
	17,672,032	17,952,767	18,311,584	18,746,017	19,198,543
ANNUAL SURPLUS					
	591,837	673,956	712,394	746,037	698,489
ADJUST FOR NON-CASH ITEMS					
Amortization	2,880,323	2,882,730	2,885,197	2,887,726	2,890,318
TOTAL CASH FROM OPERATIONS					
	3,472,160	3,556,686	3,597,591	3,633,763	3,588,807
ADJUST FOR CASH ITEMS					
Capital Expenditures	(5,317,900)	(2,182,000)	(2,032,585)	(1,902,000)	(1,902,000)
Debt principal - General	(372,281)	(372,281)	(372,281)	(372,281)	(372,281)
Debt principal - Sewer	(27,403)	(27,403)	(27,403)	(27,403)	(27,403)
Debt proceeds	-	-	-	-	-
Net transfers from (to) Reserves	2,245,424	(975,002)	(1,165,322)	(1,332,079)	(1,287,123)
	(3,472,160)	(3,556,686)	(3,597,591)	(3,633,763)	(3,588,807)
	-	-	-	-	-

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	61.9%
Parcel Taxes	0.0%
Sale or Services / Fees	10.5%
Grants	6.3%
Other Sources	21.2%
	100.0%

Objective:

- * Council will determine which services provided by the District are subject to user fees and charges. To establish rates Council will consider information such as market rates, rates of other local governments, the cost of providing the service, and whether Council wishes to incentivize or disincentivize a service. The objective is to have user fees and charges that are consistent with Council's evolving priorities.

Policies:

- * The District will periodically review all user fee levels to ensure they are consistent with Council's objective.
- * Where possible, the District will endeavor to supplement revenues from user fees and charges rather than taxation.
- * 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	90.1%
Class 2	Utilities	1.0%
Class 4	Major Industry	2.7%
Class 5	Light Industry	1.2%
Class 6	Business and Other	3.9%
Class 8	Recreation / Non-Profit	0.2%
Class 9	Farm	0.9%
		100%

Schedule B

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

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 13.1 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 4.3 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 2.8 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 4.9 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.

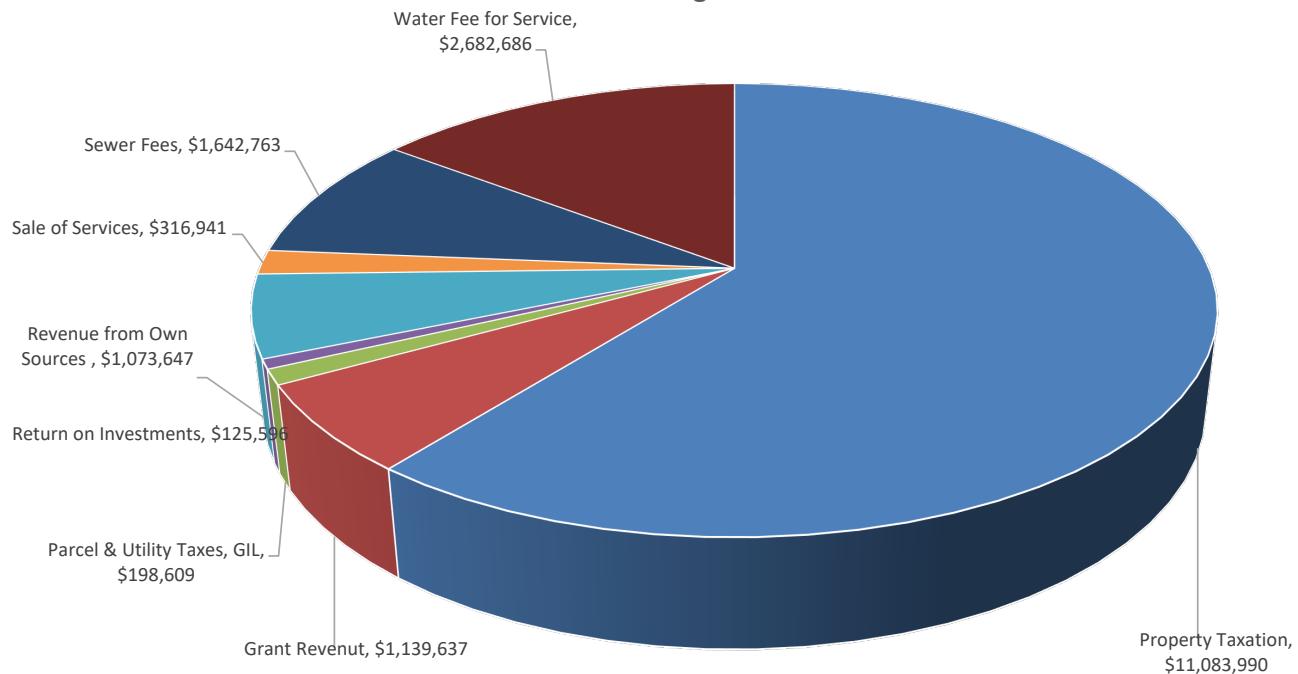
Objective:

- * 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.

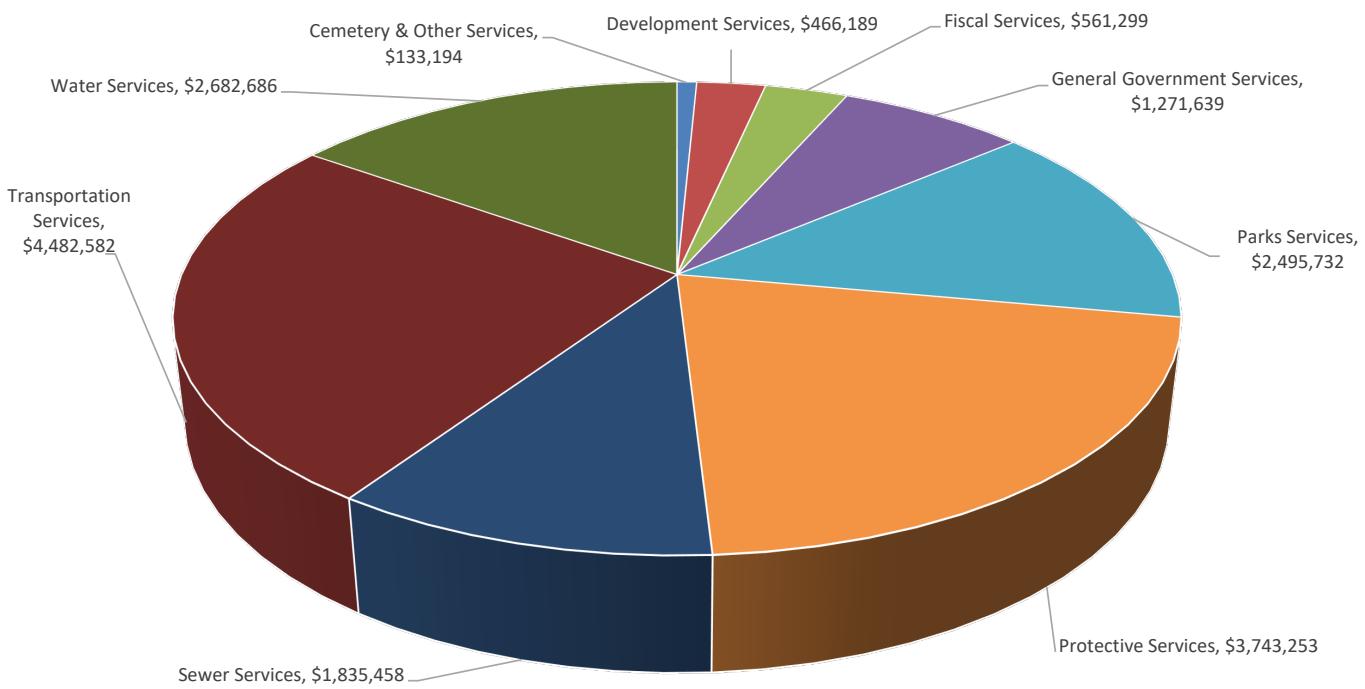
Policies:

- * 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.

2026 Budgeted Revenues



2026 Budgeted Expenditures



**ENVIRONMENTAL HEALTH SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET**

Environmental Health Services includes the Coldstream Cemetery, Middleton Yard and environmental consulting. The Middleton Yard is an extension of the Public Works Yard and is beneficial in supporting operations and capital projects throughout Coldstream. Environmental consulting is needed more frequently to remain compliant with expanding provincial legislation.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
MIDDLETON YARD	\$36,290	\$12,000	\$12,270	\$12,550	\$12,830	\$13,110
ENVIRONMENTAL	15,000	15,000	15,000	15,000	15,000	15,000
CEMETERY	101,790	106,194	109,160	112,210	115,350	118,580
Total Expenditures	\$153,080	\$133,194	\$136,430	\$139,760	\$143,180	\$146,690
Sales of Services - Cemetery	71,680	64,680	65,650	66,650	67,650	68,660
Net Property Tax Funding	\$81,400	\$68,514	\$70,780	\$73,110	\$75,530	\$78,030

Expenditure analysis:						
Wages & Benefits	\$73,080	\$69,644	\$71,730	\$73,890	\$76,100	\$78,390
Equipment	12,000	13,000	13,320	13,650	13,990	14,340
Materials & Supplies	25,000	6,000	6,090	6,180	6,270	6,360
Contracted services	29,000	37,550	38,110	38,690	39,280	39,890
Miscellaneous	14,000	7,000	7,170	7,350	7,530	7,720
Total Expenditures	\$153,080	\$133,194	\$136,420	\$139,760	\$143,170	\$146,700

Middleton Yard's budget for 2026 has been decreased to remove the transfer station service which collected yard waste. The site has become useful in supporting operations and capital projects as an extension of the Public Works Yard.

Coldstream Cemetery's budget has been increased to fund additional contracted services to help support operations.

Overall, Environmental Health's budget generates Sales of Services revenue specific to the Coldstream Cemetery. After these revenues are included, the remaining costs are funded by property taxation. The amount funded by property tax for 2026 is proposed to decrease by approximately 16% (\$12,886).

**DEVELOPMENT SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET**

Development Services provides planning and zoning services for the District of Coldstream. Development applications often require Council review and approval, and can require public consultation.

Development Services also is responsible for planning and zoning bylaws. These bylaws provide a framework for development activity within Coldstream and need to be periodically updated.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
PLANNING & ZONING	\$561,636	\$466,189	\$488,901	\$512,931	\$527,727	\$542,943
Revenues - Building Permits	349,424	352,918	356,447	360,011	363,611	367,247
Sales of Services - Development	11,300	9,300	9,430	9,580	9,730	9,880
Net Property Tax Funding	\$200,912	\$103,971	\$123,024	\$143,340	\$154,386	\$165,816

Expenditure analysis:						
Salaries & Wages	\$282,515	\$298,431	\$315,360	\$333,381	\$343,383	\$353,684
Advertising	6,000	5,000	5,130	5,260	5,390	5,520
Contract Services	123,500	15,500	15,888	16,290	16,700	17,120
Internal Charges	131,081	127,718	132,483	137,460	141,194	145,029
Legal	9,140	9,140	9,370	9,600	9,840	10,090
Supplies & Miscellaneous	1,900	1,900	1,950	2,000	2,050	2,100
Telephone	1,000	1,000	1,030	1,060	1,090	1,120
Training/Travel & Development	6,500	7,500	7,690	7,880	8,080	8,280
Total Expenditures	\$561,636	\$466,189	\$488,901	\$512,931	\$527,727	\$542,943

Development services includes the Director of Development Services and Planner. Management salaries have increased based on a 2024 market review, by over 7%. Additionally, unionized wages have increased by 3% based on the current collective agreement with CUPE.

Contract Services has decreased for 2026 due to one-time projects in 2025. The proposed 2026 budget for Contract Services reflects some planning services provided by contract from the Regional District of the North Okanagan, and some professional services required ad hoc.

Internal charges represent the cost of centralized administrative services reallocated to operating areas that benefit from these services. These costs are reallocated from General Government Services.

Development Services generates Building Permit revenue, and some application and inspection fees that help to offset expenditures. Total Building Permit revenue is not reflected here as some revenues are funding the creation of a new Building Inspection clerk position (in Protective Services) to help support the development application process. Property tax funding for Development Services is proposed to decrease by approximately 48% (\$96,941).

FISCAL SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET

Fiscal Services includes interest expenses for prepaid taxes and deposits, as well as interest paid on Long Term Debt. Outstanding debt issues with the Municipal Finance Authority (MFA) relate to the Fire Halls, Pointe Sage and the mechanics and public works buildings.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Interest expense - General	\$38,074	\$38,074	\$38,074	\$38,074	\$38,074	\$38,074
Interest expense - General Debt	523,224	523,225	523,225	523,225	523,225	523,225
Principal Payments - General Debt	372,280	372,281	372,281	372,281	372,281	372,281
Total Expenditures	\$933,578	\$933,580	\$933,580	\$933,580	\$933,580	\$933,580
Grants - CCBF (Gas Tax)	572,070	572,070	572,070	572,070	572,070	572,070
Net Property Tax Funding	\$361,508	\$361,510	\$361,510	\$361,510	\$361,510	\$361,510

Interest rates are anticipated to remain stable in 2026. MFA borrowings reset interest rates to market rates after the first ten years, and then every five years after. This could result in decreased or increased interest payments on long-term debt depending on how interest rates change over these periods.

Borrowing for the public works building, constructed in 2024, is temporary and has not yet been transferred to long-term debt. The District of Coldstream has five years from the receipt of the funds to repay the amount borrowed or to transfer to long-term debt.

Principal payments on long-term debt are not recognized as "expenses" under generally accepted accounting practices. These do represent significant cash flow transactions and require property tax funding.

GENERAL GOVERNMENT SERVICES

PROPOSED FINANCIAL PLAN

2026 - 2030 BUDGET

General Government Services include expenditures related to Mayor and Council (Legislative), the Chief Administrative Officer and Corporate Administration (Administrative), Financial Services and Human Resources, as well as General Administration. Corporate Administration includes the District's Corporate Officer (Director of Corporate Administration) and Deputy. They are responsible for running Council, and some Committee, meetings, as well as Freedom of Information Requests. General Administration includes some building maintenance budgets, general office administration budgets, insurance grant budgets.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
LEGISLATIVE	\$212,432	\$229,802	\$234,748	\$239,809	\$244,984	\$250,277
ADMINISTRATIVE	410,313	479,773	461,325	488,972	503,570	566,566
FINANCE & HR	311,050	334,829	341,331	353,152	368,322	373,253
GENERAL ADMINISTRATION	513,592	227,235	231,876	218,682	224,569	230,575
Total Expenditures	\$1,447,387	\$1,271,639	\$1,269,280	\$1,300,615	\$1,341,445	\$1,420,671
Parcel & Utility Taxes, Grants In Lieu	213,335	198,609	203,730	207,600	211,550	215,580
Licences, Permits & Fines	518,250	507,150	510,660	513,970	517,310	520,680
Grants - Unconditionals	395,000	400,000	400,000	400,000	400,000	400,000
Reserve Funding - Elections	-	44,529	-	-	-	48,000
Reserve Funding - Future Expenditures	5,000	5,250	5,513	5,789	6,078	-
Remove Amortization	93,935	96,283	98,690	101,157	103,686	106,278
Net Property Tax Funding	\$221,867	\$19,818	\$50,687	\$72,099	\$102,821	\$130,133
Expenditure analysis:						
Advertising	\$19,000	\$19,475	\$19,960	\$20,460	\$20,970	\$21,490
Amortization	93,935	96,283	98,690	101,157	103,686	106,278
Building Maintenance	53,200	54,500	55,930	57,440	58,990	60,570
Mayor & Council	212,432	229,802	234,748	239,809	244,984	250,277
Grants	391,165	37,750	37,750	19,786	20,786	21,786
Insurance	217,000	215,000	220,120	225,370	230,750	236,270
Internal Recovery	-1,275,624	-1,348,264	-1,379,946	-1,428,166	-1,482,708	-1,506,701
Professional Services	102,300	136,569	119,353	121,740	144,972	126,070
Salaries & Wages	1,290,868	1,420,380	1,488,017	1,559,241	1,605,886	1,653,928
Software Licenses/Subscriptions	150,940	158,480	162,440	166,500	170,660	174,930
Supplies & Miscellaneous	102,630	153,839	111,854	114,467	117,151	167,896
Training & Development	29,491	35,197	36,154	36,979	37,823	38,687
Telephone, Internet & Utilities	60,050	62,628	64,210	65,832	67,495	69,190
Total Expenditures	\$1,447,387	\$1,271,639	\$1,269,280	\$1,300,615	\$1,341,445	\$1,420,671

Grants expense budget has decreased due to a one-time contribution to the Greater Vernon Cultural Centre which occurred in 2025. The 2026 Grant budget represents Council's Grant-In-Aid program (\$6,000), operational grants paid to the Lavington Community Association (\$30,450), and for Family Day (\$1,300). Management salaries have increased based on a 2024 market review, by approximately 7%. Additionally, unionized wages have increased by 3% based on the current collective agreement with CUPE. Internal Recovery represents costs for centralized services provided by Administration, Finance and Human Resources reimbursed by the operating departments that use these services, and the sewer and water funds. Professional Services has increased related to legal and advisory services, and has increased in anticipation of collective agreement bargaining as the current agreement expires at the end of 2026. Miscellaneous expense budget has increased related to election costs as 2026 represents the fourth, and final, year of Mayor and Council's previously elected terms. Licences, Permits & Fine revenue, less Building Permit and Community Hall revenues, help to offset the cost of General Government Services along with some unconditional grant revenue. Property tax funding for General Government Services is proposed to decrease by approximately 91% (\$202,049).

PARKS SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET

Parks Services includes maintenance and operational budgets for trails, paths, facilities and parks owned by the District of Coldstream, and parks within the Districts jurisdiction but owned by the Regional District of the North Okanagan.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
OPERATIONS	\$754,180	\$909,488	\$927,008	\$948,084	\$971,835	\$989,826
TRAILS & PATHS	112,330	119,810	122,510	125,270	128,090	130,980
PARKS CONTRACTS	394,430	464,465	473,260	482,250	491,420	500,780
PARKS SUB REGIONAL	551,930	534,488	549,970	561,730	573,740	586,020
FACILITIES	442,540	467,481	480,703	494,563	509,089	524,315
Total Expenditures	\$2,255,410	\$2,495,732	\$2,553,451	\$2,611,897	\$2,674,174	\$2,731,921
Sales of Services - Parks	234,155	242,961	248,565	254,303	249,806	266,147
Community Hall Rental Fees	123,374	148,315	161,319	174,957	189,257	204,251
Remove Amortization	338,960	338,960	338,960	338,960	338,960	338,960
Net Property Tax Funding	\$1,558,921	\$1,765,496	\$1,804,607	\$1,843,677	\$1,896,151	\$1,922,563
Expenditure analysis:						
Amortization	\$338,960	\$338,960	\$338,960	\$338,960	\$338,960	\$338,960
Contract Services	675,530	811,853	828,438	845,397	862,715	880,429
Equipment Expenses	80,270	113,050	115,876	118,775	121,745	124,787
Insurance	21,652	21,652	22,193	22,748	23,317	23,900
Internal charges	76,542	96,245	96,907	100,659	106,605	106,306
Maintenance	125,200	47,000	58,400	59,863	61,358	62,886
Materials & Supplies	77,986	89,371	85,391	87,459	89,568	91,736
Software	11,000	11,275	11,557	11,846	12,142	12,446
Training	-	3,200	3,296	3,395	3,497	3,602
Utilities	135,855	230,250	235,766	241,417	247,212	253,141
Wages & Benefits	712,415	732,876	756,667	781,378	807,056	833,728
Total Expenditures	\$2,255,410	\$2,495,732	\$2,553,451	\$2,611,897	\$2,674,174	\$2,731,921

Contract Services budget has increased due to budgets reallocated from Maintenance, and increases for the Districts seasonal bylaw and parking enforcement contracts. While most bylaw services are provided internally since the District has hired a bylaw officer, additional resources are added in the spring and summer months to assist with increases in bylaw infractions.

Equipment budgets due to fleet charge outs has increased to reflect increased operational and maintenance work being performed by District staff.

Utility budgets have been increased to accomodate new parks irrigation services installed at Lavington, Sovereign and Coldstream Parks.

Sale of Services revenue mostly relate to Fees received from the Regional District of the North Okanagan for services provided by the District to maintain the Athletic Park at the Okanagan College campus. Property tax funding is proposed to increase in 2026 by over 13% (\$206,575).

**PROTECTIVE SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET**

Protective Services includes budgets for contracted RCMP services, Fire Inspection and Emergency Management services, the operation and maintenance of two volunteer firehalls, bylaw enforcement and building inspection services.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
POLICE SERVICES	\$1,565,773	\$1,818,283	\$1,885,552	\$1,955,388	\$2,027,872	\$2,103,119
FIRE PROTECTION - ADMIN	238,284	457,355	374,876	315,374	326,600	331,732
FIRE PROTECTION - COLDSTREAM	523,540	532,566	539,131	549,481	560,100	571,018
FIRE PROTECTION - LAVINGTON	338,147	343,999	349,571	355,291	361,111	367,111
EMERGENCY MANAGEMENT	167,502	47,177	48,350	49,550	50,780	52,040
BUILDING INSPECTION	332,097	393,482	405,205	416,361	426,908	437,726
BYLAW ENFORCEMENT	151,511	150,391	154,716	159,193	163,437	167,797
Total Expenditures	\$3,316,854	\$3,743,253	\$3,757,401	\$3,800,637	\$3,916,808	\$4,030,543
Grant Revenue - Conditional	91,500	165,882	73,441	-	-	-
Building Permit Revenues	-	65,264	67,222	69,239	71,316	73,455
Reserve Funding - Policing	-	141,000	95,500	45,500	-	-
Remove Amortization	262,738	262,738	262,738	262,738	262,738	262,738
Net Property Tax Funding	\$2,962,616	\$3,108,369	\$3,258,500	\$3,423,160	\$3,582,754	\$3,694,350
Expenditure analysis:						
Amortization	\$262,738	\$262,738	\$262,738	\$262,738	\$262,738	\$262,738
Building/Equipment Maintenance	41,450	40,436	41,450	42,480	43,540	44,630
Contract Services	187,070	189,160	157,890	156,720	160,640	164,650
Emergency Management	167,502	47,177	48,350	49,550	50,780	52,040
Fire Fighting Force	327,156	335,922	344,972	354,089	363,451	373,064
Insurance	10,590	10,815	11,050	11,290	11,530	11,780
Legal Services	10,000	10,000	10,000	10,000	10,000	10,000
Supplies & Miscellaneous	60,640	66,939	64,142	61,068	62,014	62,992
Policing	1,565,773	1,818,283	1,885,552	1,955,388	2,027,872	2,103,119
Salaries & Wages	466,295	742,432	706,577	674,164	695,523	711,050
Telephone, Internet & Utilities	5,500	5,613	5,730	4,860	4,990	5,120
Training & Development	100,800	103,558	105,990	102,490	105,050	107,680
Utilities	35,540	36,429	37,350	38,290	39,230	40,230
Equipment Expenses	75,800	73,751	75,610	77,510	79,450	81,450
Total Expenditures	\$3,316,854	\$3,743,253	\$3,757,401	\$3,800,637	\$3,916,808	\$4,030,543

Emergency Management's budget for 2026 has decreased representing the Manager of Protective Service's salary budget largely reallocated to Salaries and Wages to more accurately reflect where salaries are charged.

Policing services, contracted to the RCMP, will increase in 2026 as Council approved an increase in officers funded by the District from seven to eight.

Management salaries have increased based on a 2024 market review, by over 7%. Additionally, unionized wages have increased by 3% based on the current collective agreement with CUPE. Other increases include a full year wage budget for the FireSmart coordinator, paid by Grant Revenues. A full year budget for the new bylaw officer position, and a new Building Inspection Clerk, funded by Building Permit revenues.

Property tax funding for this area is proposed to increase in 2026 by approximately 5% (\$145,753).

SEWER SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET

Sewer Services includes budget for the operation and maintenance of the sanitary sewer collection system within the District of Coldstream, contracted payments to the City of Vernon for the treatment and disposal of sanitary sewer wastewater, payment of debt servicing costs, and sewer specific capital projects.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Administration/Collection	485,442	539,944	555,943	573,550	591,432	603,351
Interest on Debt	23,520	23,520	23,520	23,520	23,520	23,520
Amortization	365,594	365,594	365,594	365,594	365,594	365,594
Lift Stations	165,000	168,625	173,218	177,945	182,804	187,796
Treatment & Disposal	710,546	737,775	756,219	775,124	794,502	814,365
Total Expenditures	\$1,750,102	\$1,835,458	\$1,874,494	\$1,915,733	\$1,957,852	\$1,994,626
Sewer Fees	1,568,014	1,599,184	1,630,980	1,663,400	1,696,480	1,730,220
Grant - OBWB SFA	10,887	10,887	10,887	10,887	10,887	10,887
Investment Income	32,692	32,692	32,692	32,692	32,692	32,692
Principal Payments - Long-term Debt	(27,403)	(27,403)	(27,403)	(27,403)	(27,403)	(27,403)
Surplus Transfer to Reserve	(199,682)	(145,496)	(138,256)	(129,437)	(120,398)	(117,364)
Remove Amortization	365,594	365,594	365,594	365,594	365,594	365,594
Net Property Tax Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Expenditure analysis:						
Administration	\$337,632	\$356,244	\$365,263	\$378,360	\$391,662	\$398,921
Amortization	365,594	365,594	365,594	365,594	365,594	365,594
Contract Services	75,920	112,925	115,740	118,630	121,600	124,640
Equipment	30,140	30,950	31,730	32,520	33,330	34,160
Hydro	16,000	16,000	16,400	16,810	17,230	17,660
Interest on Debt	23,520	23,520	23,520	23,520	23,520	23,520
Salaries & Wages	111,030	110,250	116,378	120,025	123,744	127,536
Supplies & Miscellaneous	71,170	65,200	66,230	67,290	68,370	69,470
Telephone	7,000	7,000	7,170	7,350	7,530	7,720
Training & Development	2,050	10,000	10,250	10,510	10,770	11,040
Treatment Contract	710,046	737,775	756,219	775,124	794,502	814,365
Total Expenditures	\$1,750,102	\$1,835,458	\$1,874,494	\$1,915,733	\$1,957,852	\$1,994,626

Capital Expenditures	\$3,827,897	\$2,319,750	\$150,000	\$150,000	\$150,000	\$150,000
Reserve Funding - Surplus & Reserve	(3,827,897)	(2,319,750)	(150,000)	(150,000)	(150,000)	(150,000)
Net Capital	\$0	\$0	\$0	\$0	\$0	\$0

Contract Services budget has increased to facilitate more closed circuit TV (CCTV) reviews of collection infrastructure to inform future years capital works.
Treatment contract budget include increases for anticipated contract payments to the City of Vernon for treatment and disposal services.
2026 capital expenditures are for the completion of the Aberdeen Sewer Expansion project which started in 2025. 2026 works will extend sewer services down Aberdeen Road to Kalamalka Road.
Sewer Services are funded by user fees paid by sewer customers on their quarterly utility bills. Property taxation does not fund any sewer activities.

**TRANSPORTATION SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET**

Transportation Services includes a variety of road operation and maintenance activities. Fleet maintenance and recoveries are budgeted in Transportation Services as well as the Public Works Yard, road and boulevard maintenance, street sweeping, snow and ice removal and drainage control. Traffic street light costs and line painting are also budgeted in this area.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
ADMINISTRATION	\$2,586,379	\$2,592,669	\$2,615,533	\$2,644,932	\$2,670,106	\$2,689,568
FLEET	522,000	530,000	543,769	557,874	572,363	587,219
FLEET RECOVERY	(529,400)	(559,100)	(573,090)	(587,420)	(602,110)	(617,128)
PW YARD	109,610	115,988	119,060	122,170	125,340	128,600
ROADS	1,377,300	1,305,855	1,342,114	1,378,384	1,415,635	1,453,920
TRAFFIC SERVICES	262,670	273,610	282,890	290,013	297,339	304,829
TRANSIT	223,560	223,560	225,110	226,700	228,330	230,000
Total Expenditures	\$4,552,119	\$4,482,582	\$4,555,386	\$4,632,653	\$4,707,003	\$4,777,008
Grants - Conditional	76,685	1,685	1,685	1,685	1,685	1,685
Reserve Funding - Drainage Reserve	115,550	-	-	-	-	-
Remove Amortization	1,816,748	1,816,748	1,816,748	1,816,748	1,816,748	1,816,748
Net Property Tax Funding	\$2,543,136	\$2,664,149	\$2,736,953	\$2,814,220	\$2,888,570	\$2,958,575
Expenditure analysis:						
Amortization	\$1,816,748	\$1,816,748	\$1,816,748	\$1,816,748	\$1,816,748	\$1,816,748
Contract Services	837,620	656,450	665,480	680,888	696,665	712,830
Equipment Maintenance	212,000	211,700	216,980	222,401	227,942	233,614
Fleet Recovery	-529,400	-559,100	-573,090	-587,420	-602,110	-617,128
Internal Charges	89,122	90,151	90,660	92,329	98,283	97,987
Materials & Supplies	505,780	513,152	525,940	539,030	552,460	566,220
Public Transit	223,560	223,560	225,110	226,700	228,330	230,000
Salaries & Wages	1,235,399	1,365,955	1,419,378	1,469,474	1,511,755	1,555,265
Telephone, Internet & Utilities	132,690	134,166	137,520	140,951	144,453	148,047
Training & Development	28,600	29,800	30,660	31,552	32,477	33,425
Total Expenditures	\$4,552,119	\$4,482,582	\$4,555,386	\$4,632,653	\$4,707,003	\$4,777,008

Contracted Services have decreased in 2026 due to a one-time asset management grant project and drainage works in 2025. Correspondingly, Grant Revenue and Reserve funding have decreased in 2026.

Management salaries have increased based on a 2024 market review, by approximately 7%. Additionally, unionized wages have increased by 3% based on the current collective agreement with CUPE.

Public Transit services are budgeted in this area, and the Route 10 expansion to Middleton Mountain is in the BC Transit expansion queue, with approval projected in 2027 or 2028.

Property tax funding for Transportation Services is proposed to increase by almost 5% (\$121,013) in 2026.

WATER SERVICES
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET

Water Services includes budgets for contracted operation and maintenance of Greater Vernon Water's infrastructure located within the District of Coldstream's jurisdiction. The District also administers the water utility billings to customers within the District and remits the collected revenues, less a service fee, to Greater Vernon Water.

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
General Operations	-	\$695,899	\$715,537	\$740,179	\$763,870	\$781,823
Agricultural	-	179,214	184,121	189,164	194,345	199,669
Domestic	-	908,277	933,006	958,415	984,520	1,011,342
Mixed	-	367,047	376,835	386,887	397,209	407,808
Water Projects	-	532,249	546,636	561,414	576,595	592,190
Total Expenditures	-	\$2,682,686	\$2,756,135	\$2,836,059	\$2,916,539	\$2,992,832
Water Service Fees	-	2,682,686	2,756,135	2,836,059	2,916,539	2,992,832
Net Property Tax Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Expenditure analysis:						
Salaries & Labour	-	\$799,591	\$823,578	\$848,285	\$873,735	\$899,947
Contracted Services	-	374,457	383,818	393,414	403,249	413,331
Own Equipment	-	135,210	138,592	142,058	145,610	149,249
Materials & Supplies	-	371,384	380,667	390,186	399,942	409,942
Utilities	-	13,173	13,502	13,840	14,186	14,541
Internal Charge	-	456,622	469,342	486,862	503,222	513,632
Water Projects	-	532,249	546,636	561,414	576,595	592,190
Total Expenditures	\$ -	\$2,682,686	\$2,756,135	\$2,836,059	\$2,916,539	\$2,992,832

Greater Vernon Water reimburses the District for costs incurred to maintain and operate their water system. Budgets are being established for 2026 for Council to provide expenditure authorization through the Financial Plan Bylaw.

CAPITAL PROJECTS & RESERVE TRANSFERS
PROPOSED FINANCIAL PLAN
2026 - 2030 BUDGET

The proposed 2026 General Capital Program is listed below, all funded by reserves. The 2026 Sewer Capital Program is listed in the Sewer Services budget summary sheet.

Additional, General Fund reserve contributions are listed below, with Sewer reserve contributions again listed on the Sewer Services budget summary sheet. The contributions also include an interest component as reserve funds are typically invested to earning investment income.

	2026 Budget	Funding Source	
General Hardware Replacements	\$105,000	Equipment Reserve	
Council Chamber Audio Visual upgrade	46,150	Future Expenditure Reserve - COVID Restart	
Sovereign House Repairs	25,000	Building Reserve	
Coldstream Firehall Equipment	28,500	Fire Equip / Wildfire Deploy	
Lavington Firehall Equipment	28,500	Fire Equip / Wildfire Deploy	
Foam for Trucks	35,000	Wildfire Deployment	
Kalamalka Beach New Bathroom Facilities	470,000	Grow Communities	
Kalamalka Beach Road cross section	20,000	Road Reserve	
Kalavista Tennis Courts	180,000	Gas Tax/CCBF Reserve	
Lavington Pool repairs	25,000	Future Expend-COVID	
Road Rehabilitation	870,000	Road Reserve	
Repaving Church Parking Lot	75,000	Road Reserve	
Kidston Road Raised Crosswalk	15,000	Road Reserve	
Drainage Projects	25,000	Drainage Reserve	
Replace Unit 33 (2011 International Dump Truck)	550,000	Equipment Reserve	
Replace Unit 14 (2005 Chevrolet 2500 3/4 ton)	100,000	Equipment Reserve	
Replace Unit 22 (2007 Ford F550 Utilities Service Truck)	300,000	Equipment Reserve	
Replace Calcium Chloride Tank	10,000	Equipment Reserve	
(New Unit) Parks E-Van	90,000	Future Expenditure Reserve - LGCAP	
Total Capital Expenditures	\$2,998,150		

Reserve Contributions:	Contribution	Interest	Total	
Future Expenditure Reserve	\$25,000	\$20,336	\$45,336	Transit expansion
Canada Community Building Fund (Gas Tax) Reserve	572,070	2,956	575,026	Regular grant
Policing Reserve	95,500	-	95,500	Regular contribution
Election Reserve	10,000	-	10,000	Regular contribution
Wildfire Deployment Reserve	-	532	532	Interest only
Parks Reserve	-	1,197	1,197	Interest only
Accumulated Deficit	257,000	-	257,000	Deficit repayment
DCC Reserves	-	38,998	38,998	Interest only
Growing Communities Fund	-	8,600	8,600	Interest only
Equipment Replacement Reserve	551,665	1,340	553,005	Regular + Interest
Land Sale Reserve	52,000	2,510	54,510	Regular + Interest
Drainage Reserve	182,280	12,887	195,167	Regular + Interest
Building Reserve	193,650	25,582	219,232	Regular + Interest
Road Reserve	814,998	942	815,940	Regular + Interest
Community Hall Reserve	63,000	5,094	68,094	Regular + Interest
(New) Lake Access Improvement Reserve	25,000	660	25,660	Regular + Interest
(New) Infrastructure Reserve	150,000	3,962	153,962	Regular + Interest
Total Fiscal Services	\$2,992,163	\$125,596	\$3,117,759	