

LAKE COUNTRY

Life. The Okanagan Way.

2023 ANNUAL REPORT





District of Lake Country Annual Report
For the fiscal year ending December 31, 2023.
Prepared by Finance and Administration with contributions from across the organization.
Lake Country, British Columbia

Table of Contents

INTRODUCTION

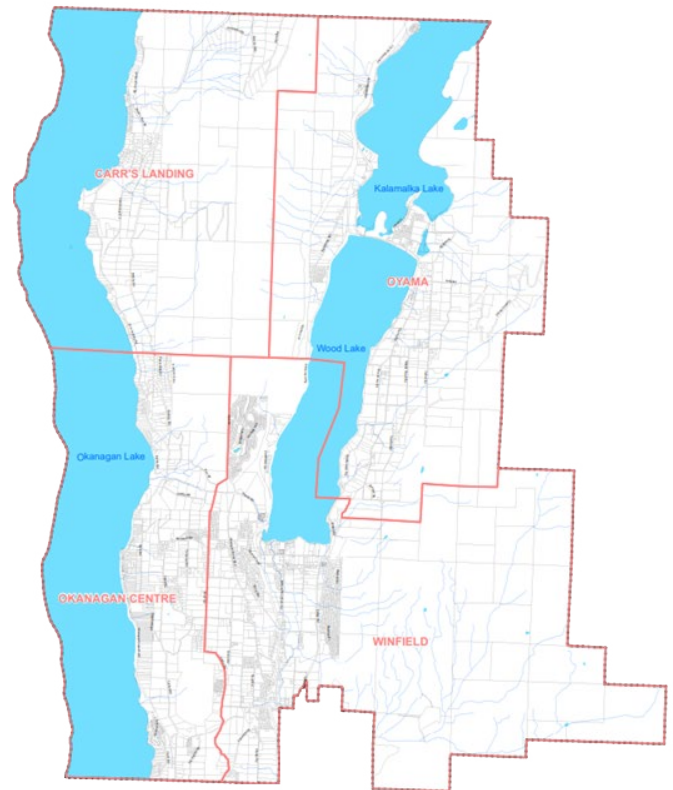
Lake Country Council	4
Message from the Mayor	6
Mission Statement	7
Municipal Services and Operations	8
Strategic Priorities	9
Awards and Achievements	10
Message from CAO	11

DEPARTMENTS

Organization Chart	12
Corporate Services	13
Engineering and Environmental Services	14
Finance and Administration	16
Parks, Recreation and Culture	18
Planning and Development	20
Utilities	22
Protective Services	24
RCMP	26

FINANCIALS

Report from Chief Financial Officer	28
Canadian Award for Financial Reporting	30
Independent Auditors' Report	34
Statement of Financial Position	35
Statement of Operations and Accumulated Surplus	36
Statement of Changes in Net Financial Assets	37
Statement of Cash Flows	38
Notes to the Financial Statements	39
Schedule 1: Schedule of Tangible Capital Assets	58
Schedule 2: Consolidated Schedule of Accumulated Surplus	60
Schedule 3: Schedule of Segment Disclosure	62
Schedule 4: COVID-19 Safe Restart Grant (Unaudited)	65
Schedule 5: Growing Communities Fund Grant (Unaudited)	66



STATISTICS	72
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Lake Country Council

2022-2026



Mayor Blair Ireland

Airport Advisory Committee
Central Okanagan Development Commission
Parks and Recreation Advisory Committee
Public Art Advisory Commission
Regional District of Central Okanagan Board
UBCO Regional Leadership Table
Water Services Advisory Committee



Councillor Tricia Brett - Okanagan Centre

Airport Advisory Committee (Alternate) Lake Country Health Society (Alternate) Parks and Recreation Advisory Committee (Alternate)
Tourism Kelowna



Councillor Heather Irvine - Winfield

Lake Country Senior Housing Society



Councillor Michael Lewis - At Large

Public Art Advisory Commission
Safe Schools Committee (Alternate)
Tourism Kelowna (Alternate)



Councillor Todd McKenzie - Oyama

Agricultural Advisory Committee
Lake Country Health Society
Lake Country Senior Housing Society (Alternate)
Municipal Insurance Association of BC
Okanagan Regional Library Board (Alternate)
Regional District of Central Okanagan Board (Alternate)
Water Services Advisory Committee (Alternate)
Winfield Senior Citizens Society



Councillor Bib Patel - At Large

Parks and Recreation Advisory Committee
Public Art Advisory Commission (Alternate)
Safe Schools Committee
Winfield Senior Citizens Society (Alternate)



Councillor Cara Reed - Carr's Landing

Central Okanagan Development Commission (Alternate)
Okanagan Regional Library Board
UBCO Regional Leadership Table (Alternate)

The District of Lake Country is governed by an elected Council comprised of a Mayor and six Councillors. Members of Council are elected for a four-year term. The current term is from 2022 to 2026.

Regular Council meetings are held at 7:00pm on the first and third Tuesdays of every month in Council Chambers at Municipal Hall, 10150 Bottom Wood Lake Road. Public Hearings on development matters are scheduled at the same time and take place just prior to the Regular Council Meeting. Members of the public are encouraged to attend Council Meetings and Public Hearings or access remotely online.

Meeting minutes and agendas are available on [the District's website](#).

Contact Lake Country council: mayorandcouncil@lakecountry.bc.ca.



FAST FACTS:

- 3 public hearings
- 9 special council meetings
- 20 strategic sessions
- 3 council committees
- 1 commission

- Agricultural Advisory Committee,
- Parks and Recreation Advisory Committee,
- Water Services Advisory Committee,
- Public Art Advisory Commission



231
COUNCIL
RESOLUTIONS



109
LETTERS FROM
THE PUBLIC TO
MAYOR AND
COUNCIL



21
REGULAR
COUNCIL
MEETINGS

The District of Lake Country acknowledges that it is conducting business on the unceded territory of squilx” / syilx (Okanagan) peoples.

Lake Country Council and staff recognize the importance of building respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

Message from the Mayor



Blair Ireland, Mayor

I'm pleased to present the District's 2023 Annual Report. This report provides information on our finances and major projects, while also giving an insight into the roles and responsibilities of each department.

2023 was a year of great change at the District. Our newly elected council began the year with Tanya Garost as CAO. Mid-year, Ms. Garost resigned and relocated to Saskatchewan and by September, Leslie Groulx stepped in as interim CAO. Leslie filled this role until Paul Gipps assumed the position in a permanent full-time capacity.

The biggest event of 2023 was in August when the Central Okanagan Emergency Operations Centre was activated to support BC Wildfire crews fighting a wildfire in the District of Lake Country. A local state of emergency was declared as blazes were quickly marked in the Clarke Creek area near Tyndall Road. Communities from all over BC provided resources and equipment to aid in fighting the fire that affected our community and the surrounding area.

The Lake Country Fire Department, led by Chief Lee and Deputy Chiefs Penner and O'Rourke, along with firefighters from neighbouring communities and BC Wildfire were deployed quickly. In the end, three structures were lost however there were no human injuries which is a real testament to everyone's efforts. Our District staff worked around the clock to facilitate the wildfire efforts, ensuring residents continued to receive water at their properties, wildfire crews received meals and that residents received the most up-to-date official information. It was an honour working with such an incredible group of people who care deeply about their community. There is no better place than Lake Country and you all showed that to the world. I've never been prouder to be part of this great community.

Many lessons were learned and we are making sure to implement any changes to protect Lake Country in the future and become one of the most resilient

communities. Our Fire Department has been working hard to implement FireSmart principles into everyday life. All of us will need to seriously consider the impact climate change has on our environment and we'll look to engage with the public on the strategic, long-term goals for our community. Other levels of government can assist us to achieve some of our goals, including access to more affordable housing. We are not alone in providing important services to our community and we will work to ensure our voice is heard at the provincial and federal government level.

For several years, the District's planning department has struggled with heavy backlogs and an inability to move forward. Through building relationships with neighbouring community leaders, particularly the City of Kelowna, we were able to receive assistance and resources to help get our planning department back to a healthy position.

To help restore the community's confidence, I spent time connecting with building and development groups. Council was also extremely supportive and assisted where possible. I am committed to keeping up these relationships to help put Lake Country in a better position for the future. As a council we have set the stage for many improvements to our processes for the year ahead.

New provincial legislation will direct us to rebuild zoning maps to build more housing in Lake Country. We have targets to achieve and we need to focus on ensuring we have a range of house-scale buildings that support walkability, locally-serving retail and public transportation options. Diversification of our tax base is essential; the future of growing the business community will depend on it. The next steps for the Lake Country Business Park will be a big focus for Council and staff as well as encouraging business growth on Main Street. Staff is putting a lot of focus on changing some of the building permits and updating bylaws to make it easier for residents to improve their properties rather than get held up by red tape.

Fostering open communication with the public will always remain a big priority for me. I want to help our residents understand the challenges Council faces and the opportunities that may reveal themselves. I encourage members of the Lake Country community to connect with Council, get involved and answer our calls for input.

Visit lakecountry.bc.ca/subscribe or find us at lakecountry.bc.ca/mayorandcouncil.

Blair Ireland, Mayor



Mission Statement

To nurture a healthy natural environment, strong rural character and urban core, sustainable infrastructure, economic opportunities, an inclusive community with involved citizens, through respectful, transparent government, focused on balanced strategic decision making.

Municipal Services and Operations

SERVICES PROVIDED BY THE DISTRICT INCLUDE:






- Building permits and inspection
- Business licensing
- Bylaw enforcement/education
- Drainage system maintenance
- Economic development
- Emergency preparedness planning and coordination
- Engineering services
- Financial reporting
- Fire inspection
- Fire protection
- Garbage and yard recycling services (RDCO)
- Legislative services
- Parks maintenance and operation
- Planning services
- Policing
- Property tax and utility account maintenance and payment options
- Public transit
- Recreation programs and facilities operation and maintenance
- Sanitary sewer collection system
- Sidewalk construction and maintenance
- Snow removal
- Street construction and maintenance
- Street lighting
- Tourism promotion
- Water system operation



Strategic Priorities 2023

LAKE COUNTRY COUNCIL'S COMMITMENT TO:

- Addressing climate change in all decisions
- Support quality development that respects public safety, environment and community needs
- Finish what we started

INFRASTRUCTURE	2023 ACHIEVEMENTS	ONGOING OBJECTIVES
 <p>Well maintained infrastructure and facilities that meet community needs and allow growth and development for prosperity.</p>	<ul style="list-style-type: none"> • Liquid Waste Management Plan. • Water Master Plan adopted. • Water Management Plan in Phase 2. • Advocated for highway improvements at Crystal Waters Road with Ministry of Transportation and Infrastructure. 	<ul style="list-style-type: none"> • Secure long term wastewater service delivery for the community. • Ensure sustainable water service delivery for the community. • Create infrastructure that meets community needs.
ECONOMY	2023 ACHIEVEMENTS	ONGOING OBJECTIVES
 <p>Building a strong and vibrant community by attracting, supporting and retaining businesses and residents.</p>	<ul style="list-style-type: none"> • Lake Country Business Park - conducted landowner consultation. • Economic Development Strategy (2023-2027) adopted by Council. 	<ul style="list-style-type: none"> • Support opportunities to diversify lake country's tax base. • Implement the Agricultural Plan • Encourage growth of the downtown core.
GOVERNANCE	2023 ACHIEVEMENTS	ONGOING OBJECTIVES
 <p>Fiscally sustainable government focused on strategic decision-making, transparency and inclusiveness.</p>	<ul style="list-style-type: none"> • Ongoing collaboration with Okanagan Indian Band on multiple projects including the Liquid Waste Management Plan, Water Management Plan, Cultural Centre and serving and transportation network development. • Implemented improvements to the development application and building permit process. 	<ul style="list-style-type: none"> • Honour reconciliation by strengthening relationships and inclusiveness with indigenous partners. • Identify and support improvements to the development process. • Explore opportunities to engage with regional local governments.
ENVIRONMENT	2023 ACHIEVEMENTS	ONGOING OBJECTIVES
 <p>Maintaining a healthy and natural environment through responsible use, protection and sustainable practices.</p>	<ul style="list-style-type: none"> • Master Drainage Plan adopted by Council. • Urban Forest Management Strategy, Phase 1 presented to Council. 	<ul style="list-style-type: none"> • Preserve, protect and enhance our natural environment.
SOCIAL	2023 ACHIEVEMENTS	ONGOING OBJECTIVES
 <p>Building Social Capital and engaging citizens and partners to improve the well-being and diversity of the community.</p>	<ul style="list-style-type: none"> • Recreational Needs Assessment completed. 	<ul style="list-style-type: none"> • Review existing demand and capacity, future trends and projected needs. • Create and support opportunities for a healthy, active and inclusive community.

Awards and Achievements

ORGANIZATIONAL SAFETY EXCELLENCE AWARD

The District was awarded the 2023 Organizational Safety Excellence Award for the third year in a row. The BC Municipal Safety Association (BCMSA) recognizes local governments for activities that improve their experience rating and ultimately reduce injuries, illness, disease and fatalities with this award.

To be awarded the Organizational Safety Excellence Award, a municipality must demonstrate an outstanding safety record compared to peer organizations as well as year-over-year continuous improvement.



CANADIAN AWARD FOR FINANCIAL REPORTING

Lake Country's annual financial report for the year ended December 31, 2022 was awarded the **Canadian Award for Financial Reporting** by Government Finance Officers Association of the United States and Canada (GFOA). This is the District's eighth year in a row to receive this award.

To receive the Canadian Award for Financial Reporting, a government must publish an easily readable and efficiently organized annual financial report. Lake Country's financial reports go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture.

Message from the Chief Administrative Officer



Leslie Groulx, Interim CAO

I invite you to read through the 2023 Annual Report for the District of Lake Country to learn about the many projects and initiatives undertaken during the year to better serve the community and reach milestones in the achievement of Council's strategic priorities. The Annual Report is a synopsis of achievements and a progress report for ongoing objectives.

In 2023, the District launched the **"MyLakeCountry"** online portal for citizens to access property and utility information 24/7. This will expand in 2024 to include Business Licences and Building Inspections among other permit applications.

We continue to hear from the community that road improvements are a priority. The Woodsdale Road improvement project during the fall of 2023 was an active transportation and mobility project addressing some of the top priorities identified by citizens for improvement in Lake Country – specifically sidewalks, walking paths, and safe biking opportunities to move around the community.

We value the contribution of involved community members in sharing input, questions and opinions throughout the year in person and through the Let's Talk – Lake Country public engagement online platform, so Council is aware of your priorities and can factor them into their decision-making.

The strategic priorities for the past few years have focused on the mission to nurture a healthy natural environment, strong rural character and urban core, sustainable infrastructure, economic opportunities, an inclusive community with involved citizens, through respectful, transparent government, focused on balanced

strategic decision-making. Council is committed to addressing climate change in all decisions.

A review of the planning, development and building services was complete with recommendations addressed to Council, this review and corresponding recommendations have been well received by staff, Council and the development community.

Paul Gipps will join the District as the new Chief Administrative Officer in February 2024. He recognizes the importance of building a development team and organizational culture that demonstrates agility in welcoming and supporting the right development in Lake Country. He also acknowledges that connecting with business, neighbourhoods, First Nation neighbours, community associations, and leveraging strong provincial and federal networks are key to achieving the best community outcomes. Our local government organization is only as strong as our community relationships.

The whole community came together and supported one another in outstanding ways during the wildfire in August 2023 demonstrating extraordinary strength and resiliency.

I have enjoyed getting to know many in the Lake Country community, working with the passionate team of staff and Council members in Lake Country as Interim Chief Administrative Officer for the last quarter of 2023, and I know this community will continue to thrive as everyone works together with integrity, transparency and accountability.

Leslie Groulx, Interim CAO

Organization Chart

SENIOR MANAGEMENT TEAM

- Tanya Garost/Leslie Groulx, Chief Administrative Officer
- Reyna Seabrook, Director of Corporate Services
- Matthew Salmon, Director of Engineering and Environmental Services
- Trevor James, Director of Finance and Administration
- Matt Vader, Director of Parks, Recreation and Culture
- Jared Kassel, Director of Planning and Development Services
- Greg Buchholz, Director of Utilities
- Darren Lee, Fire Chief



Corporate Services

RESPONSIBILITIES

Corporate Services administers Council agendas and minutes, bylaws, land negotiations, Freedom of Information requests, electoral processes, customer service, Bylaw services and enforcement. Corporate Services also oversees clerical positions at the Lake Country RCMP Detachment.

2023 HIGHLIGHTS

Union of BC Municipalities (UBCM)

In September, Mayor and Council attended the UBCM annual convention. The organization was formed to provide a common voice for local government and gives an opportunity for local governments of all sizes to come together, share their experiences and take a united position.



Councillor Brett and Mayor Ireland with David Eby, Premier of BC



Minister of Housing, Hon. Ravi Kahlon, visited Municipal Hall in June to meet with Mayor Ireland. The Minister was visiting to discuss the need for access to affordable housing in the region.

Hon. Anne Kang, Minister of Municipal Affairs, with Mayor Ireland in front of Municipal Hall.



FAST FACTS

20
FOI REQUESTS
(18 IN 2022)

18
BYLAWS
ADOPTED

918
CALLS FOR
SERVICE
ADDRESSED TO
BYLAW
(439 IN 2022)

Prime Minister Justin Trudeau visited the Central Okanagan on August 25th to meet with local leaders, firefighters and volunteers involved in the provincial wildfire response.



DID YOU KNOW?

Every year, a George Elliot Secondary School student is welcome to join Mayor and Council at regular council meetings. This allows high school students the ability to gain insight into local government Council processes and provide a youth perspective during meetings.



2023-2024
Youth Councillor Kiara Domanski

Engineering and Environmental Services

RESPONSIBILITIES

Engineering and Environmental Services is responsible for technical support in civil engineering and operations matters including:

- Capital Projects
- Operations Projects
- Subdivision and land use (Development Engineering)
- Public Works and Fleet
- Road maintenance and renewal
- Mobility and public transit
- Solid waste and recycling

2023 HIGHLIGHTS

Woodsdale Road Improvement Project

The Woodsdale Road Improvement Project was completed in two phases, the West end and the East end. The West end improvements included a culvert replacement at Winfield Creek and installation of a multi-use pathway to improve active transportation amenities from Highway 97 to Seymour Road. On the East end, bike lanes and sidewalk or path infrastructure was constructed from Bottom Wood Lake Road to the Rail Trail, ensuring safe and consistent mobility throughout the corridor. Despite a minor schedule delay due to impacts from wildfire, road reconstruction and paving were completed in early November on this 2.85M capital project.



MOBILITY IMPROVEMENT PROGRAM



getting around Lake Country in safe and enjoyable ways

The Mobility Improvement Program, adopted in September 2022, provides an updated improvement and renewal program in line with the goals of the master plan.

Lake Country Business Park

As part of Lake Country's Economic Development and Tourism Strategy, preliminary concept plans for a Lake Country Business Park have been endorsed by Council. Engineering and Environmental Services has invested significant resources to initiate development of an overall infrastructure servicing strategy and road network concept design. Advancements on the project plans going forward will build on the work completed in 2023. The project is aligned to Council's strategic priority to **Support Opportunities to Diversify Lake Country's Tax Base.**



Installation of a new concrete box culvert to replace aged pipe culvert on the west end of Woodsdale Road.

Integrated Stormwater Management Plan

The **Integrated Stormwater Management Plan (ISMP)** is a comprehensive expansion of the District’s Master Drainage Plan (2015) and has included development of a GIS based infrastructure inventory. The purpose of the plan is to support growth of the District in a way that maintains, or ideally, enhances the overall health of the subject watersheds. Some of the plan objectives include:

- to **Protect People, Property and Infrastructure**
- to **Protect, Preserve, and Restore Natural Resources**
- to **Improve Stormwater Quality**
- to **Adapt to a Changing Climate**

Two of the guiding principles include:

- to **Respect and Celebrate Water**
- to **Consider and Manage Risk**

In November of 2023, the District was provided the Phase 1 Report for the ISMP. The framework report identifies methodology and evaluates risk, consequences and severity associated with stormwater drainage. As an additional but separate scope, mapping of the watershed areas impacted by the August 2023 wildland fire in Lake Country was initiated. Specifically, that data will add a measure of anticipation of drainage impacts in burned areas. The development of the ISMP is aligned with Council’s strategic priority of **Infrastructure the Meets Community Needs**.



Public Works Needs Assessment

Long term planning for the District’s operational needs is underway. In 2023, a consultant was engaged to evaluate future requirements for anticipated levels of service, space planning, equipment storage and staffing. In order to create immediate space efficiencies, a temporary office at the District’s operations yard was lifted and moved to reduce areas of conflict and improve safety and access for equipment and vehicles.

Design

Projects included in the 5-year Capital Works Program are the focus of pre-design and design undertakings. 2023 Design includes:

- Pelemewash Active Transportation Connection
- Lakestone Drive Drainage Corridor
- EV Charging Station area

Transit Study

Phase 2-2023: Lake Country continues to explore methods to improve public transit use locally. 118 respondents completed an online survey regarding current travel patterns and needs, and a virtual workshop was held in November for participants to provide additional input on strategies. Transportation specialists, Watt Consulting, has been engaged to support the District’s objectives in a 4 phase plan.

FAST FACTS



32,000

METRES OF
CRACK SEALING



108

CUBIC METERS
OF ‘DEPOT ONLY’
RECYCLING MATERIAL
COLLECTED

1,032

VEHICLES ATTENDED POP-UP RECYCLING
DEPOTS FROM MARCH – SEPTEMBER

Financial and Administration

RESPONSIBILITIES

Finance and Administration is responsible for all financial services of the organization including taxation and budgeting as well as payroll and accounts receivable and payable. The Department also oversees information technology (IT).

2023 HIGHLIGHTS

MyLakeCountry.ca went live April, 2023. This online portal provides residents 24/7 access to property tax and utility billing information. 124 residents registered within the first week of launching and by the end of the year, 1958 active users had registered for the service. More online services such as building permits, business licences and booking building inspections will be available in 2024.



WELCOME TO MyLAKECOUNTRY

MyLakeCountry is an online account that gives you 24 hours a day, 7 days a week secure access to information regarding your District of Lake Country accounts such as Property Tax, Utility Billing, Business Licences and Permits.

Click [here](#) to learn more about MyLakeCountry.

[Subscribe](#) to receive community news, events and emergency notifications.

Click on 'Continue' (blue icon) below to proceed. On the next page, you can login to your account or register for a new one.



Interim CAO, Leslie Groulx

Chief Administrative Officer (CAO) Tanya Garost resigned from the District August, 2023 to relocate to Saskatchewan in her new role with the City of Martensville. The District welcomed Leslie Groulx as interim CAO until a permanent CAO was recruited.



District of Lake Country Accessibility Plan

Effective September, 2023, municipalities were required to develop an accessibility plan and establish an Accessibility Engagement Group, under the **Accessible BC Act**. A survey was launched through the **Let's Talk** platform where residents were encouraged to participate to help shape the plan for the District of Lake Country.

DID YOU KNOW?



Lake Country's Farm Gate Trail launched in 2022. This program highlights local farms and encourages residents and visitors to shop locally. Each participating farm is provided a sandwich board to advertise on their property and their farm is listed on an interactive online map. Since launching, there are currently **54** Farm Gate signs out in the community. **Have a look here.**

**DID
YOU KNOW?**

VisitLakeCountry.ca launched as a dedicated website for tourism-related information that supports local businesses and attractions. View the **promotional video** that was produced to highlight the outdoor beauty and activities visitors can take part in around Lake Country.



FAST FACTS

6,989

PROPERTY TAX
NOTICES ISSUED
(6,949 IN 2022)

131

BUSINESS LICENCES
ISSUED IN 2023

\$5.9M

\$5,924,244 UTILITY REVENUES
(\$5,664,959 IN 2022)

\$20.2M+

\$20,235,206 PROPERTY TAX COLLECTED
(\$17,004,395 IN 2022)

Correction: 2022 Annual Report
incorrectly stated \$14,486, 820.
Correct amount is stated above.

Parks, Recreation and Culture

RESPONSIBILITIES

Parks, Recreation and Culture is responsible for building and maintaining the District’s parks, public green spaces and recreational spaces. They coordinate recreation opportunities, the community theatre (Creekside), Live! In Lake Country outdoor performances and public art and cultural events. This department is also responsible for facility maintenance and operations.

2023 HIGHLIGHTS

Town Centre Parks and Trails Design

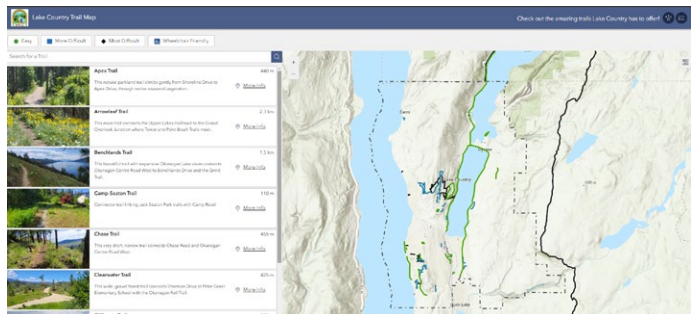
A variety of methods were used to gather input for the design plan. Stakeholders were contacted directly, a community survey which was completed by 300 residents and visitors and two engagement booths were set up at the Live! In Lake Country and Farmer’s Market events.

The Public Art Commission presented the new painted mural ‘Gratitude’ on Winfield Memorial Hall. The mural concept “Gratitude” captures a beautiful landscape filled with biodiverse life, the surrounding lakes, the semi desert geography, and the essence of Lake Country. Through the interaction of the land and animals in the design, the viewer is invited to reflect on interconnectedness, harmony, diversity in community, and gratitude for the beauty of Lake Country.



Xeriscape garden collaboration received recognition from BC Communities in Bloom. With the significant efforts of the Lake Country Garden Club and the DLC Parks team, the ‘Little Piece of Lake Country’ garden has become a great example of a xeriscape garden with a pollinator hotel.

Interactive online trail map was made available thanks to a Canada Healthy Communities Initiative grant obtained by Walk Around Lake Country (WALC).



FAST FACTS

253

RECREATION PROGRAMS (221 IN 2022)

858

DROP IN'S TO RECREATIONAL PROGRAMS (41 IN 2022)

1

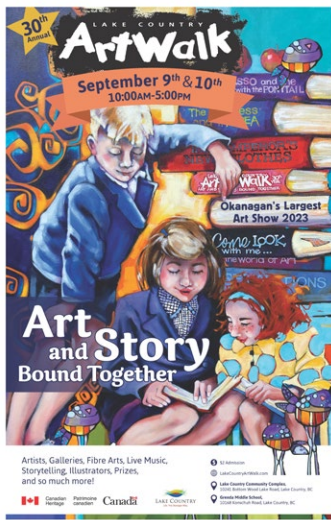
SPECIAL ‘APPRECIATION SHOW’ AFTER THE WILDFIRES

8

SCHEDULED LIVE IN LAKE COUNTRY PERFORMANCES (8 IN 2022)

39

CREEKSIDE THEATRE PERFORMANCES (32 SHOWS IN 2022)



Held every September at the Lake Country Community Complex, **ArtWalk** attracts over 7000+ attendees and features displays of visual and performing arts from 200+ Okanagan artists, hands-on children's activities, live art demos, workshops and a live art auction.

DID YOU KNOW?



To encourage community members to increase and maintain the community urban forest canopy, the District supports a purchase program called '**Lake CounTREE**'. Residents can choose from a variety of fall tree varieties and purchase one tree per household at a subsidized rate of \$50.

2023 was the second year of this successful program, with 100 trees sold!

Appreciation Party

Held September in Swalwell Park, this was a free opportunity for the community to come together and enjoy time together after the Clark Creek wildfire. Shalisa and Chick Jagger and The Rolling Tones performed over the evening, while Rotary served hot dogs, kids enjoyed activities and there were plenty of opportunities to thank the LCFD for their assistance during such a crucial time.



Mayor Ireland signing a canvas with his thanks to the firefighters.



Community members enjoying the Appreciation Party in Swalwell Park.



LCFD Deputy Fire Chief Brent Penner (left) and Chief Darren Lee (right) enjoying a moment to exchange a story and a laugh.

Planning and Development

RESPONSIBILITIES

Planning and Development is responsible for land use planning as well as building and development applications and related functions. The department is divided into two divisions: Land Use/Policy Planning and Building Inspections.



2023 HIGHLIGHTS

Application Type	Planning File Summary 2023					
	January to June 30th		July 1 to December 31		Total	
	Received	Resolved*	Received	Resolved*	Received	Resolved*
Development Permit – Council	7	9	3	6	10	15
Subdivision (staff)	1	0	2	0	3	0
Development Permit – Technical (staff)	8	15	5	13	13	28
Development Variance Permit	4	3	6	3	10	6
Zoning Amendment	4	2	2	1	6	3
Agricultural Land Reserve	3	4	1	0	4	4
Temporary Use Permit	1	1	0	0	1	1
OCP Amendment	0	0	0	0	0	0
Covenant Amendment	2	0	3	0	5	0
Total	30	34	22	23	52	57

* File Closed / Cancelled

Yearly Building Statistics						
Category	2023		2022		2021	
	Permit	Value	Permit	Value	Permit	Value
Single Family Dwelling	27	38,189,767	45	38,809,000	94	71,847,368
Commercial	0	0	14	3,382,913.51	18	1,037,000
Agriculture	1	25,000	9	632,400	6	1,095,418
Industrial	1	96,000	0	0	0	0
Institutional	1	200,000	6	2,287,700	1	80,000
Multi-Family Dwelling*	23	59,165,245	6	12,825,000	6	5,600,000
*Other	137	12,490,268	180	10,709,828	238	12,415,956
OCP Amendment	0	0	0	0	0	0
Covenant Amendment	2	0	3	0	5	0
Total Permits/Values	190	110,141,281	260	68,646,841.93	363	92,075,742

*Multi-family dwelling permits represent the number of permits issued rather than the number of units constructed. One multi-family dwelling permit may consist of two or more units.



Utilities

RESPONSIBILITIES

Utilities is responsible for the maintenance and construction of critical infrastructure in the community. The areas of responsibility include water distribution and quality, liquid waste treatment plant, the sewage system and the hydrogeneration plant.

2023 HIGHLIGHTS

The **Lake Country Water Conservation Plan** was approved by Council in July, 2023. This plan aims to assess ways for the community to reduce water usage and potentially increase water supply. A Council endorsed Water Conservation Plan is crucial for seeking grant funding for water system improvement projects.

Okanagan Centre Watermain project

A development driven watermain installation initiated a 3-phase program to increase fire flows to the lower Okanagan Centre area in 2020. 2023 saw the final phase of the project with the replacement of aging watermain from Sixth Street to Maddock Avenue, between Fourth and Seventh Streets. Additionally, a preexisting PRV chamber was replaced with an above-ground PRV station; thereby eliminating a confined space hazard.



Waste Water Treatment Plant

The District successfully reached substantial completion of the Lake Country Waste Water Treatment Plant (LCWWTP) Phase 4 upgrades in September, 2023. The upgrades enhanced redundancy and capacity by integrating a second secondary clarifier and their bioreactor. Additionally, effluent quality saw improvement through the installation of effluent disc filters. These modifications were approved prior to construction and align with the District's goals to serve an expanding population, care for the environment and protect public health.



Water Master Plan

Significant community engagement and consultation has been delivered to provide education on Lake Country's water challenges and to collect and understand the community concerns. Engagement kicked off in May, 2022 with a series of engagements and online submissions of Q&A's. Community engagements along with a **whiteboard video** was produced to assist Lake Country stakeholders understand Lake Country's water issues—visit **Let's Talk – Lake Country** for full details.

Beaver Lake Water Treatment Plant (WTP) Bench Scale Pilot

The District initiated a Bench Scale Testing Plan to validate proposed treatment processes and guide the subsequent design phase of the planned Beaver Lake water treatment plant. This testing program aimed to account for seasonal variations in water quality and treatment parameters, involving weekly sampling and monitoring of raw water quality to enhance the existing characterization of Beaver Lake water. Additionally, a series of jar tests and specialized testing were carried out to capture various design water quality scenarios.

Grant received from Okanagan Basin Water Board in September, 2023. With the support from the District, Larratt Aquatic Consulting received \$25,000 from the Okanagan Basin Water Board (OBWB) grant program for their **Wood Lake – What’s At Stake and What We Can Do About It?** project. The project aims to investigate and address changes in Wood Lake’s water quality such as warmer temperatures, increased nutrient levels and algae blooms, and decrease in oxygen levels. The funds from the grant will go towards the costs associated with the sampling program and the development of the final report, which will be finalized in March 2024.

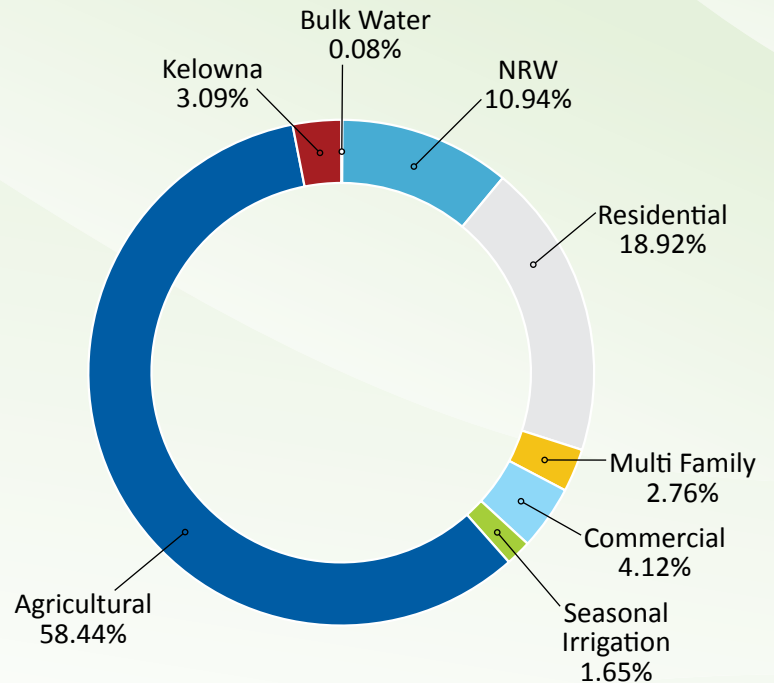
Water Availability Workshop (Nov)



Water Supply Association of BC (WSABC) (Oct)

Patti Meger, Water Quality Analyst, District of Lake Country, received the Distinguished Service Award. Patti has been a WSABC board member for numerous years and is a highly respected cornerstone of the Water Quality and Watershed management community.

2023 WATER USAGE



FAST FACTS

686,858 M3

TOTAL TREATED WASTEWATER IN 2023 (628,566 M3 IN 2022)

3,915

DISTRICT’S COLLECTION SYSTEM SERVES OVER 3,915 RESIDENTIAL SANITARY SEWER SERVICE EQUIVALENCES.

5,238

DLC SUPPLIES WATER TO 5,238 RESIDENTIAL CONNECTIONS IN 2023 (5135 IN 2022)

Protective Services

RESPONSIBILITIES

Protective Services provides emergency services, participates in the regional emergency and rescue programs and is responsible for fire inspections on commercial and industrial buildings, businesses, daycares and schools.

2023 HIGHLIGHTS

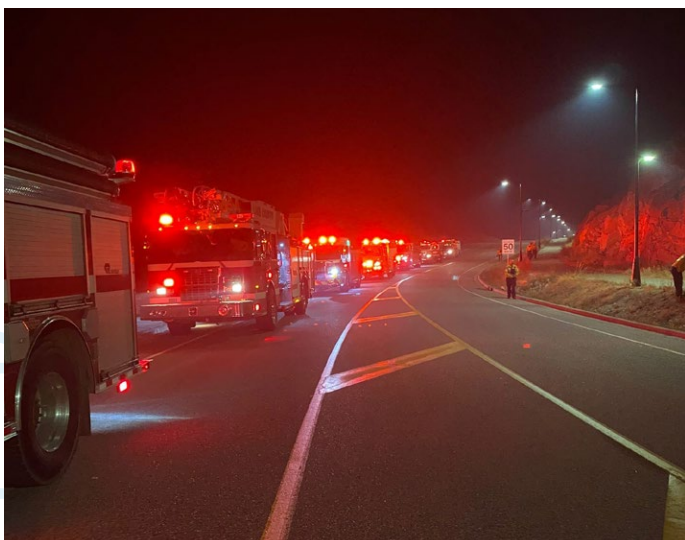
Clark Creek Wildfire

In August, the Central Okanagan Emergency Operations Centre was activated to support BC Wildfire crews fighting a wildfire in the District of Lake Country. A local state of emergency was declared as blazes were quickly marked in the Clarke Creek area near Tyndall Road. Communities from all over BC provided resources and equipment to aid in fighting the fire that affected our community and the surrounding area. Hundreds of residents were evacuated from their properties and three structural losses occurred in Okanagan Centre. Once the fire was held, residents were able to safely return to their homes.

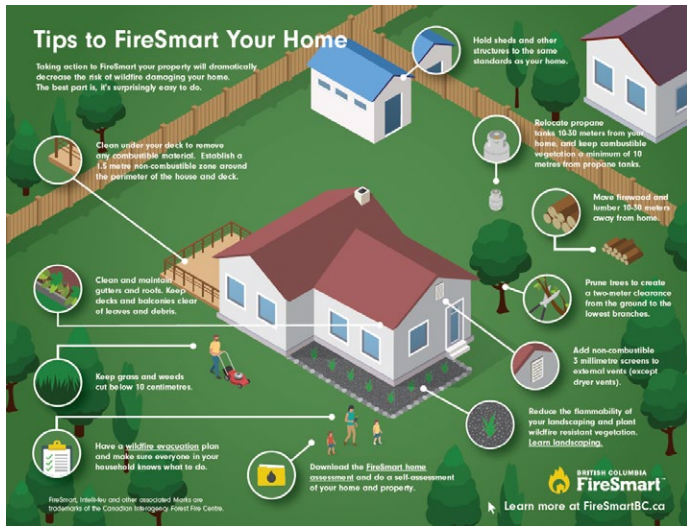


Wildfire Fuel Mitigation

Wildfire fuel mitigation treatment was conducted on the east side of Spion Kop over the winter under the direction of the provincial Ministry of Forests. This work was designed to reduce potential intensity of future wildfire behaviour. In the interest of public safety, all trail users were asked to adhere to trail signage, follow direction from crews working in the area and to avoid active work areas.



Firefighters sold 'Fire Storm' t shirts to raise funds for the Central Okanagan Fire Relief. Proceeds raised went to assist those impacted by the wildfires of 2023.



FireSmart Home Partners Program

Lake Country Fire Department (LCFD) offered free professional home assessments to engage homeowners in voluntary wildfire mitigation activities. When completing the FireSmart assessment recommendations, homeowners became eligible to receive a rebate of up to \$500.

The **FireSmart** Home Partners Program is a collaboration between FireSmart Canada, FireSmart BC, provincial governments, local governments, Indigenous communities, the private sector and homeowners in Canada.

Fire Department Open House

The LCFD hosted a community open house at Station 71 on June 24 to provide recruitment opportunities, educate the community on FireSmart and fire prevention.

Fire Chief for a Day



Firefighters and participants in the 'Fire Chief for a Day' program which caps off Fire Prevention week annually in October.

Ice Cream with a Firefighter



LCFD firefighters spent time in the community of Oyama answering questions from residents or those interested in joining the Fire Department as paid-on-call firefighters.

FAST FACTS

569

MEDICAL INCIDENTS
(426 IN 2022)

297

OF FIRE AND ALARM
INCIDENTS
(241 IN 2022)

81

MOTOR VEHICLE &
RESCUE INCIDENTS
(97 IN 2022)

93

OTHER INCIDENTS
(86 IN 2022)

General Investigation Team (GIS) expanded in 2023 with the addition of GIS member Cst. Cheryl Duggan (as of September, 13 2023).

Cpl. Ryder Birtwistle enrolled in the Media Relations course becoming the Media Relations Officer for Lake Country RCMP.



In conducting patrols of the community, Lake Country RCMP impounded many vehicles from the roads due to impaired operation and excessive speeds. In the month of December, five vehicles were impounded within six days.



Drugs and associated paraphernalia seized from an arrest for possession of a controlled substance.



Mayor Blair Ireland and RCMP Sergeant Jon Collins presented Kevin Bowles and Heinz Brand with 30-year service awards for their time as volunteers with Community Policing in Lake Country.

The Cram the Cruiser event is held before the winter holidays to collect toys and donations for families in need within the community. Since 2012, over \$50,000 in cash or cheques and 14,500 pounds of items have been donated.

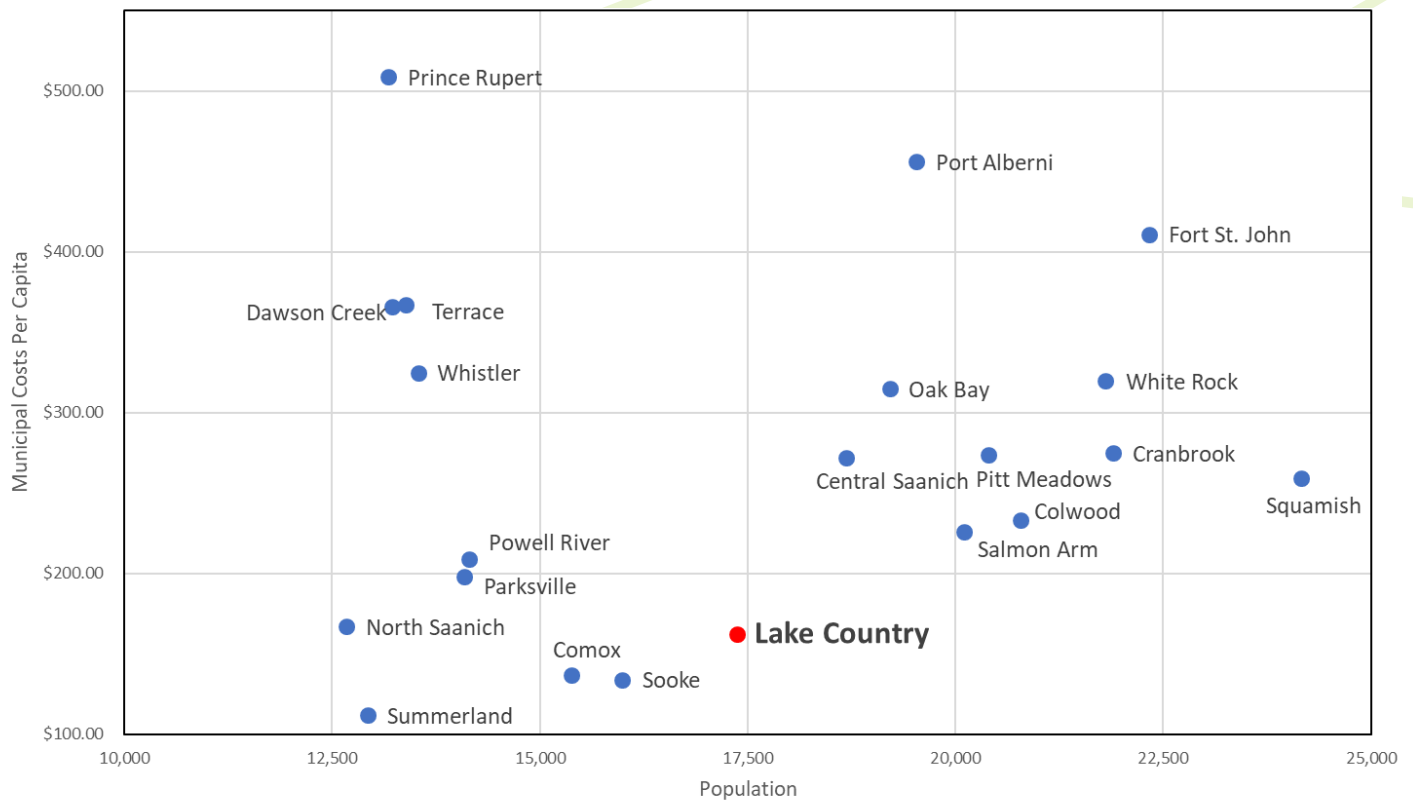


Fig. 1 – Shows Cost per Capita of policing services and populations for various municipalities in the year 2022. The figure includes the District of Lake Country and 20 BC municipalities with similar populations (10 smaller and 10 larger). Data is sourced from the Ministry of Public Safety and Solicitor General’s report “Police Resources in British Columbia, 2022”.

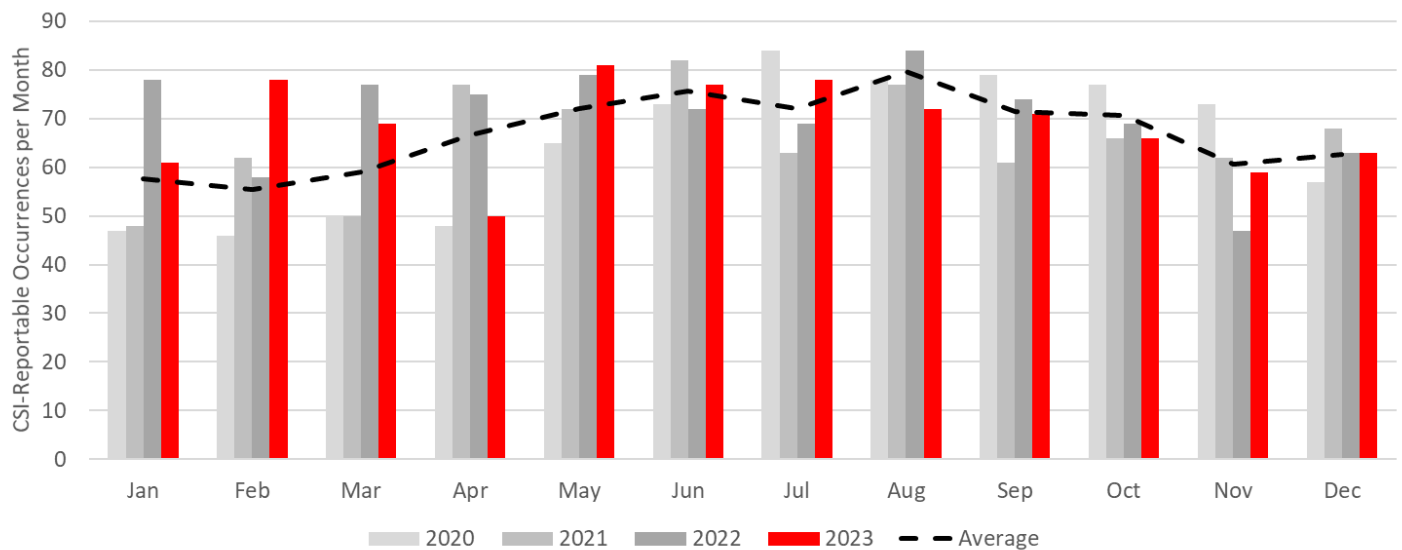


Fig. 2 – Shows the number of CSI-Reportable Occurrences per Month for the District of Lake Country from 2020 to 2023. More information on what consists a CSI-Reportable Occurrence can be found on the Statistics Canada website.



Trevor James,
Chief Financial Officer

REPORT FROM CHIEF FINANCIAL OFFICER

Our auditors, BDO LLP, have audited the 2023 financial statements and provided a preliminary unmodified (clean) audit opinion. The full financial statements were presented to Council by BDO LLP and by management at the May 7, 2024 Regular Council meeting.

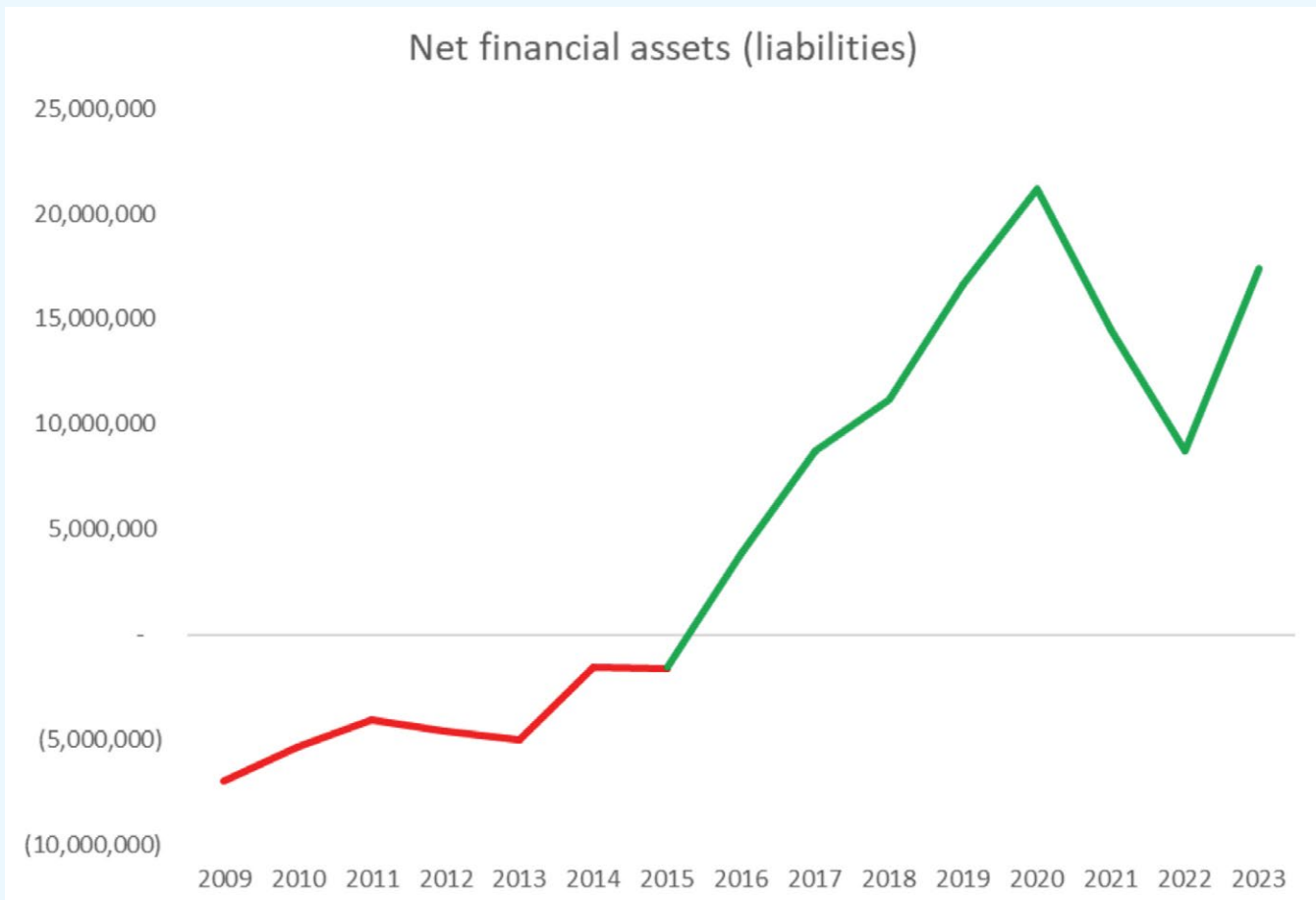
These financial statements have been prepared in accordance with generally accepted accounting principles for local governments following recommendations and guidance provided by Public Sector Accounting Standards (PSAS).

RELEVANT OBSERVATIONS

A net financial position indicates the extent that net financial resources are available to fund future operations and expenditures. In 2023 the District moved to a net financial position of \$17,411,953 compared to \$8,716,578 in 2022. While this is a significant increase from the prior year it is largely due to the timing of the

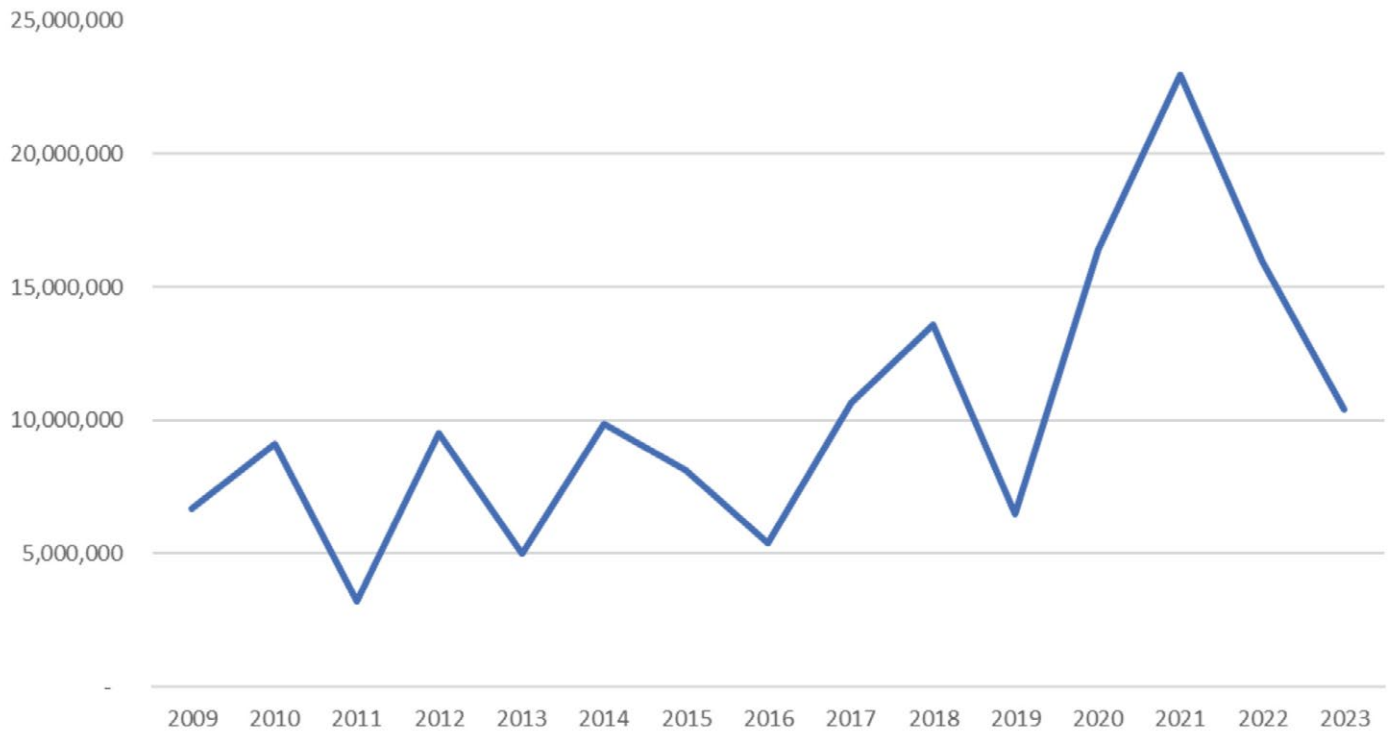
purchase of tangible capital assets, \$10.4m acquired in 2023 compared to \$16.0m acquired in 2022. The net financial position is closer to the 2021 amount of \$14,519,118.

The following chart shows the trend of net financial assets over the years:



The dip in 2021 and 2022 was largely attributable to the significant capital expenditures. The District spent \$22,954,802 on tangible capital assets in 2021 and \$15,973,412 in 2022, 2023 was much closer to a regular year. The following shows the trend over the years:

Acquisition of tangible capital assets



2023 revenues were below budget by \$8.9 million with the actual amount being \$51.8 million vs. budget of \$60.7 million. This is largely explained by government transfers coming in at \$8.7 million compared to budget of \$18.8 million. \$14.1 million was budgeted for Wastewater Treatment Plant Phase 5 to be grant funded which was unsuccessful however \$6.8 million of unbudgeted grant money came in through the Growing Communities Fund grant. There was also a budgeted \$1.42 million developer contribution which did not occur as part of the Robinson Road project. These three items make up \$8.72 million of the \$8.9 million difference.

2023 revenues were \$14.9 million higher than 2022 (\$51.8 million vs. \$36.9 million) primarily due to:

- \$6.8 million Growing Communities Fund grant
- 17.05% tax increase plus 2% growth resulted in \$3.2 million of additional revenue

- \$1.3 million of additional interest on investments due to higher interest/investment rates
- \$1.2 million of additional sale of services revenue the majority of this increase was \$860k of additional fire services revenue from redeployments during the summer fires.

2023 total expenses of \$36.7 million were \$1.4 million above budget of \$35.2 million a variance of 4.1%, primarily due to the extra costs incurred during the summer 2023 fires (note that there was offsetting revenue received from the province) please see table “2023 Expenses Budget to Actual” for a breakdown by department.

2023 total expenses came in \$5.6 million higher than \$31.0 million in 2022, an increase of 18.4% which was primarily expected, hence the 17.05% tax increase for 2023, in addition to the aforementioned fire expenses, please see table “2023 Actual to 2022 Actual” for breakdown by department.

STATEMENT OF FINANCIAL POSITION

Some items that are unique to PSAS financial reporting as follows:

- **Separation of financial assets and non-financial assets**—in typical financial statements of a business, a balance sheet is separated into three main categories—assets, liabilities, and shareholders' equity. In public sector financial statements, total assets are not specifically presented. Assets are separated between "financial" assets and "non-financial" assets:
 - o **Financial Assets** are assets that generate cash flow and can be used to repay liabilities. Financial Assets include cash and cash equivalents and accounts receivables.
 - o **Non-Financial Assets** generally do not provide cash flow and include tangible capital assets and other assets that are utilized on a continuing basis for public purposes having a useful life beyond one year. These assets are reflected at net book value (initial cost less amortization to date) and not intended to be sold in the normal course of operations.
- **Net Debt or Net Financial Assets**—With this separation of financial assets and non-financial assets, a performance measure unique to public sector financial statements results. The difference between financial assets and liabilities either reflects a "net debt" or "net financial asset" position.
 - o **Net Debt**—A net debt position indicates the extent that debt and other liabilities have been taken on by the municipality to fund the delivery of services, investments in tangible capital assets and other transactions. Future revenue streams need to contemplate the requirement to repay debt obligations as they come due based on established repayment terms.
 - o **Net Financial Assets**—A net financial asset position indicates the extent that net financial resources are available to fund future operations and spending.
 - o The net debt and net financial assets will fluctuate from year to year depending on how much is spent on capital and how much surplus is recognized. However, the District should continue to see a net financial asset position as the reserves are held in line with the Reserve Policy adopted by Council.
- **Accumulated Surplus or Deficit**—the accumulated sum of non-financial assets and net financial assets. The District is in a "surplus" position. The surplus position

reflects that net financial and physical resources are available to provide future services. If an entity was in a net deficit position, this would reflect that future revenues are required to finance historical operations.

STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

This statement provides the budgeted and actual revenues and expenses of the District for the fiscal year. Revenues are presented by their sources of funds (i.e. taxation, user fees, government transfers, etc.) Expenses are presented by function or major program (i.e. Protective services, Water, Sewer, etc.) The accumulated surplus represents the accumulated results experienced by the District over the years.

Please see executive summary for summary of most significant changes in budget vs. actual and actual vs. prior year as well as pages 31 and 32 for additional information.

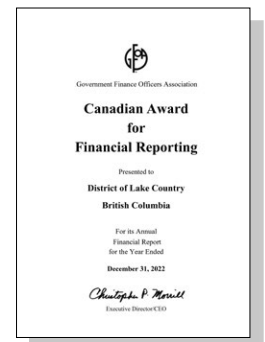
CANADIAN AWARD FOR FINANCIAL REPORTING

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the District of Lake Country for its annual financial report for the fiscal year ended December 31, 2023.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are (will be) submitting it to GFOA to determine its eligibility for another award.



2023 EXPENSES BUDGET TO ACTUAL

Expenses	2023 Budget	2023 Actual	Difference in Budget vs. Actual	% Difference in Budget vs. Actual	Comments
General Government Services	4,321,519	4,826,944	505,425	12%	\$392,348 of actual amortization compared to budget of \$162,878 primarily in the IT infrastructure category. \$190,904 of Emergency Operations Overtime wages (were recovered through province with corresponding revenue).
Protective Services	7,112,165	7,708,494	596,329	8%	Significantly more fire wages and related costs due to summer 2023 redeployments and fire in Lake Country, more than offset by revenue from province.
Transportation Services	6,685,367	6,708,689	23,322	0%	Comparable to budget.
Environmental Services	1,990,047	1,921,618	(68,429)	-3%	Comparable to budget.
Planning and Development Services	1,681,430	1,722,257	40,827	2%	Comparable to budget.
Parks and Recreation Services	5,116,365	5,700,551	584,186	11%	Creekside Theatre performance fees were \$201,252 compared to budget of \$60,000 however please note that the programming revenues were \$231,108 compared to budget of \$65,000. Amortization of tangible capital assets was \$1,064,622 compared to budget of \$613,358.
Water Services	4,859,150	4,546,650	(312,500)	-6%	There were \$794,501 of budgeted operating projects funded through capital reserves where only \$284,267 was spent in the year (difference \$510,234). This included the Water Master Plan update, Dam Safety Review and Beaver Lake Water Treatment Plant feasibility which have been carried forward to 2024. Remaining difference primarily attributable to amortization coming in higher at \$1,197,444 compared to budget of \$1,054,560. When considered with revenues on overall basis was in surplus position.
Sewer Services	2,381,344	2,409,419	28,075	1%	Comparable to budget, on overall basis was in surplus position.
Interest Expense	1,053,150	1,111,118	57,968	6%	Interest expense slightly higher than budget due to increase in interest paid on prepaid taxes due to higher interest rates
TOTAL	35,200,537	36,655,740	1,455,203	4%	

EXPENSES - 2023 ACTUAL TO 2022 ACTUAL

Expenses	2023 Actual	2022 Actual	Difference in Actual vs. Prior Year	% Difference in Actual vs. Prior Year	Comments
General Government Services	4,826,944	4,390,421	436,523	10%	Amortization \$392,348 compared to \$266,011. \$90,433 of operational capital projects compared to \$36,241. IT Software licenses/subscriptions increased from \$281,088 to \$354,922 as expected.
Protective Services	7,708,494	5,263,175	2,445,319	46%	\$1,375,051 higher contracted services for RCMP due to full year of 90% policing and slightly higher members. Also significantly higher firefighting wages and related costs due to summer 2023 fires (redeployments and in Lake Country) however more than offset by revenue from province.
Transportation Services	6,708,689	5,761,547	947,142	16%	\$215,283 increase in contracted services related to Road Maintenance Services Contract. \$198,408 increase in amortization. \$216,906 increase in Transit contract.
Environmental Services	1,921,618	1,645,406	276,212	17%	Increases in hydro plant and garbage and recycling contract costs (including offsetting revenues) as well as 1 additional FTE in the year (part time position + split FTE).
Planning and Development Services	1,722,257	1,596,355	125,902	8%	Staffing vacancies during the year however less extreme than the prior year vacancies. \$67,371 in additional operational projects in the year.
Parks and Recreation Services	5,700,551	5,044,842	655,709	13%	\$82,748 increase in utilities costs, \$100,596 increase in materials and supplies costs, \$106,288 increase in amortization, insurance and operational projects.
Water Services	4,546,650	4,261,642	285,008	7%	Higher than prior year due to higher material/supply costs as well as additional users. \$102,398 additional amortization.
Sewer Services	2,409,419	2,296,878	112,541	5%	\$124,561 higher amortization.
Interest Expense	1,111,118	781,376	329,742	42%	Higher interest expense due to full year of fire hall and wastewater treatment plant phase 4 loans in addition to higher interest rate paid on prepaid taxes.
Total	36,655,740	31,041,642	5,614,098	18%	

Statement of Changes in Net Debt

Explains the changes in net debt, reconciling the opening to the closing balance of net debt reported in the Statement of Financial Position.

Statement of Cash Flows

Explains the changes to cash and cash equivalents, reconciling the opening to the closing balance of cash and cash equivalents reported in the Statement of Financial Position.

Notes to Financial Statements and Schedules

Provides further details on information provided in the financial statements noted above.

Schedule 1 – Schedule of Tangible Capital Assets

Summary of changes to the net book value of all District tangible capital assets and work in progress held by category.

Schedule 2 – Schedule of Accumulated Surplus

Summary of changes to reserves as well as the net investment in tangible capital assets.

Schedule 3 – Schedule of Segment Disclosure

Further details of the use of financial resources (revenue and expenses) by the District by function or segment.

Schedule 4 – Schedule of COVID-19 Restart Grant

This is a schedule required for the acceptance of the COVID-19 Safe Restart Grant received in November 2020 from the Provincial Government. This grant was recorded as revenue for 2020 with the amount not spent in 2020 moved into the stabilization reserve with the amount being drawn down as it gets spent.

Schedule 5 – Schedule of Growing Communities Fund Grant

This is a schedule required for the acceptance of the Growing Communities Fund Grant received in March 2023 from the Provincial Government. This grant was recorded as revenue for 2023 and then transferred into its own “Growing Communities Fund Reserve” where the amount will be drawn down as it gets spent.

APPLICABLE LEGISLATION, BYLAWS AND POLICY

Section 167 of the Community Charter describes the financial reporting requirements for local governments. Municipal financial statements for a fiscal year must be prepared by the Financial Officer and presented to Council for its acceptance. The financial statements are to be submitted to the Inspector of Municipalities by May 15th of the year following the end of the fiscal year.

CONSULTATION (Internal referrals, External Agencies, Committees, Stakeholders)

The financial statements are available publicly on the District’s website and at Municipal Hall as well as are included in the annual report that is released in June.

COMMUNICATIONS (if applicable)

The financial statements are available publicly on the District’s website and at Municipal Hall as well as are included in the annual report that is released in June.

Respectfully Submitted,

Trevor James, CFO, Director of Finance & Administration



LAKE COUNTRY

Life. The Okanagan Way.

**DISTRICT OF LAKE COUNTRY
2023
FINANCIAL
STATEMENTS**

District of Lake Country

December 31, 2023

Table of Contents	Page
Statement of Financial Position	35
Statement of Operations and Accumulated Surplus	36
Statement of Changes in Net Financial Assets	37
Statement of Cash Flows	38
Notes to the Financial Statements	39
Schedule of Tangible Capital Assets	58
Consolidated Schedule of Accumulated Surplus	60
Schedule of Segment Disclosure	62
Schedule of COVID-19 Safe Restart Grant	65
Schedule of Growing Communities Fund Grant	66

Municipal Hall

10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-5650
Fax: 250-766-0116

May 8, 2024

The Mayor and Council
District of Lake Country

Mayor Ireland and Council,

In accordance with Section 167 of the Community Charter, I am pleased to present the 2023 Annual Financial Statements of the District of Lake Country for the fiscal year ended December 31, 2023. These statements include the Independent Auditors' Report, the financial statements and the notes and schedules to the financial statements for the District of Lake Country.

The financial statements for the year ended December 31, 2023 were prepared by the District in accordance with Canadian Public Sector Accounting Standards. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for implementing and maintaining a system of good internal controls to safeguard the District's assets and to provide reasonable assurance that reliable and consistent financial information is provided.

Council is responsible for ensuring management fulfills its responsibility for financial reporting and internal control.

The auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion regarding the Annual Financial Statements. The audit was planned and performed to obtain reasonable assurance as to whether the financial statements are free from material error or misstatement.

The District strives to ensure that services are effectively and efficiently delivered to meet Council's and the community's goals and vision. The District is committed to providing sound financial management and long-term strategic planning to achieve these objectives.

Respectively submitted,



Trevor James, CPA, CA
Chief Financial Officer



Independent Auditors' Report

To the Members of Council, Inhabitants and Taxpayers of the District of Lake Country

Opinion

We have audited the financial statements of the District of Lake Country (the "District"), which comprise the statement of financial position as at December 31, 2023, and the statement of changes in net financial assets, statement of operations and accumulated surplus, and statement of cash flows for the year then ended, and notes and schedules 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, 2023, and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Other Matter

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of Schedules 4 and 5 on pages 31 to 32 of these financial statements.

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.



Tel: 250 763 6700
Fax: 250 763 4457
www.bdo.ca

BDO Canada LLP
1631 Dickson Avenue, Suite 400
Kelowna, BC V1Y 0B5

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

Kelowna, British Columbia
May 7, 2024

District of Lake Country

Statement of Financial Position

As at December 31	2023	2022
Financial assets		
Cash and cash equivalents (Note 5)	\$ 47,733,177	\$ 39,367,788
Accounts receivable (Note 6)	6,057,501	5,588,116
	<u>53,790,678</u>	<u>44,955,904</u>
Liabilities		
Accounts payable and accrued liabilities (Note 7)	8,368,736	6,541,346
Security deposits	2,866,961	3,430,764
Deferred revenue (Note 8)	2,945,627	2,979,358
Restricted revenue (Note 9)	3,293,155	3,621,728
Long-term debt (Note 10)	18,345,447	19,666,130
Asset retirement obligation liability (Note 11)	558,799	-
	<u>36,378,725</u>	<u>36,239,326</u>
Net financial assets	17,411,953	8,716,578
Non-financial assets		
Tangible capital assets (Schedule 1)	221,928,322	215,940,354
Prepaid expenses	545,247	99,894
Accumulated surplus (Schedule 2)	<u>\$ 239,885,522</u>	<u>\$ 224,756,826</u>

Contingent liabilities and commitments (Note 12)



Trevor James, CPA, CA
Chief Financial Officer



Blair Ireland
Mayor

See accompanying notes to the financial statements.

District of Lake Country

Statement of Operations and Accumulated Surplus

For the year ended December 31	2023 Budget *	2023 Actual	2022 Actual
Revenue			
Taxation (Note 13)	\$ 23,130,705	\$ 23,211,440	\$ 19,940,042
Utility revenues	5,650,407	5,924,244	5,664,959
Services provided to other governments	289,400	813,571	328,370
Sale of services	3,070,930	4,228,904	3,072,712
Permits and licences	1,567,500	1,315,749	1,292,926
Interest on Investments	712,322	2,383,888	1,126,020
Government transfers (Note 14)	18,769,541	8,682,479	1,795,768
Developer contributions	6,771,588	4,021,652	2,954,756
Other revenue	769,644	1,202,509	736,549
	<u>60,732,037</u>	<u>51,784,436</u>	<u>36,912,102</u>
Expenses			
General Government Services	4,321,519	4,826,944	4,390,421
Protective Services	7,112,165	7,708,494	5,263,175
Transportation Services	6,685,367	6,708,689	5,761,547
Environmental Services	1,990,047	1,921,618	1,645,406
Planning and Development Services	1,681,430	1,722,257	1,596,355
Parks and Recreation Services	5,116,365	5,700,551	5,044,842
Water Services	4,859,150	4,546,650	4,261,642
Sewer Services	2,381,344	2,409,419	2,296,878
Interest expense	1,053,150	1,111,118	781,376
	<u>35,200,537</u>	<u>36,655,740</u>	<u>31,041,642</u>
Annual surplus	25,531,500	15,128,696	5,870,460
Accumulated surplus, beginning of year	<u>224,756,826</u>	<u>224,756,826</u>	<u>218,886,366</u>
Accumulated surplus, end of year	<u><u>\$ 250,288,326</u></u>	<u><u>\$ 239,885,522</u></u>	<u><u>\$ 224,756,826</u></u>

* Note 3

See accompanying notes to the financial statements.

District of Lake Country

Statement of Changes in Net Financial Assets

For the Year Ended December 31	2023 Budget	2023 Actual	2022 Actual
Unrestricted annual surplus	\$ 25,531,500	\$ 15,128,696	\$ 5,870,460
Acquisition of tangible capital assets	(45,079,683)	(10,429,981)	(15,973,412)
Developer contribution of tangible capital assets	(1,415,000)	(1,030,095)	(1,076,748)
Amortization of tangible capital assets	4,655,424	5,991,423	5,389,600
Increase in tangible capital assets due to asset retirement obligations	-	(532,291)	-
Net (gain)/loss on disposal of tangible capital assets	-	(389,661)	20,565
Proceeds from disposal of tangible capital assets	7,600	402,637	23,024
Acquisition of prepaid expenses	-	(445,353)	(56,029)
(Decrease)/increase in net financial assets	(16,300,159)	8,695,375	(5,802,540)
Net financial assets, beginning of year	-	8,716,578	14,519,118
Net financial assets, end of year	\$ (16,300,159)	\$ 17,411,953	\$ 8,716,578

See accompanying notes to the financial statements.

District of Lake Country

Statement of Cash Flows

For the year ended December 31	2023	2022
Net inflow (outflow) of cash and cash equivalents related to the following activities		
Operating activities		
Annual surplus for the year	\$ 15,128,696	\$ 5,870,460
Adjustment for non-cash items		
Amortization of tangible capital assets	5,991,423	5,389,600
Accretion of asset retirement obligations	26,508	-
Developer contribution of tangible capital assets	(1,030,095)	(1,076,748)
Net (gain)/loss on disposal of tangible capital assets	(389,661)	20,565
Actuarial adjustment on long-term debt	(305,824)	(340,207)
Acquisition of prepaid expenses	(445,353)	(56,029)
Increase/decrease in		
Accounts receivable	(469,385)	(1,009,380)
Accounts payable	1,827,390	901,833
Security deposits	(563,803)	499,711
Deferred revenue	<u>(33,731)</u>	<u>(347,123)</u>
	<u>19,736,165</u>	<u>9,852,682</u>
Financing activities		
Restricted revenue development cost charges, net	(410,623)	(220,482)
Restricted revenue parkland acquisition funds	82,050	-
Proceeds from issuance of long-term debt	-	14,964,000
Repayment of long-term debt	<u>(1,014,859)</u>	<u>(502,246)</u>
	<u>(1,343,432)</u>	<u>14,241,272</u>
Capital activities		
Acquisition of tangible capital assets	(10,429,981)	(15,973,412)
Proceeds from disposal of tangible capital assets	<u>402,637</u>	<u>23,024</u>
	<u>(10,027,344)</u>	<u>(15,950,388)</u>
Increase in cash and cash equivalents	8,365,389	8,143,566
Cash and cash equivalents, beginning of year	<u>39,367,788</u>	<u>31,224,222</u>
Cash and cash equivalents, end of year	<u>\$ 47,733,177</u>	<u>\$ 39,367,788</u>
Supplementary cash flow information		
Interest paid	<u>\$ 1,111,118</u>	<u>\$ 781,376</u>

See accompanying notes to the financial statements.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

The notes to the financial statements are an integral part of the statements. They explain the significant accounting and reporting policies and principles underlying these statements. They also provide relevant supplementary information and explanations which cannot be conveniently expressed in the financial statements.

1. Nature of entity

The District of Lake Country (“the District”) was incorporated under the laws of British Columbia in 1995 and is engaged in the operation of a municipality.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

The following is a summary of the District’s significant accounting policies:

Basis of presentation

The District’s resources and operations are segregated into General, Water, Sewer and Statutory Reserve Funds for accounting and financial reporting purposes. Each of these funds is further segregated into operating and capital funds, where applicable. The financial statements include all of the accounts of these funds.

Accrual accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measured.

Financial Instruments

Cash and equity instruments quoted in an active market are measured at fair value (hierarchy level one - quoted market prices). All other financial instruments, are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the statement of financial position.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

For portfolio measurements measured at cost, the cost method records the initial investment at cost and

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

2. Significant accounting policies (continued)

Financial Instruments (continued)

Earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

Tangible capital assets

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

The estimated useful lives are as follows:

Tangible capital assets	Estimated useful life
Land improvements	10 - 50 years
Buildings	50 years
Furniture and equipment	5 - 20 years
Vehicles and machinery	8 - 20 years
IT Infrastructure	5 years
Road surface	20 years
Road base	80 - 99 years
Other road structures	20 - 50 years
Water, sewer, and other structures	25 - 80 years

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal.

Work in Progress is valued at cost and represents capital projects under construction but not yet ready for use. Amortization commences once the individual projects are capitalized.

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

The District has numerous works of art located throughout the District which are not reflected in these financial statements due to the subjectivity as to their value.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

2. Significant accounting policies (continued)

Supplies on hand

Supplies are charged to operations when purchased.

Capitalization of interest

The District capitalizes interest on temporary borrowing until the completion of the project that is to be financed by debenture debt at the current rate of the District's short-term borrowing.

Debenture debt

Outstanding debenture debt is reported net of sinking fund balances.

Debt charges

Interest on debt is charged to current operations. Interest charges are accrued for the period from the date of the latest interest payment to the end of the year.

Liability for contaminated sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the District is directly responsible and 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.

Asset retirement obligation

An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset that the District will be required to settle. The District recognizes asset retirement obligations when there is a legal obligation to incur retirements costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

Asset retirement obligations are initially measured at the best estimate of the amount required to retire a tangible capital asset at the financial statement date. The estimate of a liability includes costs directly attributable to asset retirement activities.

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

2. Significant accounting policies (continued)

Asset retirement obligation (continued)

Asset retirement obligations are recorded as liabilities with a corresponding increase to the carrying amount of the related tangible capital asset. Subsequently, the asset retirement costs are allocated to expenses over the useful life of the tangible capital asset. The obligation is adjusted to reflect period-to period changes in the liability resulting from the passage of time and for revisions to either the timing or the amount of the original estimate of the undiscounted cash flows or the discount rate.

Municipal Finance Authority debt reserve deposits

The District issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve fund. The District also executes demand notes in connection with each debenture whereby the District may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature, and are detailed as follows:

	<u>Demand Notes</u>	<u>Cash Deposits</u>	<u>Total 2023</u>	<u>Total 2022</u>
General Fund	\$ 287,841	\$ 128,676	\$ 416,517	\$ 412,638
Water Fund	71,511	28,017	99,528	98,683
Sewer Fund	416,207	212,845	629,052	622,636
	<u>\$ 775,559</u>	<u>\$ 369,538</u>	<u>\$ 1,145,097</u>	<u>\$ 1,133,957</u>

Reserve funds

Non-statutory reserves represent an appropriation of surplus for specific purposes. Reserves for future capital expenditures represent funds to finance incomplete capital projects. Statutory reserves are restricted by the Community Charter and the associated municipal bylaws that established the reserves.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

2. Significant accounting policies (continued)

Revenue recognition

Taxes are recognized as revenue in the year they are levied. Through the BC Assessment appeal process property assessment values may be adjusted through a supplementary roll. Decreases or increases of taxation as a result of these re-assessments are recognized at the time they are awarded.

Fees and charges for protective, transportation, environmental, development, community and customer services, water and sewer fees are recorded on the accrual basis and recognized as earned, which is usually when services are provided.

Investment income is recorded on the accrual basis and recognized when earned.

Government transfers are recognized as revenue in the period that the transfer is authorized, eligibility criteria, if any, have been met by the District, and a reasonable estimate of the amount to be received can be made.

Developer contributions are recognized as revenue during the period in which the related costs are incurred or when infrastructure is turned over to the District.

Expenses

Expenses are recorded in the period in which the goods or services are acquired and a liability is incurred.

Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of employee benefit plans, allowance for doubtful accounts receivable, provision for contingencies and tangible capital assets estimated useful life and related amortization. Actual results could differ from management's best estimates as additional information becomes available. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

3. Budget figures

The budget adopted by Mayor and Council on March 7, 2023 was not prepared on a basis consistent with that used to report actual results (Public Sector Accounting Standards). The budget was prepared on a modified accrual basis while Public Sector Accounting Standards require a full accrual basis. The budget figures anticipated using surpluses accumulated in previous years to reduce current year expenditures in excess of current year revenues to \$25,531,500. In addition, the budget expensed all tangible capital asset expenditures. As a result, the budget figures presented in the statement of operations and the statement of changes in net financial assets (net debt) represent the budget adopted by Mayor and Council with adjustments as follows:

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

3. Budget figures (continued)

	<u>2023</u>
Add:	
Acquisition of tangible capital assets	\$ 45,079,683
Long-term debt principal payments and actuarial adjustments	1,320,681
Less:	
Transfers from surpluses and reserves	(11,071,865)
Proceeds from long term debt	(5,133,974)
Proceeds from disposal of tangible capital assets	(7,600)
Transfer from equity in tangible capital assets for amortization	(4,655,425)
Financial plan (Budget) surplus per statement of operations	<u>\$ 25,531,500</u>

4. Financial Instruments

The District is potentially exposed to credit risk, market and interest rate risk, and liquidity risk from the District's financial instruments. Qualitative and quantitative analysis of the significant risks from the District's financial instruments is provided below by type of risk.

There have not been any changes from the prior year in the District's exposure to above risks or the policies, procedures and methods it uses to manage and measure the risks.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The District is exposed to credit risk through its cash, accounts receivable, and short-term investments.

The District manages its credit risk by manages it credit risk by:

- Ensuring receivables are primarily government organizations.
- Having legislated collateral over taxes receivable from highly diversified nature of residents of the District.
- Holding cash and guaranteed investment certificates at federally regulated chartered banks with cash accounts insured.
- The District measures its exposure to credit risk based on:
 - By how long amounts have been outstanding from government organizations regarding capital projects and other.
 - Based on historical experience regarding collections

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

The maximum exposure to credit risk at the financial statement date is the carrying value of its cash and cash equivalents and accounts receivable as outlined in Notes 5 and 6. Accounts receivable arise primarily as a result of utilities, and grants receivable. Based on this knowledge, credit risk of cash and accounts receivable are assessed as low.

The District manages exposure to credit risk for cash equivalents by ensuring adequate diversification and by maintaining its investments which meets the investment requirements of Section 183 of the Community Charter of the Province of BC. As a result, the District has reduced exposure to market or value risk. The maximum exposure to credit risk on short-term investments is outlined in Note 5.

Liquidity risk

Liquidity risk is the risk that the District will encounter difficulty in meeting obligations associated with financial liabilities. The District is exposed to liquidity risk through its accounts payable, long-term debt, and investments.

The District manages this risk by staggering maturity dates of investments based on cash flow needs. Also to help manage the risk, the District has in place a planning, budgeting and forecasting process to help determine the funds required to support the normal operating requirements. The District's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments. The District measures its exposure to liquidity risk based on cash flow needs versus available cash.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Municipality is exposed to interest rate risk through its long-term debt and the value of portfolio investments.

The Municipality manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to long-term debt. See Note 9 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are GICs, Chartered Bank Accruals and Debentures (see Note 5). The risk is caused by changes in interest rates. As interest rates rise, the fair value of the investments decrease and, as interest rates fall, the fair value of these investments increase.

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

5. Cash and cash equivalents

Cash and cash equivalents consist of cash and short-term investments with maturities of 90 days or less from the date of acquisition. Cash and cash equivalents are recorded at cost and are comprised of the following:

	<u>2023</u>	<u>2022</u>
Cash	\$ 11,054,796	\$ 4,952,375
Term Deposits	30,678,016	27,122,725
Chartered Bank Accrual Notes and Debentures	<u>6,000,365</u>	<u>7,292,688</u>
Total Cash and Cash Equivalents	<u>\$ 47,733,177</u>	<u>\$ 39,367,788</u>

Included in 2023 cash and cash equivalents is \$2,561,873 (2022 - \$3,224,923) relating to performance deposits, the use of which is subject to certain restrictions.

Details of term deposits and debentures are as follows:

	<u>2023</u>
Maturing within 6 months, interest 4.60% - 5.75%	\$ 13,991,372
Maturing 6 months to 1 year, interest 4.00% - 5.61%	4,954,934
Maturing 1 year to 5 years, interest 0.80% - 5.15%	16,396,193
Maturing beyond 5 years, interest 2.25% - 2.89%	1,335,882
	36,678,381

Operating line of credit

The District has an operating line of credit with the Toronto Dominion Commercial Bank for an authorized amount of \$1,500,000, bearing interest at bank prime rate. At December 31 the balance outstanding on the operating line of credit was \$nil (2022 - \$nil).

6. Accounts receivable

Accounts receivable are recorded net of allowance and is comprised of the following:

	<u>2023</u>	<u>2022</u>
Property tax receivables	\$ 999,728	\$ 835,663
Trade receivables	2,047,970	1,935,496
Due from other governments	1,106,979	864,374
Water utility fees	<u>1,902,824</u>	<u>1,952,583</u>
	<u>\$ 6,057,501</u>	<u>\$ 5,588,116</u>

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

7. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities are comprised of the following:

	<u>2023</u>	<u>2022</u>
Accounts payable	\$ 5,723,030	\$ 1,790,728
Due to other governments	1,826,401	3,174,227
Trade contract holdbacks	299,890	1,032,120
Wages and benefits	519,415	544,271
	<u>\$ 8,368,736</u>	<u>\$ 6,541,346</u>

8. Deferred revenue

The District records deferred revenue for funds received in advance on services not yet rendered and is recognized as revenue during the period in which the services are provided. Because these funds are restricted in nature, they are shown as a liability.

	<u>2022</u>	<u>Deferred revenue received</u>	<u>Deferred revenue recognized</u>	<u>2023</u>
Prepaid taxes	\$ 1,665,119	\$ 1,816,873	\$ (1,665,119)	\$ 1,816,873
Prepaid water utility fees	17,666	78,185	(17,666)	78,185
Prepaid leisure service fees	29,940	37,834	(29,940)	37,834
Deferred parcel tax	26,166	-	-	26,166
Other	1,240,467	102,178	(356,076)	986,569
	<u>\$ 2,979,358</u>	<u>\$ 2,035,070</u>	<u>\$ (2,068,801)</u>	<u>\$ 2,945,627</u>

9. Restricted revenue

Development cost charges and parkland acquisition funds

Pursuant to the provisions of the Local Government Act, development cost charges (“DCC’s”) and parkland acquisition funds are held in statutory reserve funds for the purposes for which the charges have been imposed. When the related costs are incurred, the DCC’s and parkland acquisition funds are recognized as revenue. Because these funds are restricted in nature, they are shown as a liability.

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

9. Restricted revenue (continued)

	Development cost charge restricted revenue 2023	Parkland acquisition restricted revenue 2023	Total 2023	Total 2022
Financial assets:				
Cash	\$ 3,211,105	\$ 82,050	\$ 3,293,155	\$ 2,902,252
Accounts receivable	-	-	-	719,476
	<u>3,211,105</u>	<u>82,050</u>	<u>3,293,155</u>	<u>3,621,728</u>
Balance, beginning of year	3,621,728	-	3,621,728	3,842,210
Contributions from developers	2,480,168	82,050	2,562,218	1,483,173
Permit adjustments	-	-	-	(4,150)
Interest on investments	108,599	-	108,599	81,943
Capital financing	<u>(2,999,390)</u>	<u>-</u>	<u>(2,999,390)</u>	<u>(1,781,448)</u>
Balance, end of year	<u>\$ 3,211,105</u>	<u>\$ 82,050</u>	<u>\$ 3,293,155</u>	<u>\$ 3,621,728</u>

In accordance with Section 562 of the Local Government Act, no DCC's were waived or reduced for eligible development as defined under Section 563 of the Act.

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

9. Restricted revenue (continued)

The balances of the DCC reserves can be itemized as follows:

	<u>2023</u>	<u>2022</u>
Roads DCC	\$ 411,792	\$ 1,061,363
Drainage DCC	911,962	873,702
Park DCC	1,193,970	1,498,396
Water DCC	1,950,192	1,305,035
Sewer DCC	(1,256,811)	(1,116,768)
Parkland acquisition	82,050	-
	<u>\$ 3,293,155</u>	<u>\$ 3,621,728</u>

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

10. Long-term debt

	Interest rate	Year of maturity	Balance, beginning of year	Additions	Principal payment	Actuarial adjustment	Balance, end of year
General Fund							
MFA Issue 104	5.150%	2028	\$ 646,862	\$ -	\$ 56,317	\$ 41,205	\$ 549,340
MFA Issue 105	4.900%	2029	220,821	-	16,791	11,167	192,863
MFA Issue 133	2.750%	2035	1,895,644	-	92,469	25,178	1,777,997
MFA Issue 157	3.360%	2042	6,124,000	-	239,737	-	5,884,263
			<u>8,887,327</u>	<u>-</u>	<u>405,314</u>	<u>77,550</u>	<u>8,404,463</u>
Water Fund							
MFA Issue 105	4.900%	2024	156,975	-	46,213	30,736	80,026
MFA Issue 114	3.650%	2026	119,227	-	28,224	-	91,003
MFA Issue 114	3.650%	2026	77,918	-	18,445	-	59,473
MFA Issue 127	3.300%	2029	240,400	-	22,240	8,197	209,963
			<u>594,520</u>	<u>-</u>	<u>115,122</u>	<u>38,933</u>	<u>440,465</u>
Sewer Fund							
MFA Issue 70	5.745%	2024	654,549	-	145,899	174,130	334,520
MFA Issue 126	3.850%	2033	689,734	-	35,932	15,211	638,591
MFA Issue 158	4.090%	2042	8,840,000	-	312,592	-	8,527,408
			<u>10,184,283</u>	<u>-</u>	<u>494,423</u>	<u>189,341</u>	<u>9,500,519</u>
Total long-term debt			<u>\$ 19,666,130</u>	<u>\$ -</u>	<u>\$ 1,014,859</u>	<u>\$ 305,824</u>	<u>\$ 18,345,447</u>

The principal repayments on long-term debt required in each of the five years and thereafter are as follows:

	2024	2025	2026	2027	2028	Thereafter	Total
General Fund	\$ 405,314	\$ 405,314	\$ 405,314	\$ 405,314	\$ 405,314	\$ 4,076,711	\$ 6,103,281
Water Fund	116,825	118,590	74,207	22,240	22,240	44,480	398,582
Sewer Fund	494,423	348,524	348,524	348,524	348,524	4,591,882	6,480,400
Actuarial Adjustment	-	-	-	-	-	-	5,363,184
	<u>\$ 1,016,562</u>	<u>\$ 872,428</u>	<u>\$ 828,045</u>	<u>\$ 776,078</u>	<u>\$ 776,078</u>	<u>\$ 8,713,073</u>	<u>\$ 18,345,447</u>

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

11. Asset retirement obligations

The District owns and operates several assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. Following the adoption of Public Accounting Standard PS 3280 Asset Retirement Obligations, the District recognized an obligation relating to the removal of the hazardous materials in these assets as estimated at January 1, 2023. The transition and recognition of asset retirement obligations involved an accompanying increase to the Buildings and Water Infrastructure capital assets. The increase in capital assets is amortized on a straight-line basis over the remaining expected useful life of the related assets.

The District has adopted this standard prospectively. Under the prospective method, the discount rate and assumptions used on initial recognition are those as of the date of adoption of the standard. Estimated costs totaling \$2,001,140 have been discounted using a present value calculation with a discount rate of 4.98%. The timing of these expenditures is estimated to occur between 2023 and 2067 with the regular replacement, renovation, or disposal of assets. No recoveries are expected at this time.

December 31	2023	2022
Opening asset retirement obligation	\$ -	\$ -
Initial recognition of expected discounted cash flows	532,291	-
Increase attributable to accretion	26,508	-
Closing asset retirement obligation	<u>\$ 558,799</u>	<u>\$ -</u>

12. Contingent liabilities and commitments

Regional District of Central Okanagan

Regional District debt is, under the provisions of the Local Government Act, a direct, joint and several liability of the District and each electoral area and member municipality within the Regional District, including the District of Lake Country. The loan agreements with the Regional District of Central Okanagan and the Municipal Finance Authority provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the Authority's obligation with respect to such borrowing, the resulting deficiency becomes a liability of the member municipalities.

Legal actions

The District is currently engaged in certain legal actions, the outcome of which is not determinable at this time. Accordingly, no provision has been made in the accounts for these actions. The amount of loss, if any, arising from these actions will be recorded in the accounts in the period in which the loss becomes estimable and likely.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

12. Contingent liabilities and commitments (continued)

Pension liability

The District and its employees contribute to the Municipal Pension Plan (a jointly trusted pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022 the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 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 maybe adjusted for the amortization of any unfunded actuarial liability.

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

12. Contingent liabilities and commitments (continued)

Pension liability (continued)

The most recent valuation for the Municipal Pension Plan as at December 31, 2021 indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The District paid \$770,089 (2022 - \$706,234) for employer contributions, while employees contributed \$697,634 (2022 - \$641,780) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024 with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Letter of Credit

The District holds an irrevocable letter of credit in the amount of \$97,540. The letter of credit is being held as a deposit on a capital project being administered by the Department of Fisheries and Oceans.

Commitments

The District has entered into various agreements and contracts for services with periods ranging from one to twenty years.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

13. Taxation

In 2023 the District collected \$14,020,974 (2022 - \$13,042,798) on behalf of other taxing jurisdictions and transferred this amount to those other authorities. The collections and transfers are itemized as follows:

	<u>2023</u>	<u>2022</u>
Collections for and transfers to other governments		
Taxes collected		
Property taxes	\$ 34,256,180	\$ 29,565,734
Special assessments	2,334,144	2,849,202
1% utility tax	261,311	235,704
Penalties and interest on taxes	320,873	286,218
Grant in lieu of taxes	59,906	45,982
	<u>37,232,414</u>	<u>32,982,840</u>
Less transfer to other governments		
Province of BC (school taxes)	9,673,147	8,948,420
BC Assessment Authority	265,415	247,219
Municipal Finance Authority	1,524	1,362
Regional Hospital District	1,453,550	1,431,032
Okanagan Regional Library	770,753	723,274
Regional District of Central Okanagan	1,856,585	1,691,491
	<u>14,020,974</u>	<u>13,042,798</u>
Net taxes available for municipal purposes	<u>\$ 23,211,440</u>	<u>\$ 19,940,042</u>

District of Lake Country

Notes to the Financial Statements
For the year ended December 31, 2023

14. Government transfers

In 2023 the District received and recorded as revenue the following transfers:

	<u>2023</u>	<u>2022</u>
Federal Conditional Transfers		
Federal Gas Tax Strategic Priorities Fund	\$ 41,046	\$ -
Provincial Unconditional Transfers		
Traffic Fine Revenue Sharing Grant	80,000	83,488
Small Community Grant	233,000	327,000
Local Government Climate Action Program (formerly Climate Action Revenue Incentive Program)	136,082	136,082
Growing Communities Fund	6,778,000	-
BC Housing Needs Assessment Grant	23,543	-
	<u>7,250,625</u>	<u>546,570</u>
Provincial Conditional Transfers		
COVID-19 Resilience Infrastructure Grant	162,025	-
Community Economic Recovery Infrastructure Grant	-	117,708
Investing in Canada Infrastructure Program	98,543	94,084
Other Conditional Transfers	257,980	175,024
	<u>518,548</u>	<u>386,816</u>
Regional and Other External Conditional Transfers		
Gas Tax Community Works Fund	653,972	626,603
Student Grants	6,795	19,693
Gas Tax General Strategic Priorities Fund	-	35,037
Okanagan Basin Water Board	137,690	181,049
UBCM FireSmart Grant	73,803	-
	<u>872,260</u>	<u>862,382</u>
Total government transfers	<u>\$ 8,682,479</u>	<u>\$ 1,795,768</u>

15. Letters of credit

As of December 31, the District is holding letters of credit in the amount of \$5,643,695 (2022 - \$7,109,966), which are received as security related to performance deposits.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

16. Segmented information

The District of Lake Country is a diversified municipal government that provides a wide range of services to its citizens. For management reporting purposes the District's operations and activities are organized and reported by funds and departments. The General Fund reports on property tax supported operations, which include services provided by the District to citizens such as general government, protective, transportation, environmental, planning and development and community and customer services. The utility operations are comprised of the water and sewer systems, each accounting for its own operations and programs within their own funds. Operating results reported by the following segments is included in Schedule 3.

General Government services

General Government operations are primarily funded by property taxation and business tax revenues. The expenses within the department are for legislative, general administration, human resources and finance functions within the municipality. The general revenue reported under the department includes revenues associated with taxation, business licence revenues and payments in-lieu of taxes. These revenues have not been apportioned to other departments supported by the General Fund.

Protective services

Protective services are comprised of police services provided by the Royal Canadian Mounted Police and fire services. The mandate of the police is to ensure the safety of the lives and property of citizens, preserve peace and good order, prevent crimes from occurring, detect offenders, and enforce the law. The fire department is responsible for effective fire protection and public safety services to the District. This includes fire prevention, fire safety inspections, fire control and/or suppression. Bylaw enforcement is also reported under this department.

Transportation services

Transportation services are responsible for the delivery of municipal public works services related to the planning, development and maintenance of roadway and drainage systems and street lighting.

Environmental services

Environmental services are comprised of transit, garbage and recycling services, as well as the Lake Country hydroelectric generating station.

Planning and Development

Planning and Development services monitor compliance with Council policies governing subdivision, land use and building inspection. This department also provides economic development services within the municipality.

Parks and Recreation

Parks and Recreation services provide services related to recreation, leisure and culture. The facilities managed within this department include parks, arena, seniors centre, community theatre and the community complex.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2023

16. Segmented information (continued)

Water systems

The Water department provides safe drinking water to citizens of Lake Country. Revenue and expenses represent the amounts that are directly attributable to the function of the water department. Water is accounted for in its own fund.

Sewer system

The Sewer department manages the wastewater treatment plants and sewer collection system. Sewer is accounted for in its own fund.

17. Expenses by object

Total expenses by object are itemized in Schedule 3 – Segment Disclosure.

18. Comparative figures

Certain comparative figures have been reclassified to conform to the presentation format adopted for the current year.

District of Lake Country

Schedule 1 - Schedule of Tangible Capital Assets

For the Year Ended December 31	Land	Land Improvements	Buildings	Furniture & Equipment	Vehicle & Machinery	IT Infrastructure
COST						
Opening Balance	\$ 38,770,930	\$ 10,409,614	\$ 43,736,530	\$ 3,126,313	\$ 7,759,234	\$ 2,012,268
Add: additions	899,366	648,652	548,661	795,992	438,462	588,163
Add: contributed capital	-	-	-	-	-	-
Add: ARO recognition (Note 10)	-	-	462,997	-	-	-
Less: disposals/transfers	(7,719)	-	-	-	(18,711)	(32,224)
Closing balance	39,662,577	11,058,266	44,748,188	3,922,305	8,178,985	2,568,207
ACCUMULATED AMORTIZATION						
Opening Balance	-	2,449,384	9,223,278	1,802,585	3,834,148	635,411
Add: amortization	-	551,760	956,267	178,573	486,826	307,411
Less: accumulated amortization on disposals	-	-	-	-	(13,711)	(32,224)
Closing balance	-	3,001,144	10,179,545	1,981,158	4,307,263	910,598
Net book value, December 31, 2023	39,662,577	8,057,122	34,568,643	1,941,147	3,871,722	1,657,609
Net book value, December 31, 2022	\$ 38,770,930	\$ 7,960,230	\$ 34,513,252	\$ 1,323,728	\$ 3,925,086	\$ 1,376,857

District of Lake Country

Schedule 1 - Schedule of Tangible Capital Assets

For the Year Ended December 31	Engineering Structures					2023 Total	2022 Total
	Water	Sewer	Roads	Environmental & Other	Work-in- Progress		
COST							
Opening Balance	\$ 55,778,775	\$ 22,804,600	\$ 67,085,275	\$ 4,118,791	\$ 18,349,599	\$273,951,929	\$ 257,154,902
Add: additions	3,233,471	12,596,245	6,421,565	-	5,638,716	31,809,293	29,709,782
Add: contributed capital	294,374	110,163	625,558	-	-	1,030,095	1,076,748
Add: ARO recognition (Note 10)	69,294	-	-	-	-	532,291	-
Less: disposals/transfers	-	-	-	-	(21,379,569)	(21,438,223)	(13,989,503)
Closing balance	59,375,914	35,511,008	74,132,398	4,118,791	2,608,746	285,885,385	273,951,929
ACCUMULATED AMORTIZATION							
Opening Balance	12,943,153	5,642,505	20,091,015	1,390,096	-	58,011,575	52,831,519
Add: amortization	1,163,060	546,408	1,698,148	102,970	-	5,991,423	5,389,602
Less: accumulated amortization on disposals	-	-	-	-	-	(45,935)	(209,546)
Closing balance	14,106,213	6,188,913	21,789,163	1,493,066	-	63,957,063	58,011,575
Net book value, December 31, 2023	45,269,701	29,322,095	52,343,235	2,625,725	2,608,746	221,928,322	
Net book value, December 31, 2022	\$ 42,835,622	\$ 17,162,095	\$ 46,994,260	\$ 2,728,695	\$ 18,349,599		\$ 215,940,354

District of Lake Country

Schedule 2 - Consolidated Schedule of Accumulated Surplus

	Balances, Beginning of Year	Withdrawals	Contributions	Transfer to Capital	Interest & Actuarial Adjustments	Balances, End of Year
For the year ended December 31, 2023						
Surplus and Non-Statutory Reserves						
General fund surplus	\$ 2,578,529	\$ (4,738)	\$ 639,919	\$ -	\$ 423	\$ 3,214,133
Water fund surplus	1,227,333	-	-	-	39,644	1,266,977
Sewer fund surplus	470,603	-	-	-	15,201	485,804
General capital reserve	3,009,708	-	1,015,223	(750,592)	101,488	3,375,827
Water capital reserve	5,105,673	-	1,394,201	(2,565,923)	145,991	4,079,942
Sewer capital reserve	475,952	-	401,768	(213,115)	18,420	683,025
Climate action reserve	2,294,316	-	315,544	(106,039)	77,490	2,581,311
Community works gas tax reserve	1,508,203	-	653,972	(1,168,082)	40,412	1,034,505
Equipment acquisition and replacement reserve	692,783	-	262,633	(351,779)	20,938	624,575
Facilities reserve	884,494	(14,757)	819,148	(256,175)	36,010	1,468,720
Financial stabilization reserve	1,452,396	(167,250)	5,000	(666,489)	33,529	657,186
Fire facilities and equipment reserve	869,480	-	587,843	(800,104)	24,657	681,876
Future servicing works reserve	1,420,526	(36,692)	28,858	-	-	1,412,692
Future capital expenditures reserve	157,766	-	-	-	-	157,766
Information technology reserve	601,422	-	270,000	(185,374)	20,793	706,841
Road maintenance services reserve	50,000	-	50,000	-	2,423	102,423
Policing reserve	1,641,579	(300,000)	160,052	(42,501)	50,077	1,509,207
Solid waste reserve	787,609	-	189,858	(40,907)	27,845	964,405
Transportation infrastructure reserve	2,020,174	-	1,541,809	(221,590)	86,574	3,426,967
Transit Reserve	182,037	-	-	-	5,880	187,917
Septic facilities reserves	-	-	485,425	-	7,841	493,266
Growing communities fund reserve	-	-	6,778,000	-	169,746	6,947,746
	<u>27,430,583</u>	<u>(523,437)</u>	<u>15,599,253</u>	<u>(7,368,670)</u>	<u>925,382</u>	<u>36,063,111</u>

District of Lake Country

Schedule 2 - Consolidated Schedule of Accumulated Surplus

	Balances, Beginning of Year	Withdrawals	Contributions	Transfer to Capital	Interest & Actuarial Adjustments	Balances, End of Year
For the year ended December 31, 2023						
Statutory Reserves						
Access to body of water reserve	2,089	-	-	-	68	2,157
Land sale reserve	11,084	-	628,324	(57,268)	9,581	591,721
Parkland acquisition reserve	198,059	-	-	-	6,398	204,457
	<u>211,232</u>	<u>-</u>	<u>628,324</u>	<u>(57,268)</u>	<u>16,047</u>	<u>798,335</u>
Investment in Non Financial Assets						
Equity in tangible capital assets	197,115,011	(6,871,437)	12,474,680	-	305,822	203,024,076
Accumulated surplus	<u>\$ 224,756,826</u>	<u>\$ (7,394,874)</u>	<u>\$ 28,702,257</u>	<u>\$ (7,425,938)</u>	<u>\$ 1,247,251</u>	<u>\$ 239,885,522</u>

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	General Government Services		Protective Services		Transportation Services	
	2023	2023	2023	2023	2023	2023
	Budget	Actual	Budget	Actual	Budget	Actual
For the year ended December 31						
Revenue						
Taxation	\$ 18,544,306	\$ 18,655,776	\$ 3,050,988	\$ 3,048,885	\$ -	\$ -
Utility revenues	-	10,323	-	-	-	-
Services provided to other governments	-	-	-	-	-	-
Sale of services	50,240	91,176	13,000	878,444	287,211	246,155
Permits and licences	151,000	147,868	22,000	27,547	84,500	66,383
Interest on Investments	452,550	2,100,771	-	-	-	-
Government transfers	1,052,979	8,030,275	129,000	153,803	479,516	217,712
Developer contributions	1,964,685	1,653,421	-	-	2,400,876	193,923
Other revenue	215,498	572,669	25,000	72,868	115,802	40,348
Total revenue	22,431,258	31,262,279	3,239,988	4,181,547	3,367,905	764,521
Expenses						
Salaries, wages and benefits	2,944,614	3,051,707	2,094,392	2,610,916	833,400	855,286
Contract services	989,515	1,177,938	4,359,738	4,191,832	3,741,292	3,478,987
Grants to community organizations	47,325	36,575	7,000	9,250	-	-
Materials and supplies	177,187	168,377	220,473	317,924	265,232	282,992
Utilities	-	-	39,350	56,106	108,120	130,091
Amortization	162,878	369,291	391,212	522,466	1,737,323	1,961,332
Accretion	-	23,057	-	-	-	-
Loss on disposal of tangible capital assets	-	-	-	-	-	-
Interest expense	11,600	69,568	205,766	205,766	-	-
Total expenses	4,333,119	4,896,513	7,317,931	7,914,260	6,685,367	6,708,688
Annual surplus (deficit)	\$ 18,098,139	\$ 26,365,766	\$ (4,077,943)	\$ (3,732,713)	\$ (3,317,462)	\$ (5,944,167)

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	Environmental Services		Planning and Development		Parks and Recreation	
	2023	2023	2023	2023	2023	2023
	Budget	Actual	Budget	Actual	Budget	Actual
For the year ended December 31						
Revenue						
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility revenues	-	-	-	-	-	-
Services provided to other governments	-	-	-	-	55,000	55,000
Sale of services	1,765,672	1,915,718	122,500	60,347	603,900	936,994
Permits and licences	-	-	1,310,000	1,073,951	-	-
Interest on Investments	-	-	-	-	-	-
Government transfers	-	-	-	-	2,844,331	44,456
Developer contributions	-	-	-	-	1,059,000	899,366
Other revenue	-	-	-	-	409,244	425,549
Total revenue	1,765,672	1,915,718	1,432,500	1,134,298	4,971,475	2,361,365
Expenses						
Salaries, wages and benefits	802,565	729,581	1,476,925	1,334,053	2,081,771	2,042,171
Contract services	1,017,685	1,022,999	159,590	344,768	1,316,684	1,436,787
Grants to community organizations	-	-	23,000	23,000	173,100	172,500
Materials and supplies	9,423	9,955	21,915	20,437	569,464	534,039
Utilities	4,682	6,073	-	-	378,200	450,431
Amortization	155,692	153,010	-	-	597,146	1,064,622
Accretion	-	-	-	-	-	-
Loss on disposal of tangible capital assets	-	-	-	-	-	-
Interest expense	11,250	11,250	-	-	120,546	120,546
Total expenses	2,001,297	1,932,868	1,681,430	1,722,258	5,236,911	5,821,096
Annual surplus (deficit)	\$ (235,625)	\$ (17,150)	\$ (248,930)	\$ (587,960)	\$ (265,436)	\$ (3,459,731)

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	Water Systems		Sewer System		Totals	
	2023	2023	2023	2023	2023	2023
	Budget	Actual	Budget	Actual	Budget	Actual
For the year ended December 31						
Revenue						
Taxation	\$ 100,904	\$ 100,904	\$ 1,434,507	\$ 1,405,875	\$ 23,130,705	\$ 23,211,440
Utility revenues	4,653,880	4,908,639	996,527	1,005,282	5,650,407	5,924,244
Services provided to other governments	-	-	234,400	758,571	289,400	813,571
Sale of services	187,407	83,070	41,000	17,000	3,070,930	4,228,904
Permits and licences	-	-	-	-	1,567,500	1,315,749
Interest on Investments	60,432	76,893	199,340	206,224	712,322	2,383,888
Government transfers	10,000	98,543	14,253,715	137,690	18,769,541	8,682,479
Developer contributions	633,929	504,679	713,098	770,263	6,771,588	4,021,652
Other revenue	4,000	36,061	100	55,014	769,644	1,202,509
Total revenue	<u>5,650,552</u>	<u>5,808,789</u>	<u>17,872,687</u>	<u>4,355,919</u>	<u>60,732,037</u>	<u>51,784,436</u>
Expenses						
Salaries, wages and benefits	1,493,805	1,350,214	804,370	652,050	12,531,842	12,625,978
Contract services	1,201,338	838,613	574,863	560,744	13,360,705	13,052,668
Grants to community organizations	-	-	-	-	250,425	241,325
Materials and supplies	800,647	818,741	236,297	263,387	2,300,638	2,415,852
Utilities	308,800	341,638	209,200	206,529	1,048,352	1,190,868
Amortization	1,054,560	1,193,993	556,614	726,709	4,655,425	5,991,423
Accretion	-	3,451	-	-	-	26,508
Loss on disposal of tangible capital assets	-	-	-	-	-	-
Interest expense	42,712	42,712	661,276	661,276	1,053,150	1,111,118
Total expenses	<u>4,901,862</u>	<u>4,589,362</u>	<u>3,042,620</u>	<u>3,070,695</u>	<u>35,200,537</u>	<u>36,655,740</u>
Annual surplus (deficit)	<u>\$ 748,690</u>	<u>\$ 1,219,427</u>	<u>\$ 14,830,067</u>	<u>\$ 1,285,224</u>	<u>\$ 25,531,500</u>	<u>\$ 15,128,696</u>
						<u>\$ 5,870,460</u>

District of Lake Country
 Schedule 4 - COVID-19 Safe Restart Grant (Unaudited)

COVID-19 Safe Restart Grant received November 2020	\$2,947,000
2020 eligible costs incurred	424,752
2021 eligible costs incurred	840,838
2022 eligible costs incurred	<u>817,976</u>
Balance, December 31, 2022	\$ 863,334
2023 eligible costs incurred:	
Computer and technology costs to improve connectivity and virtual communications	\$189,530
General government services	271,375
Protective services	103,593
Total 2023 eligible costs incurred	<u>564,498</u>
Balance, December 31, 2023	<u>\$298,836</u>

District of Lake Country

Schedule 5 - Growing Communities Fund Grant (Unaudited)

Growing Communities Grant received March 2023		\$6,778,000
2023 eligible costs incurred	\$ 0	
Investment income	169,746	
		<u>\$169,746</u>
Balance, December 31, 2023		<u>\$6,947,746</u>



2023 Tax Exemptions Provided by Lake Country Council Year ended December 31, 2023

	Municipal Taxes	Other Taxes	Total Taxes
Church Buildings			
BC Association of 7th Day Adventists	5,105	2,349	7,454
Christian and Missionary Alliance	4,014	1,847	5,862
Kelowna Christian Centre Society	4,458	2,051	6,510
Roman Catholic Bishop of Nelson	6,638	3,047	9,685
St. Francis Anglican Church	2,083	958	3,041
The Missionary Church	3,019	1,389	4,409
Winfield Jehovah's Witness Trustees	8,264	3,803	12,067
Winfield United Church	3,910	1,799	5,709
Camps			
BC Lions Society for Children with Disabilities	8,365	5,204	13,570
Camp Hatikvah Foundation	37,701	22,491	60,192
Girl Guides Association Central Okanagan Division	26,379	14,767	41,146
Community Halls			
Community Hall Association for OK Centre	6,167	3,045	9,213
Oyama Community Club	6,970	3,525	10,495
Oyama Community Club (Royal Canadian Legion Branch 189)	4,043	1,861	5,904
Winfield Memorial Hall	10,292	4,714	15,006
Not for Profit Service Organizations			
Central Okanagan Rebroadcast Society	227	164	391
Lake Country Seniors Housing Society	8,999	5,871	14,871
Lake Country/LC Heritage & Cultural Society	19,190	13,744	32,933
Oceola Fish & Game Club	9,774	4,730	14,503
Ducks Unlimited	860	566	1,426
BC Teen Challenge	3,690	2,415	6,105
Winfield Curling Club & Horseshoe Club & Seniors Society & BGCO	8,604	5,992	14,596
Elowyn - Little Owl Society for Children & Families	4,500	3,247	7,747
Church Buildings and the land beneath the buildings are statutorily exempt and are not included in the total.			

Statistics

Number of Taxable Properties					Value of Average Single Family Dwelling				
2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
6,989	6,959	6,887	6,760	6,469	1,085,000	992,000	759,171	710,703	656,000

Assessments By Class					
Category	2023	2022	2021	2020	2019
Residential	6,907,563,334	6,183,356,579	4,691,560,590	4,343,167,604	4,164,786,181
Utilities	5,122,701	4,723,001	4,337,901	4,255,098	4,012,992
Light Industry	38,209,000	34,381,100	24,512,800	22,814,000	19,612,400
Business	244,736,124	212,835,272	171,930,358	170,587,857	165,083,057
Recreational	16,337,700	13,294,100	12,794,400	12,735,100	10,304,900
Farm	8,439,463	8,547,237	8,498,313	8,138,861	8,232,899
TOTAL	7,220,408,322	6,457,138,289	4,913,634,362	4,561,698,520	4,372,032,429

Municipal Mill Rate By Class (Including Fire)					
Category	2023	2022	2021	2020	2019
Residential	2.5823	2.4075	2.46	2.5	2.8496
Utilities	45.1114	44.749	38.0288	37.95	45.7491
Light Industry	12.9633	13.0415	13.2988	12.6809	14.6955
Business	6.5311	6.5442	6.6784	5.9584	7.1009
Recreational	5.8179	5.7335	5.7507	5.46	7.1959
Farm	0.6480	0.6344	0.55	0.55	1.031

Revenues By Class (including Fire)					
Category	2023	2022	2021	2020	2019
Residential	17,825,537	14,877,128	13,660,653	10,857,919	11,859,043
Utilities	229,054	209,442	193,436	161,481	181,715
Light Industry	494,642	447,828	385,599	289,302	287,829
Business	1,598,396	1,392,836	1,359,987	1,016,431	1,172,238
Recreational	95,051	75,227	87,147	69,534	69,536
Farm	5,414	5,368	5,479	4,629	8,240
TOTAL	20,248,094	17,008,829	15,692,301	12,399,296	13,578,601

% of Overall Tax Revenue by Class					
Category	2023	2022	2021	2020	2019
Residential	88.04%	87.46%	87.05%	87.57%	87.34%
Utilities	1.13%	1.12%	1.24%	1.3%	1.34%
Light Industry	2.44%	2.63%	2.46%	2.33%	2.12%
Business	7.89%	8.18%	8.66%	8.2%	8.63%
Recreational	0.47%	0.45%	0.55%	0.56%	0.51%
Farm	0.03%	0.03%	0.04%	0.04%	0.06%

Statistics

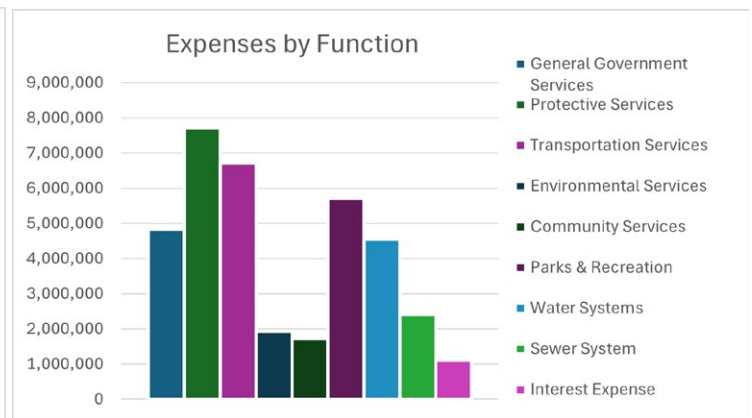
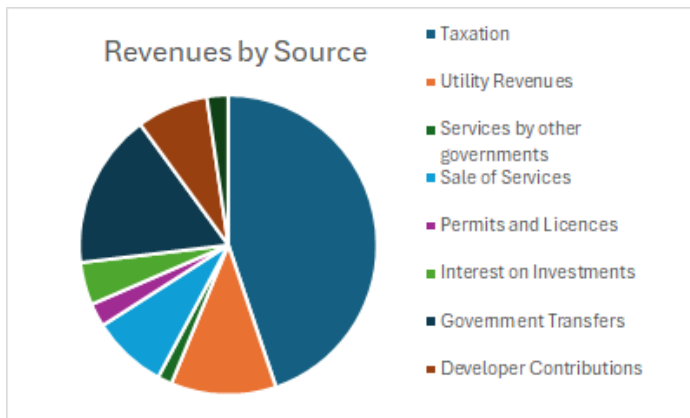
	2023	2022	2021	2020	2019
Total Property Tax Collections					
Total Taxes Collected	37,232,414	29,565,734	27,170,350	25,047,039	23,438,783
Transfer to Other Governments	14,020,974	13,042,798	11,978,991	10,727,994	10,369,254
Tax Per Capita					
	1,154	1,075	992	946	897
Debt Per Capita					
	1,046	1,234	351	418	502
Reserves Per Capita					
	2,289	1,976	1,901	2,360	2,424
Consolidated Revenue (see notes)					
	51,784,436	36,912,102	41,378,386	42,934,429	46,449,317
Consolidated Expenses (see notes)					
	36,655,740	31,041,642	28,992,115	26,231,213	25,429,534
Annual Surplus					
	15,128,696	5,870,460	12,386,271	16,703,216	21,019,783

2023 Principle Taxpayers	Sector	Property
Terasen Gas Inc.	Utility	Gas Utility
BC Tree Fruits Cooperative	Agricultural	Grower Coop
Turtle Bay Crossing Development Ltd.	Retail	Turtle Bay Crossing
0713065 BC Ltd.	Retail	Coopers Village
Oyama RE Holdings Inc	Industrial	Gravel Pit
Smeltzer Holdings Ltd	Industrial	Gravel Pit
Markui Contracting Ltd.	Retail	Winfield Shopping Centre
Wood Lake Acquisition Inc.	Hospitality/Recreation	Wood Lake Resort & Marina
BC Hydro & Power Authority	Utility	Hydro Utility
O'Rourke Family Vineyards	Hospitality	Peak Cellars



Revenues By Source

Category	2023	2022	2021	2020	2019
Taxation	23,211,440	19,940,042	18,600,618	17,520,565	16,213,474
Utility Revenues	5,924,244	5,664,959	5,359,032	5,085,933	4,877,436
Services by Other Governments	813,571	328,370	469,072	809,323	772,301
Sale of Services	4,228,904	3,072,712	3,203,456	2,734,712	3,871,830
Permits and Licences	1,315,749	1,292,926	1,329,359	2,117,655	1,582,555
Interest on Investments	2,383,888	1,126,020	797,372	1,464,457	1,019,849
Government Transfers	8,682,479	1,795,768	4,390,096	7,020,182	2,319,008
Developer Contributions	4,021,652	2,954,756	6,792,040	3,927,306	14,555,239
Other Revenue	1,202,509	736,549	437,341	1,548,233	1,237,625
TOTAL	51,784,436	36,912,102	41,378,386	42,228,366	46,449,317



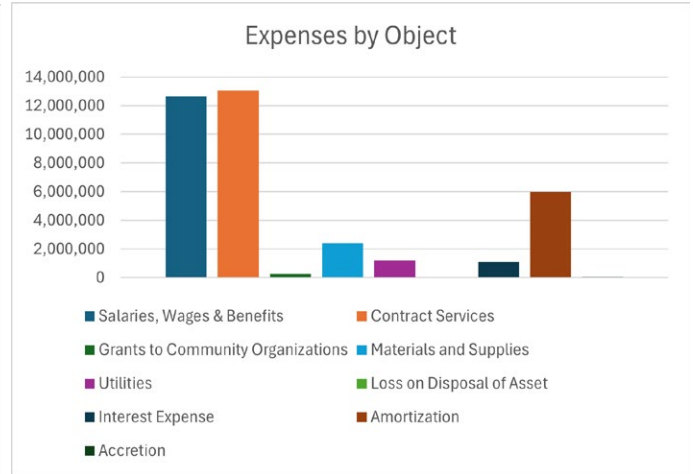
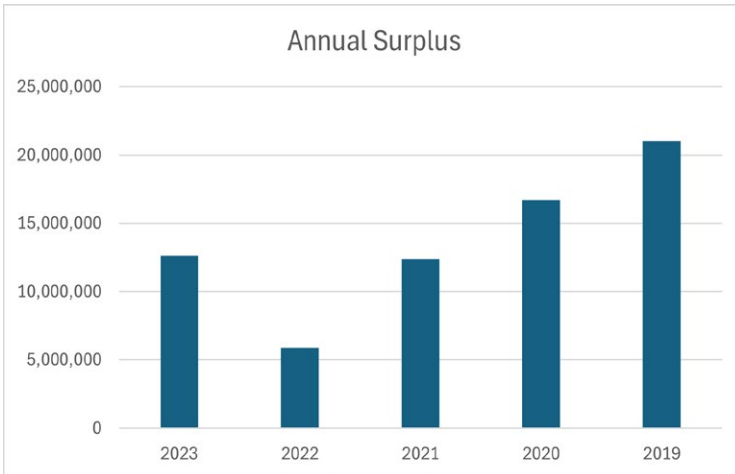
Expenses By Function

Category	2023	2022	2021	2020	2019
General Government Services	4,826,944	4,390,421	4,314,531	3,723,317	3,205,678
Protective Services	7,708,494	5,263,175	4,436,403	3,964,540	3,967,747
Transportation Services	6,708,689	5,761,547	5,339,919	5,757,721	5,474,204
Environmental Services	1,921,618	1,645,406	1,598,836	1,545,811	1,869,964
Community Services	1,722,257	1,596,355	2,344,731	1,214,213	1,214,545
Parks and Recreation	5,700,551	5,044,839	4,244,326	3,747,202	3,674,924
Water Systems	4,546,650	4,261,642	3,779,554	3,675,273	3,299,236
Sewer System	2,409,419	2,296,878	2,364,663	1,960,261	2,015,830
Interest Expense	1,111,118	781,376	569,149	642,875	707,406
TOTAL	36,655,740	31,041,642	28,992,115	26,231,213	25,429,534

Statistics

Annual Surplus

2023	2022	2021	2020	2019
15,128,696	5,870,460	12,386,271	16,703,216	21,019,783



Expenses By Object

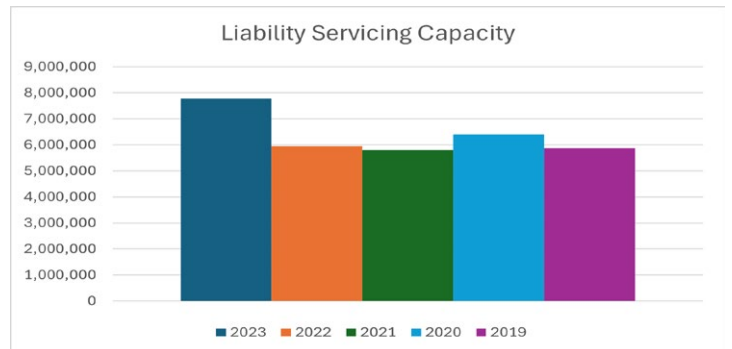
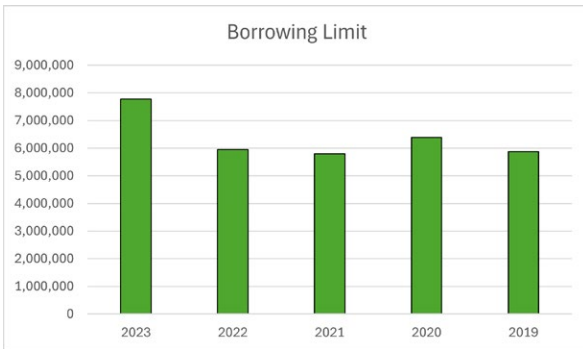
Category	2023	2022	2021	2020	2019
Salaries, Wages and Benefits	12,625,978	10,804,973	10,772,345	9,424,777	8,484,973
Contract Services	13,052,668	10,464,517	8,688,604	8,784,536	9,336,787
Grants to Community Organizations	241,325	259,483	252,002	215,075	177,283
Materials and Supplies	2,415,852	2,281,732	2,144,812	1,796,198	1,703,629
Utilities	1,190,868	1,034,747	983,073	885,863	939,054
Loss on Disposal of Asset	-	25,214	495	62,455	5,036
Interest Expense	1,111,118	781,376	569,149	642,875	707,406
Amortization and Accretion	6,017,931	5,389,599	4,659,568	4,419,434	4,075,366
Other	-	-	922,068	-	-
TOTAL	36,655,740	31,041,640	28,992,115	26,231,213	25,429,534

Acquisition of Tangible Assets

	2023	2022	2021	2020	2019
Acquisition of Tangible Capital Assets	10,429,981	15,973,412	22,954,802	16,429,655	6,484,504
Developer Contribution of Tangible Capital Assets	1,030,095	1,076,748	747,175	318,040	13,215,918
TOTAL	11,460,076	17,050,160	23,701,977	16,747,695	19,700,422

Statistics

Debt Capacity Last Five Years	2023	2022	2021	2020	2019
Total Revenue for Purposes of Limit	39,348,050	32,363,292	30,289,950	30,307,898	29,199,194
Liability Servicing Limit	9,837,013	8,090,823	7,572,488	7,576,975	7,299,799
Actual Debt Servicing Cost	2,056,407	1,283,622	1,769,934	1,270,930	1,418,279
Additional Debt Servicing Cost		854,768	624,519	573,080	7,889
Liability Servicing Capacity Available	7,780,606	5,952,433	5,802,554	6,394,012	5,873,631
Borrowing Limit (20 years @ 6%)	86,451,178	66,138,144	64,472,822	71,044,578	65,262,567
Long-Term Debt Supported by Property Taxes	8,404,463	8,887,327	3,041,021	3,308,167	3,590,168
Long-Term Debt Supported by Utilities	9,940,984	10,778,803	2,503,562	3,235,749	4,014,215
Total Long-Term Debt	18,345,447	19,666,130	5,544,583	6,543,916	7,604,383
Accumulated Surplus/(Deficit)	239,885,522	224,756,826	218,886,366	205,794,032	189,796,879
Net Assets (Debt)	17,411,953	8,716,578	14,519,118	20,447,233	16,635,837



Hydroelectric Generating	2023	2022
Total Revenue	269,000	326,000
Total Expenses	90,000	109,000
Net Revenue	179,000	217,000



Population								
Population Centre	2023 Population (BC Statistics Estimate)	2022 Population (BC Statistics Estimate)	2021 Population (2021 Canada Census)	Population Change % 2016-2021	2021 Private Dwellings	2016 Private Dwellings	Land Area in sq/km	Population Density per sq/km
Central Okanagan	245,939	235,472	222,162	14.0	102,097	88,379	2,902.45	76.5
Lake Country	17,539	17,372	15,817	22.4	6,852	5,897	122.16	129.5
Kelowna	246,789	150,000	144,576	13.5	67,115	57,436	211.85	682.4
Peachland	6,382	6,159	5,789	6.7	2,749	2,458	16.10	359.6
West Kelowna	40,506	38,311	36,078	10.5	14,746	13,190	122.09	295.5

Building Permits Category	2023		2022		2021	
	Permit	Value	Permit	Value	Permit	Value
Single Family Dwelling	27	38,189,767	45	38,809,000	94	71,847,368
Commercial	0	0	14	3,382,914	18	1,037,000
Agriculture	1	25,000	9	632,400	6	1,095,418
Industrial	1	96,000	0	0	0	0
Institutional	1	200,000	6	2,287,700	0	0
Multi-Family Dwelling *	23	59,165,245	6	1,285,000	6	5,600,000
Other	137	12,490,268	180	22,249,818	239	12,495,956
Total Permits/Values	190	110,141,281	260	68,646,842	363	92,075,742

* Multi-family dwelling permits represent the number of permits issued rather than the number of units constructed. One multi-family permit may consist of two or more units.

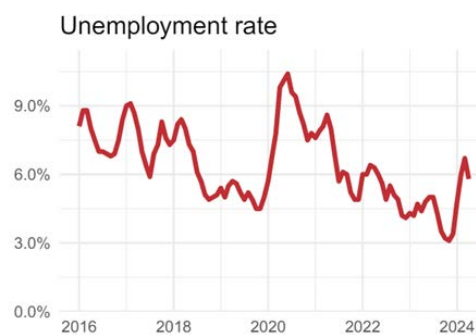
Business Licence Statistics					
Year	Total	Renewed Business Licences	New Business Licences	Inter-Municipal Licences (Included in Total)	Value of Licences
2023	896	-53	131	285	N/A
2022	1017	865	152	287	126,475.66
2021	1151	955	196	259	106,610.00
2020	1050	904	146	194	95,835.25
2019	904	749	155	177	75,962.90

District of Lake Country Full-Time Employees				
2023	2022	2021	2020	2019
102	99	95	85	76

Largest Industries of Employment (Labour force by industries expressed as a percentage of the total labour force)	
Construction	14.50%
Health care and social assistance	12.10%
Retail trade	9.40%
Professional, scientific and technical services	7.40%
Manufacturing	6.20%

*Data source: Statistics Canada, Census 2021

Unemployment rate in District of Lake Country:



Source: Statistics Canada Labour Force Survey

