



2023 Financial Statements

And Independent Auditor's Report thereon

Fiscal Year Ending December 31, 2023

Table of Contents

	Page
Management's Responsibility for Financial Reporting	3
Independent auditor's report	4-5
Financial statements	
Statement of financial position	6
Statement of operations and accumulated surplus	7
Statement of changes in net financial debt	8
Statement of cash flows	9
Notes to the financial statements	10-25
Schedule 1 –Schedule of tangible capital assets and work in progress	26
Schedule 2 –Schedule of accumulated surplus	27
Schedule 3 –Schedule of segment disclosure	28
Schedule 4 - Provincial COVID-19 Restart Grant (unaudited)	29
Schedule 5 - Growing communities (unaudited)	30

**City of West Kelowna
December 31, 2023**

Management's Responsibility for Financial Reporting

The Council of the City of West Kelowna has delegated the responsibility for the integrity and objectivity of the financial information contained in the financial statements to the management of the City of West Kelowna. The financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards, which have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of financial statements.

Mayor and Council oversee management's responsibilities for the financial reporting and internal control systems. Council annually reviews and approves the financial statements.

The City of West Kelowna's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether these financial statements present fairly the City's financial position, financial activities and cashflows in accordance with Canadian public sector accounting standards. Their opinion is based on procedures they consider sufficient to support such an opinion in accordance with Canadian generally accepted auditing standards.

The financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and in accordance with Canadian public sector accounting standards

Warren Everton, CPA, CMA
Chief Financial Officer
May 14, 2024

City of West Kelowna

Statement of financial position

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Financial Assets		
Cash and cash equivalents (Note 4)	\$ 75,721,700	\$ 60,158,050
Property taxes receivable	3,813,090	3,640,676
Accounts receivable (Note 5)	21,416,898	23,168,653
	<u>100,951,688</u>	<u>86,967,379</u>
Liabilities		
Accounts payable and accrued liabilities (Note 6)	23,903,267	17,440,543
Security deposits	18,441,422	16,282,929
Deferred revenue (Note 7)	6,839,224	5,282,731
Deferred development cost charges (Note 8)	16,871,380	15,782,777
Equipment debt (Note 9)	34,504,294	22,515,342
Long-term debt (Note 10)	8,053,192	10,073,283
Asset retirement obligations (Note 11)	1,710,122	-
	<u>110,322,901</u>	<u>87,377,605</u>
Net debt	<u>(9,371,213)</u>	<u>(410,226)</u>
		-
Non-financial assets		
Tangible capital assets (Note 12)	482,564,142	444,298,367
Inventory	488,348	230,970
Prepaid expenses	1,736,090	1,398,224
	<u>484,788,580</u>	<u>445,927,561</u>
Accumulated Surplus (Schedule 2)	<u>\$ 475,417,367</u>	<u>\$ 445,517,335</u>

Contingent liabilities and commitments (Notes 16 and 18)

Warren Everton, CPA, CMA
Chief Financial Officer

Gord Milsom
Mayor, City of West Kelowna

City of West Kelowna

Statement of operations and accumulated surplus

Year ended December 31, 2023, with comparative information for 2022

	2023	2023 Budget (Note 20)	2022
Revenue			
Taxation - net (Note 13)	\$ 42,891,227	\$ 42,567,414	\$ 40,183,082
Sale of services and regulatory fees	29,884,368	28,923,342	29,220,962
Government transfers (Note 14)	22,916,178	44,493,372	26,254,632
Other (Note 15)	18,533,267	30,414,978	12,010,085
Total Revenue	114,225,040	146,399,106	107,668,761
Expenses			
General Government	18,447,829	8,030,699	17,104,253
Protective Services	23,862,470	19,543,512	19,077,066
Solid Waste	1,926,833	1,802,161	1,848,972
Development	1,865,384	2,259,607	1,706,780
Transportation	9,203,098	9,404,070	8,849,518
Parks, Recreation & Culture	9,772,530	9,254,319	9,377,459
Water Services	12,301,310	8,588,862	9,095,876
Sewer Services	6,796,569	5,565,010	6,328,029
Other	148,985	91,986	124,157
Total Expenses	84,325,008	64,540,226	73,512,110
Annual surplus from City operations	29,900,032	81,858,880	34,156,651
Accumulated surplus, beginning of year	445,517,335	445,517,335	411,360,684
Accumulated Surplus, end of year	\$ 475,417,367	\$ 527,376,215	\$ 445,517,335

City of West Kelowna

Statement of changes in net debt

Year ended December 31, 2023, with comparative information for 2022

	2023	2023 Budget	2022
		(Note 20)	
Annual Surplus	\$ 29,900,032	\$ 81,858,880	\$ 34,156,651
Acquisition of tangible capital assets	(49,695,599)	(161,665,358)	(56,180,024)
Amortization of tangible capital assets	12,916,993	12,916,993	12,562,803
Increase in tangible capital assets due to asset retirement obligations	(1,634,603)	-	-
Disposal of tangible capital assets	147,434	-	140,708
Net change in prepaid expenses and inventory	(595,244)	-	815,958
	<u>(8,960,987)</u>	<u>(66,889,485)</u>	<u>(8,503,904)</u>
Net financial assets (net debt), beginning of year	(410,226)	(24,613,542)	8,093,678
Net debt, end of year	<u>\$ (9,371,213)</u>	<u>\$ (91,503,027)</u>	<u>\$ (410,226)</u>

City of West Kelowna

Statement of Cash Flows

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used for)		
Operating activities		
Annual Surplus	\$ 29,900,032	\$ 34,156,651
Non-cash items:		
Amortization of tangible capital assets	12,916,993	12,562,803
Accretion	75,519	-
Actuarial adjustments on debt	(546,540)	(613,774)
Disposal of tangible capital assets	147,434	140,708
(Increase) decrease in		
Accounts receivable	1,579,341	(6,056,062)
Prepaid expenses and inventory	(595,244)	815,958
Increase (decrease) in		
Accounts payable and accrued liabilities	6,462,724	4,083,514
Security deposits	2,158,493	3,482,524
Deferred development cost charges	1,088,603	(4,206,683)
Deferred revenue	1,556,493	(8,313,732)
	<u>54,743,848</u>	<u>36,051,907</u>
Financing activities		
Proceeds from debt	12,600,000	18,469,192
Repayment of debt	(2,084,599)	(1,764,058)
	<u>10,515,401</u>	<u>16,705,134</u>
Capital activities		
Acquisition of tangible capital assets and work in progress	(49,695,599)	(56,180,024)
Increase (decrease) in cash and cash equivalents	<u>15,563,650</u>	<u>(3,422,983)</u>
Cash and cash equivalents, beginning of year	60,158,050	63,581,033
Cash and cash equivalents, end of year	\$ 75,721,700	\$ 60,158,050
 Supplementary cash flow information		
Interest Earned	\$ 2,120,987	\$ 912,998

City of West Kelowna

Notes to Financial Statements

December 31, 2023

1. Nature of operations

The City of West Kelowna ("the City") is a local government situated in the province of British Columbia, Canada. The City is subject to the laws and regulations of the provincial statutes of the Community Charter, the Local Government Act. West Kelowna was officially incorporated as Westside District Municipality on December 6, 2007. In 2008, the name was changed to District of West Kelowna. On June 26, 2015, West Kelowna was reclassified from District to Municipality. At that time, the City had become British Columbia's 51st city. The City provides community services to its taxpayers and is responsible for creating and maintaining an infrastructure to serve a population in excess of the full time residents.

2. Summary of significant accounting policies

The following is a summary of the City's significant accounting policies:

a) Segregation of Operations

The City's resources and operations are segregated into General, Water, Sewer, Storm Drainage, Statutory Reserve and Non-statutory Reserve Funds for accounting and financial reporting purposes. The financial statements include all of the accounts of these funds. All interfund transactions and balances have been eliminated within the financial statements.

b) Basis of accounting

The financial statements are prepared using the accrual basis of accounting and are the responsibility of and prepared by management in accordance with Canadian public sector accounting standards ("PSAS"). The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

c) Cash and cash equivalents

Management classifies all term deposits and highly liquid investments that are cashable on demand as cash equivalents.

d) Financial Instruments

All 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.

When investment income is externally restricted, the investment income is 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.

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.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

2. Summary of significant accounting policies (continued)

e) Tangible capital assets

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

Asset class	Estimated useful life
Buildings	25-50 years
Building improvements	5-30 years
Computer	3-25 years
Infrastructure	3-20 years
Machinery	10-20 years
Office furniture and equipment	10-25 years
Roads	40 years
Sewer infrastructure	20-100 years
Sidewalks	50 years
Small tools and equipment	5-25 years
Solid waste carts	25 years
Storm drains	10-50 years
Vehicles	10-20 years
Water infrastructure	15-100 years

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

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

Tangible capital assets constructed and contributed by developers are recorded at their fair value and are capitalized into tangible capital assets and reflected in the statement of operations and accumulated surplus as revenue.

f) Work in progress

Work in progress represents capital projects under construction but not yet completed and are recorded at cost. Work in progress is not amortized. Amortization of these assets will commence when the asset is put into service.

g) Prepaid expenses and inventory

Prepaid expenses consist of amounts paid related to future years' expenses. Inventory consists of supplies held for construction use and are recorded at lower of cost or replacement cost.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

2. Summary of significant accounting policies (continued)

h) Employee future benefits

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, the City’s contributions are expensed as incurred.

Sick leave and other retirement benefits are also available to the City’s employees. The ALGEU Collective Agreement allows for the accumulation of sick leave to a maximum of 100 days, it is expensed in the year it is accumulated. Earned sick leave vests after 10 years of employment and is paid to a maximum of 50 days. Accrued earned sick leave and vacation pay is included in wages and payroll liabilities.

i) Deferred development cost charges ("DCC's")

Pursuant to the provisions of the Local Government Act, DCC’s are held for the purpose for which the charges have been imposed. When the related costs are incurred, the DCC’s are recognized as revenue. Because these funds are restricted in nature they are shown as a liability.

j) Debt

Outstanding debt is reported net of applicable sinking fund balances.

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.

k) Municipal Finance Authority debt reserve deposits

The City issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds are withheld by the Municipal Finance Authority as a debt reserve fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the Municipal Finance Authority. These amounts are contingent in nature and are not reflected in these accounts. The details of the cash deposits and demand notes at year end are as follows:

	Demand notes	Cash deposits		2023		2022
General Fund	350,582	179,925	\$	530,507	\$	525,083
Water Funds	11,423	6,134	\$	17,557		17,373
Sewer Funds	211,269	120,313	\$	331,582		428,879
	<u>\$ 573,274</u>	<u>\$ 306,372</u>	<u>\$</u>	<u>879,646</u>	<u>\$</u>	<u>971,335</u>

l) Reserve funds

Non-statutory reserves represent an appropriation of surplus for specific purposes. Reserves for future expenses represent funds that are available to temporarily finance operations until planned revenues (i.e. property taxes, grants, etc.) are received, or for other operating or capital purposes as determined by Council. Statutory reserves have been established by bylaw in accordance with the Community Charter and their use is restricted by legislation.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

2. Summary of significant accounting policies (continued)

m) Revenue

Revenues are recorded using the accrual basis of accounting whereby revenues are recognized as they are earned, measurable and collection is reasonably assured.

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. As taxes recorded are initially based on management's best estimate of the taxes that will be received, it is possible that changes in future conditions, such as reassessments due to audits, appeals and court decisions, could result in a change in the amount of tax revenue recognized. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts.

Contributions or other funding received which has externally imposed restrictions are initially accounted for as deferred revenue and then recognized as revenue when used for the specific purpose.

Contributions received in-kind are recognized as revenue in the period received at the fair market value at the time of the contribution.

n) Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

o) Budget figures

The budget figures are from the City's 10-Year Financial Plan Bylaw, adopted before May 15th of each year. Subsequent amendments have been authorized by Council to reflect changes in the budget as required by law. Such amendments are not reflected in the financial statement budget figures.

p) Measurement of uncertainty

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts, and disclosure of, assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Areas requiring the use of management estimates relate to the determination of payroll liabilities, the existence and measurement of any contingent liabilities, asset retirement obligations and tangible capital asset estimated useful life and related amortization expense. 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 the period of settlement if the amount is different.

City of West Kelowna

Notes to Financial Statements

December 31, 2023

2. Summary of significant accounting policies (continued)

q) 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 City 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.

r) Asset retirement obligations

A liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement 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. The liability is recorded at the amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date. The liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. The cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

s) Segmented disclosure

A segment is defined as distinguishable activity of group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard.

3. Change in accounting policy

Effective January 1, 2023 the City adopted the new Public Sector Accounting Handbook Standard, PS 3280 Asset Retirement Obligations. The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities. The standard was adopted on the prospective basis at the date of adoption.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

4. Financial assets - cash and cash equivalents

Cash and cash equivalents held by the City include cash with an average interest rate of 5.34% (2022 - 2.70%).

5. Financial assets - Accounts receivable

	2023	2022
Federal government	\$ 1,435,556	\$ 1,418,739
Provincial government	5,713,710	10,407,946
Other governments	-	43,811
Sewer	4,163,591	4,647,025
Utilities	5,435,611	5,119,142
Other	4,668,430	1,531,990
	<u>\$ 21,416,898</u>	<u>\$ 23,168,653</u>

6. Liabilities - Accounts payable and accrued liabilities

	2023	2022
Trade	\$ 14,479,127	\$ 7,419,540
Wages and payroll	4,314,355	3,713,796
Accrued liabilities	1,269,380	715,654
Other governments	3,525,923	5,531,621
Other	314,482	59,932
	<u>\$ 23,903,267</u>	<u>\$ 17,440,543</u>

7. Liabilities - Deferred revenue

	2023	2022
Property taxes	\$ 4,615,110	\$ 4,099,633
Recreation program fees	269,183	277,254
Cemetery perpetual care fund	251,066	216,331
Utility fees	259,914	252,837
Other	1,443,951	436,676
	<u>\$ 6,839,224</u>	<u>\$ 5,282,731</u>

City of West Kelowna
Notes to Financial Statements
December 31, 2023

8. Liabilities - Deferred development cost charges ("DCC's")

	2023	2022
Balance, beginning of year	\$ 15,782,777	\$ 19,989,460
Contributions from developers	5,640,327	1,651,079
Interest on investments	851,113	475,737
Bylaw expenditures	<u>(5,402,837)</u>	<u>(6,333,499)</u>
Balance, end of year	<u>\$ 16,871,380</u>	<u>\$ 15,782,777</u>

DCC's are comprised of the following:

	2023	2022
Roads	\$ 4,971,589	\$ 3,744,592
Water	6,596,315	8,187,139
Parks	5,481,240	3,671,607
Sewer	141,274	108,319
Storm Sewer	<u>(319,038)</u>	<u>71,120</u>
	<u>\$ 16,871,380</u>	<u>\$ 15,782,777</u>

9. Liabilities - Short Term & Equipment debt

	Current interest rate (%)	Year of Maturity	Balance, beginning of year	Additions	Sinking fund payments	Actuarial adjustment	Balance, end of year
Short Term Debt							
MFA loan #0001-0		2026	\$ 1,589,659		\$ 365,063		\$ 1,224,596
MFA loan #0002-01		2026	113,329		27,149		86,180
MFA loan #0002-01		2027	1,212,354		218,836		993,518
MFA bylaw #289	5.61	2026	15,000,000	6,500,000			21,500,000
MFA bylaw #290	5.61	2027	4,600,000	6,100,000			10,700,000
			<u>\$ 22,515,342</u>	<u>\$ 12,600,000</u>	<u>\$ 611,048</u>	<u>\$ -</u>	<u>\$ 34,504,294</u>

Interest is charged on a daily floating rate basis and compounded monthly. Interest paid during the year was \$1,556,625 (2022 - \$316,444).

Estimated principal payments on short term debt, excluding Bylaws 289 and 290, for the duration of the term are as follows:

2024	2025	2026	2027	2028
\$ 635,766	\$ 625,001	\$ 599,443	\$ 444,084	\$ -

Bylaws 289 and 290 are temporary interim borrowing loans (up to 5 year term) with interest only payments. When the interim period is complete, they will transfer into long-term debt with annual interest and principle repayments.

The maximum borrowing for each bylaw is as follows:

Bylaw 289 - Rose Valley Temporary Borrowing Agreement	\$ 23,500,000
Bylaw 290 - City Hall Temporary Borrowing Agreement	\$ 11,000,000

City of West Kelowna
Notes to Financial Statements
December 31, 2023

10. Liabilities - Long-term debt

	Current interest rate (%)	Year of Maturity	Balance, beginning of year	Additions	Sinking fund payments	Actuarial adjustment (Note 15)	Balance, end of year
General fund							
MFA issue #95	1.80	2025	\$ 658,121	\$ -	\$ 134,007	\$ 78,915	\$ 445,199
MFA issue #105	4.90	2029	3,648,339	\$ -	277,414	184,500	3,186,425
			<u>4,306,460</u>	<u>-</u>	<u>411,421</u>	<u>263,415</u>	<u>3,631,624</u>
Water fund							
MFA issue #101	4.52	2027	80,256	\$ -	10,174	4,942	65,140
MFA issue #103	4.65	2028	54,212	\$ -	4,720	3,453	46,039
Province of BC	4.95	2027	3,488,292	\$ -	709,877		2,778,415
			<u>3,622,760</u>	<u>-</u>	<u>724,771</u>	<u>8,395</u>	<u>2,889,594</u>
Sewer fund							
MFA issue #79	2.10	2023	149,756	-	59,264	90,491	-
MFA issue #85	2.00	2024	142,060	-	28,795	40,501	72,764
MFA issue #85	2.00	2024	8,951	-	1,815	2,550	4,586
MFA issue #95	1.80	2025	184,610	-	37,590	22,137	124,883
MFA issue #99	4.43	2027	5,245	-	659	574	4,012
MFA issue #99	4.43	2027	345,446	-	43,433	37,916	264,097
MFA issue #101	4.52	2027	850,706	-	107,845	52,389	690,472
MFA issue #101	4.52	2027	199,261	-	25,260	12,270	161,731
MFA issue #101	4.52	2027	258,028	-	32,710	15,890	209,428
			<u>2,144,063</u>	<u>-</u>	<u>337,371</u>	<u>274,718</u>	<u>1,531,974</u>
Total long-term debt			<u>\$ 10,073,283</u>	<u>-</u>	<u>\$ 1,473,563</u>	<u>\$ 546,528</u>	<u>\$ 8,053,192</u>

The requirements for future repayments of principal and estimated actuarial adjustments on existing debt for the next five years and thereafter are as follows:

	2024	2025	2026	2027	2028	Thereafter & actuarial adjustments
General Fund	\$ 411,421	\$ 411,421	\$ 277,414	\$ 277,414	\$ 277,414	\$ 1,976,540
Water Fund	760,553	798,139	628,129	14,894	4,720	683,159
Sewer Fund	178,110	247,501	209,910	165,817	-	730,636
	<u>\$ 1,350,084</u>	<u>\$ 1,457,061</u>	<u>\$ 1,115,453</u>	<u>\$ 458,125</u>	<u>\$ 282,134</u>	<u>\$ 3,390,335</u>

City of West Kelowna
Notes to Financial Statements
December 31, 2023

11. Asset retirement obligation:

The City's asset retirement obligation consists of the following obligations:

Asbestos obligation

The City owns and operates several buildings that are known to contain asbestos as well as sewer pipes, which various regulations require specific considerations upon asset retirement. Following the adoption of PS3280 - Asset Retirement Obligations, the City recognized an obligation relating to the removal and disposal of the asbestos in these buildings and sewer pipes as estimated at December 31, 2023. The buildings all have an estimated useful life of 25-50 years from the date of completion of construction, of which various number of years remain. Sewer pipes have an estimated useful life of 70 years, again with various numbers of year remaining. The estimated costs of \$1,634,603 is the present value of expected future expenditures using a discount rate of 4.62% per annum.

Opening balance	\$ -
Initial adoption	1,634,603
Accretion expense	75,519
Closing asset retirement obligation	<u>\$ 1,710,122</u>

12. Tangible capital assets and work in progress

	2023 Net book value	2022 Net book value
General		
Land	\$ 111,243,279	\$ 111,263,279
Buildings	28,478,968	28,792,213
Equipment	11,834,276	10,456,720
Engineering structures	<u>117,257,772</u>	<u>116,552,099</u>
	268,814,295	267,064,311
Water infrastructure	120,097,663	60,978,919
Sewer infrastructure	49,683,489	49,508,914
Tangible capital assets	<u>\$ 438,595,447</u>	<u>\$ 377,552,144</u>
Work in progress	<u>\$ 43,968,695</u>	<u>\$ 66,746,223</u>
Tangible capital assets and work in progress (Schedule 1)	<u>\$ 482,564,142</u>	<u>\$ 444,298,367</u>

Additions to work in progress for the year totaled \$28,374,311 (2022- \$41,563,859).

City of West Kelowna
Notes to Financial Statements
December 31, 2023

13. Taxation - net

Taxation revenue comprises the following amounts collected less transfers to other governments:

	2023	2022
General municipal purposes	\$ 42,891,227	\$ 40,183,082
Collections for other governments		
Provincial Government - Schools	21,457,117	19,095,149
Central Okanagan Regional Hospital District	3,301,064	3,150,823
Regional District of the Central Okanagan	4,625,865	4,111,417
British Columbia Assessment Authority	606,833	548,574
Municipal Finance Authority	3,466	3,001
	<u>72,885,572</u>	<u>67,092,046</u>
Transfers to other governments		
Provincial Government - Schools	21,457,117	19,095,149
Central Okanagan Regional Hospital District	3,301,064	3,150,823
Regional District of the Central Okanagan	4,625,865	4,111,417
British Columbia Assessment Authority	606,833	548,574
Municipal Finance Authority	3,466	3,001
	<u>29,994,345</u>	<u>26,908,964</u>
	<u>\$ 42,891,227</u>	<u>\$ 40,183,082</u>

14. Government transfers

	2023	2022
Provincial unconditional transfers		
Other	\$ 154,668	\$ 442,414
	<u>154,668</u>	<u>442,414</u>
Provincial conditional transfers		
Okanagan Basin Water Board grant	1,012	23,353
Clean water fund grant	7,864,484	22,346,516
Other	12,397,453	564,906
	<u>20,262,949</u>	<u>22,934,775</u>
Federal unconditional transfers		
Traffic fine revenue sharing grant and Federal grants	938,879	1,382,351
	<u>938,879</u>	<u>1,382,351</u>
Federal conditional transfers		
Gas tax community works fund	1,559,682	1,495,092
	<u>1,559,682</u>	<u>1,495,092</u>
Total transfers from other governments	<u>\$ 22,916,178</u>	<u>\$ 26,254,632</u>

City of West Kelowna
Notes to Financial Statements
December 31, 2023

15. Revenue - other

	2023	2022
DCC contributions	\$ 5,002,837	\$ 6,333,499
Cost recoveries	5,655,789	3,847,614
Interest	2,983,073	1,295,969
Actuarial adjustment on long-term debt (Note 10)	546,540	613,775
Donations	694,941	31,598
Gain/Loss on Assets	3,470,911	(271,925)
Other	179,176	159,555
	<u>\$ 18,533,267</u>	<u>\$ 12,010,085</u>

16. Contingent liabilities

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 City and each member municipality within the Regional District, including the City of West Kelowna. 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. As at December 31, 2023, the City does not anticipate being required to assume any of the Regional District's debt. The balance of MFA debt held through the Regional District at December 31, 2023 was \$5,274,444 (2022 - \$6,584,991)

Municipal Insurance Association

The City is a participant in the Municipal Insurance Association of British Columbia (the "Association"). Should the Association pay out claims in excess of premiums received, it is possible that the City, along with the other participants, would be required to contribute towards the deficit. Management does not consider external payments under this contingency to be likely and therefore no amounts have been accrued.

Legal actions

The nature of the City's operations are such that the City is subject to potential or ongoing litigation, 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 ongoing litigation will be recorded in the accounts in the period in which the loss is realized. The City has insurance policies and financial reserves to offset associated risks.

City of West Kelowna

Notes to Financial Statements

December 31, 2023

17. Municipal Pension Plan

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits provided 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 may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

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 City paid \$2,174,655 (2022-\$2,086,488) for employer contributions while employees contributed \$1,875,866 (2022-\$1,793,554) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024 with results available later 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 the individual employers participating in the plan.

18. Commitments

The City has entered into various operating leases for equipment and payments under contracts for services with terms varying from one to five years. The total lease commitments payable in each of the next five years are as follows:

2024	\$ 3,262,468
2025	3,245,190
2026	3,244,437
2027	3,247,355
2028	3,247,355
	<u>\$ 16,246,805</u>

City of West Kelowna

Notes to Financial Statements

December 31, 2023

18. Commitments (continued)

Letters of Credit

The City is holding letters of credit in the amount of \$23,392,518 (2022-\$15,077,846), which are received as security related to performance deposits.

Operating Line

The City has revolving credit facilities with one Canadian chartered bank providing for borrowing of up to \$6,000,000. The facilities bear interest at the bank prime rate less 0.5% and are due on demand. As at December 31, 2023, the \$nil (2022 - \$nil) has been drawn on these facilities.

19. Segmented Information

The City of West Kelowna is a diversified municipal government that provides a wide range of services to its citizens. The City's operations and activities are organized and reported by funds and departments. The General Fund reports on operations, funded primarily by property taxes, which include services provided by the City such as general government services, protective services, transportation services, environmental health and developmental services, and recreation and cultural services. The utility operations are comprised of the water, sewer and storm drainage systems, each accounting for its own operations and programs within their own funds. Operating results reported by the following segments are included in Schedule 3.

The various segments are described as follows:

a) General government services

This segment is responsible for a number of different functions including Legislative Services, Administration, Finance and Information Services. Legislative services involves staff working closely with Council and community partners to coordinate the delivery of a wide range of functions and services. Administration is responsible for the Human Resources function, which oversees the recruitment and retention of people, management of labour relations, administration of collective agreements, employee compensation and benefit programs, staff training and development, employee health and safety and Work Safe BC regulations. Finance is responsible for the requisition of tax revenues from the Province and other taxing authorities and all treasury and accounting functions. Information Services includes an all-encompassing computer database and mapping system for properties in the City, which is used by City departments, other government agencies and members of the public.

b) Protective services

This segment is responsible for all the various services provided by the RCMP, Fire Services and Bylaw Enforcement designed to protect the lives and property of both citizens and visitors with a focus on emergency response, law enforcement, search and rescue, education and prevention.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

19. Segmented Information (continued)

c) Transportation services

This segment is responsible for roads and maintenance, street lighting, traffic management and transit system.

d) Environmental health and development services

This segment is responsible for delivering health, planning and development services to the City. The specific functions include planning, building permits and inspections, business licensing, design and engineering services as well as tourism and economic development.

e) Recreation and cultural services

This segment is responsible for recreational program design, delivery and management, municipal facilities/parks development and maintenance and museum operations, as well as coordination of many recreational/sporting activities and groups.

f) Water services

This segment is responsible for the operation and maintenance of the five water systems that provide water services to the residents and businesses within the municipal boundaries of the City.

g) Sewer services

This segment is responsible for the operation and maintenance of the sewer collection system within the municipal boundaries of the City.

h) Storm drainage

This segment is responsible for the operation and maintenance of the storm drainage collection system within the municipal boundaries of the City.

City of West Kelowna
Notes to Financial Statements
December 31, 2023

20. Budget

The budget amounts presented reflect the statutory financial plan as adopted by Council on April 18, 2023, adjusted for amortization and other items for comparability with the actual results. The following table reconciles the balanced statutory financial plan to the budget surplus reported on the statement of operations and accumulated surplus.

Surplus as per 10 year Financial Plan Bylaw No. 0304, 2023	\$ -
Adjust for non-operating items included in Financial Plan:	
Acquisition of tangible capital assets	161,665,358
Repayment of principal portion of long-term debt	1,473,563
Net transfers from reserves	<u>(68,363,048)</u>
	<u>94,775,873</u>
Adjust for operating items excluded in Financial Plan:	
Amortization	<u>(12,916,993)</u>
Budget surplus as per the statement of operations and accumulated surplus	<u>\$ 81,858,880</u>

21. Comparative Figures

Certain comparative figures presented in the financial statements have been reclassified to conform to the current year's presentation.

22. Financial Instruments

Financial Instrument Risk Management

The Municipality is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the Municipality's objectives, policies, and processes for managing those risks and the methods used to measure them. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

There have not been any changes from the prior year in the Municipality'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 Municipality is exposed to credit risk through its cash, accounts receivable, and portfolio investments.

City of West Kelowna

Notes to Financial Statements

December 31, 2023

22. Financial Instruments (continued)

The Municipality manages its credit risk by holding cash at federally regulated chartered banks with all deposits fully guaranteed. The Municipality measures its exposure to credit risk based on how long amounts have been outstanding and based on historical experience regarding collections. The maximum exposure to credit risk at the financial statement date is the carrying value of its cash and accounts receivable as outlined in Note 5. 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.

Liquidity risk

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

The Municipality manages this risk by holding investments with its primary banking institution, having the ability to increase tax rates per bylaw in order to increase cash, and by monitoring cash activities and expected outflows through budgeting and maintaining investments that may be converted to cash in the near-term if unexpected cash flows arise. Also to help manage the risk, the Municipality has in place a planning, budgeting and forecasting process to help determine the funds required to support the normal operating requirements. The Municipality's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments. The Municipality measures its exposure to liquidity risk based on results of cash forecasting and expected outflows and extensive budgeting.

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 10 for interest rates and maturity dates for long term debt.

City of West Kelowna

Schedule 1 - Schedule of tangible capital assets and work in progress

December 31, 2023

	Land	Land improvements	Buildings	Other tangible capital assets	Equipment and vehicles	Transportation	Drainage infrastructure	Water infrastructure	Sewer infrastructure	Work in progress	Total
Cost:											
Balance, beginning of year	\$ 111,263,279	\$ 16,069,484	\$ 45,914,609	\$ 1,473,774	\$ 26,091,676	\$ 272,465,749	\$ 6,071,243	\$ 99,897,536	\$ 69,576,031	\$ 66,746,223	\$ 715,569,604
Additions	-	1,667,372	629,032	-	3,205,005	3,969,663	1,910,291	61,091,764	-	28,374,311	100,847,438
Additions due to ARO recognition (Note 11)	-	-	263,778	-	-	-	-	-	1,370,825	-	1,634,603
Disposals	(20,000)	-	-	-	(1,152,303)	(467,157)	-	(168,839)	-	(51,151,839)	(52,960,138)
Balance, end of year	111,243,279	17,736,856	46,807,419	1,473,774	28,144,378	275,968,255	7,981,534	160,820,461	70,946,856	43,968,695	765,091,507
Accumulated amortization:											
Balance, beginning of year	-	(6,485,222)	(17,122,387)	(386,283)	(15,634,955)	(170,082,739)	(2,573,909)	(38,918,623)	(20,067,117)	-	(271,271,235)
Amortization expense	-	(960,384)	(1,206,064)	(47,961)	(1,770,696)	(5,522,178)	(253,557)	(1,959,903)	(1,196,250)	-	(12,916,993)
Effects of Disposals	-	-	-	-	1,095,549	409,586	-	155,728	-	-	1,660,863
Balance, end of year	-	(7,445,606)	(18,328,451)	(434,244)	(16,310,102)	(175,195,331)	(2,827,466)	(40,722,798)	(21,263,367)	-	(282,527,365)
Net book value, end of year	\$ 111,243,279	\$ 10,291,250	\$ 28,478,968	\$ 1,039,530	\$ 11,834,276	\$ 100,772,924	\$ 5,154,068	\$ 120,097,663	\$ 49,683,489	\$ 43,968,695	\$ 482,564,142

Schedule 1 - Schedule of tangible capital assets and work in progress

December 31, 2022

	Land	Land improvements	Buildings	Other tangible capital assets	Equipment and vehicles	Transportation	Drainage infrastructure	Water infrastructure	Sewer infrastructure	WIP	2022 TOTAL
Cost:											
Balance, beginning of year	\$ 110,873,279	\$ 15,549,624	\$ 44,546,040	\$ 1,473,774	\$ 24,258,237	\$ 262,222,117	\$ 6,021,243	\$ 94,716,625	\$ 68,919,280	\$ -	\$ 628,580,219
Additions	390,000	519,860	2,221,251	-	1,882,437	10,931,278	50,000	4,328,229	656,751	66,746,223	87,726,029
Disposals	-	-	-	-	(48,998)	(687,646)	-	-	-	-	(736,644)
Balance, end of year	111,263,279	16,069,484	46,767,291	1,473,774	26,091,676	272,465,749	6,071,243	99,044,854	69,576,031	66,746,223	715,569,604
Accumulated amortization:											
Balance, beginning of year	-	(5,527,943)	(16,591,251)	(338,322)	(13,894,388)	(165,175,934)	(2,275,666)	(36,529,827)	(18,971,039)	-	(259,304,370)
Amortization expense	-	(957,279)	(1,138,724)	(47,961)	(1,789,565)	(5,453,742)	(298,242)	(1,781,211)	(1,096,078)	-	(12,562,802)
Effects of Disposals	-	-	-	-	48,998	546,937	-	-	-	-	595,935
Balance, end of year	-	(6,485,222)	(17,729,975)	(386,283)	(15,634,955)	(170,082,739)	(2,573,908)	(38,311,038)	(20,067,117)	-	(271,271,237)
Net book value, end of year	\$ 111,263,279	\$ 9,584,262	\$ 29,037,316	\$ 1,087,491	\$ 10,456,721	\$ 102,383,010	\$ 3,497,335	\$ 60,733,816	\$ 49,508,914	\$ 66,746,223	\$ 444,298,367

City of West Kelowna
Schedule 2 - Schedule of accumulated surplus
December 31, 2023

	Balance, beginning of year	Transfer to	Transfer from	Interest	Balance, end of year
Reserves					
Community projects	\$ 5,500,758	\$ 1,634,656	\$ (3,721,102)	\$ 238,815	\$ 3,653,127
Fire	258,458	-	-	13,802	272,260
Future expenses	1,819,666	485,000	(468,587)	97,746	1,933,825
Infrastructure	263,667	1,119,947	(1,149,272)	13,297	247,639
Municipal facilities	8,253,595	1,200,000	(422,499)	472,781	9,503,877
Other	39,453,655	47,216,583	(98,944,748)	95,473	(12,179,037)
Policing	1,031,123	315,069	(195,630)	58,251	1,208,813
Property acquisition	495,132	-	-	26,440	521,572
Recreation	403,463	107,116	-	24,405	534,984
Road maintenance and snow clearing	838,796	-	-	44,792	883,588
Storm drainage	143,364	-	-	7,656	151,020
	<u>58,461,677</u>	<u>52,078,371</u>	<u>(104,901,838)</u>	<u>1,093,458</u>	<u>6,731,668</u>
Statutory Reserve Funds					
<u>General Fund</u>					
Capital Reserve	7,383,158	4,978,746	(4,310,144)	416,568	8,468,328
Equipment Replacement	3,444,861	1,052,250	(1,552,009)	170,612	3,115,714
Main City Software Platform	253,375	750,000	-	33,555	1,036,930
Fire Department Equipment	819,730	702,000	(145,390)	58,635	1,434,975
Growing Communities Fund	-	10,212,000	-	272,660	10,484,660
	<u>11,901,124</u>	<u>17,694,996</u>	<u>(6,007,543)</u>	<u>952,030</u>	<u>24,540,607</u>
<u>Water Fund</u>					
Rose Valley	7,638,916	2,038,229	(1,704,215)	416,836	8,389,766
Powers Creek	784,180	844,586	(240,820)	57,996	1,445,942
	<u>8,423,096</u>	<u>2,882,815</u>	<u>(1,945,035)</u>	<u>474,832</u>	<u>9,835,708</u>
<u>Sewer Fund</u>					
Sewer Reserve	1,055,069	618,933	(151,077)	68,832	1,591,757
RFFE	-	-	-	-	-
	<u>1,055,069</u>	<u>618,933</u>	<u>(151,077)</u>	<u>68,832</u>	<u>1,591,757</u>
	<u>79,840,966</u>	<u>73,275,115</u>	<u>(113,005,493)</u>	<u>2,589,152</u>	<u>42,699,740</u>
Investment in non-financial assets					
Investment in Tangible Capital Assets					
General	276,093,324	57,277,701	(9,627,406)	-	323,743,619
Water	66,616,992	21,821,488	(2,080,143)	-	86,358,337
Sewer	22,966,053	757,905	(1,108,287)	-	22,615,671
	<u>365,676,369</u>	<u>79,857,094</u>	<u>(12,815,836)</u>	<u>-</u>	<u>432,717,627</u>
Accumulated surplus	<u>\$ 445,517,335</u>	<u>\$ 153,132,209</u>	<u>\$ (125,821,329)</u>	<u>\$ 2,589,152</u>	<u>\$ 475,417,367</u>

City of West Kelowna

Schedule 3 - Schedule of segment disclosure

Year ended December 31, 2023

	General Government	Protective Services	Solid Waste	Development	Transportation	Parks, Recreation, and Culture	Water and Sewer Services	Other	2023 TOTAL	2022 TOTAL
Revenue										
Taxation	\$ 11,940,564	\$ 15,445,252	\$ 1,247,164	\$ 1,207,391	\$ 5,956,809	\$ 6,325,380	\$ 672,235	\$ 96,432	\$ 42,891,227	\$ 40,183,082
Sale of Services	783,299	2,340,671	2,273,260	721,048	846,954	1,413,251	21,325,437	180,448	29,884,368	29,220,962
Government Transfers	14,617,697	-	432,531	-	454	-	7,865,496	-	22,916,178	25,982,706
Investment Income & Actuarial Adjustment	3,333,933	-	-	-	-	-	195,679	-	3,529,612	1,909,744
Developer Contributions	-	-	-	-	2,041,156	-	2,961,681	-	5,002,837	6,333,499
Other	1,368,232	4,157,337	-	21,706	74,587	668,762	239,283	-	6,529,907	4,038,768
Gain/Loss on Assets	3,470,911	-	-	-	-	-	-	-	3,470,911	-
Total Revenue	<u>35,514,636</u>	<u>21,943,260</u>	<u>3,952,955</u>	<u>1,950,145</u>	<u>8,919,960</u>	<u>8,407,393</u>	<u>33,259,811</u>	<u>276,880</u>	<u>114,225,040</u>	<u>107,668,761</u>
Expenses by Object										
Salaries, wages and employee benefits	5,350,235	11,870,766	42,346	1,505,540	2,878,987	4,196,548	4,776,893	46,319	30,667,634	28,111,288
Material, goods and supplies	286,982	447,713	115,045	9,806	435,178	293,140	2,098,777	21,627	3,708,268	2,497,766
Property service cost	1,564,892	678,993	1,769,442	(32,597)	5,630,375	3,045,232	7,353,368	32,280	20,041,985	19,351,655
Professional service cost	484,633	9,470,952	-	379,303	232,674	1,985,475	87,334	295	12,640,666	9,251,712
Other, expenses	282,323	1,207,159	-	1,207	17,831	143,060	744	-	1,652,324	522,811
Fiscal expenses (interest pmnts, etc)	10,453,382	186,887	-	2,125	8,053	109,075	4,629,469	48,464	15,437,455	13,776,878
Accretion Expense	25,382	-	-	-	-	-	151,294	-	176,676	-
Total Expense	<u>18,447,829</u>	<u>23,862,470</u>	<u>1,926,833</u>	<u>1,865,384</u>	<u>9,203,098</u>	<u>9,772,530</u>	<u>19,097,879</u>	<u>148,985</u>	<u>84,325,008</u>	<u>73,512,110</u>
Annual surplus (deficit) for the year	<u>\$ 17,066,807</u>	<u>\$ (1,919,210)</u>	<u>\$ 2,026,122</u>	<u>\$ 84,761</u>	<u>\$ (283,138)</u>	<u>\$ (1,365,137)</u>	<u>\$ 14,161,932</u>	<u>\$ 127,895</u>	<u>\$ 29,900,032</u>	<u>\$ 34,156,651</u>

City of West Kelowna
Schedule 4 - Provincial COVID-19 Restart Grant (unaudited)
December 31, 2023

The COVID-19 Restart Grant was received by the Provincial Government in 2020 and was included as Provincial Grant Revenue and transferred to a reserve to cover expenses and reduced revenue over the next 4 years. The schedule provides disclosure of funds received, spent and remaining over the corresponding years.

Safe Restart Grant (as of December 31, 2021)	<u>2020 (actual)</u>	<u>2021 (actual)</u>	<u>2022 (actual)</u>	<u>2023 (actual)</u>
Grant Total Carryforward	\$4,602,000	\$ 3,352,000	\$ 2,829,150	\$ 2,002,033
Usage Areas:	-	-	-	-
COVID-19 Expenses	411,000	65,971	47,006	68,301
Facilities and Recreation revenue shortfall	400,000	-	101,851	46,768
Paperless and ERP Projects Operating Side	-	139,979	423,885	610,323
Other reduced revenues	439,000	200,000	154,375	614,206
Operating Budget	\$ 1,250,000	\$ 405,950	\$ 727,117	\$ 1,339,598
Capital Budget/Projects	-	116,900	100,000	662,435
Balance of Grant	\$ 3,352,000	\$ 2,829,150	\$ 2,002,033	\$ -

City of West Kelowna
Schedule 5 - Growing Communities (unaudited)
December 31, 2023

	<u>2023</u>
Opening balance	\$ -
Received during the year	10,212,000
Interest allocation	272,660
Spent during the year	-
Ending balance	<u>\$ 10,484,660</u>