

ANNUAL REPORT

2024

Vernon
British Columbia

Fiscal Year Ended:
December 31, 2024

The City of Vernon recognizes that it is located in the traditional territory of the Syilx people of the Okanagan Nation.



2024 Annual Report

The City of Vernon 2024 Annual Report provides a comprehensive overview of the City's achievements, initiatives, and financial performance over the past year. This report highlights the progress made towards key projects, strategic goals, and community priorities, offering insight into the City's ongoing efforts to build a sustainable, thriving, and resilient future.

Throughout the year, the City has continued to focus on enhancing the quality of life for residents by investing in infrastructure, parks, recreational facilities, and environmental initiatives. This report serves as a reflection of those efforts and demonstrates how Vernon is evolving to meet the needs of its growing population while maintaining a strong sense of community.

The City remains committed to transparency, accountability, and meaningful engagement with its residents and stakeholders, ensuring that Vernon remains a vibrant and welcoming community for all.



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Introductory Section

Message from the Mayor



It's a pleasure to provide the 2024 Annual Report highlighting the many accomplishments and sustained service levels provided by Council, staff and contractors.

A defining moment of 2024 was breaking ground on the Active Living Centre, the largest single capital investment in Vernon's history. This state-of-the-art facility will enhance recreational opportunities for all ages and is on track for completion in the fall of 2026. Also, the outdoor Lakeview Park "Peanut" Pool in East Hill was re-opened and saw more than 15,400 visits. The City added four new firefighters and full-time FireSmart™ coordinator to our team. FireSmart initiatives were carried out on City-owned properties in Lakeridge, Eastside Road, and Poison Park. Collaborations with strata councils in Spruce Landing, Predator Ridge, and Adventure Bay also helped reduce fire risks.

Infrastructure investments were a cornerstone of 2024. The completion of the new 43rd Street bridge and the multi-use path connecting Okanagan Avenue to 43rd Street, along with the start of the Vernon Creek naturalization through Poison Park, are vital projects that improve flood mitigation, enhance community resilience, and restore the natural habitats of the creek. Additional achievements included the completion of the SilverStar Multi-Use Path, Becker Bike Park, reconstruction of 32nd Avenue in East Hill, and repaving sections of road in the downtown core. The introduction of electric ice resurfacers, and other electric and hybrid vehicles this year are examples of reducing the City's carbon emissions while lowering long term costs.

This year, Vernon hosted several high-profile tourism and sports events, including the Senior Curling Championships, Hockey Canada's Women's U18 Esso Cup, and the BC Cross Country Championships. These events reinforced Vernon's reputation as a premier sports destination. Investments in trail marketing also helped promote Greater Vernon as the *Trails Capital of BC*, attracting outdoor enthusiasts and boosting four-season tourism.

Council and staff are continuing to work with developers, the Province of BC and non-profit organizations to address the critical issue affordable housing availability. In 2024, several multi-unit developments were brought online in the Alexis Park, Harwood, and Central Vernon neighbourhoods, while partnerships with organizations like Vernon Native Housing supported the creation of more attainable housing. However, broader economic conditions led to a reduction in new housing construction, with only 172 units approved in 2024, down from the five-year average of 415. The pace of housing development has returned in 2025.

A significant leadership transition occurred in 2024, with Ms. Patti Bridal retiring as Chief Administrative Officer in December. Her 20+ years of service have been invaluable. In November, we welcomed the highly experienced Mr. Peter Weeber into the role.

I'm proud of what we've accomplished together here in our City. Every project represented a step forward for Vernon and improvements in livability for all of us.

A handwritten signature in blue ink that reads "Victor I. Cumming".

Victor I. Cumming
Mayor, City of Vernon
May 23, 2025



Community Profile

Vernon is a city where nature and community are seamlessly intertwined. From the serene lakes reflecting the grandeur of surrounding mountains to the vibrant streets filled with local culture, the city invites you to explore both its natural beauty and its warm, welcoming atmosphere. The natural world is not just the backdrop to Vernon, it is a central part of everyday life, offering a balance that defines the city's unique character.

Founded in 1892, Vernon has evolved from a small agricultural hub into a thriving city of over 44,000 residents.

The city's rich history is visible in its well-preserved buildings and long-standing traditions, while its modern vibrancy is reflected in its innovative spirit, local businesses, and cultural offerings. The downtown core, where these two elements meet, is a bustling area that draws both residents and visitors. It's home to an eclectic mix of local shops, restaurants, galleries, and cultural venues, making it a central gathering spot for the community.

It isn't just the urban areas that define Vernon, it's the surrounding landscape that makes the city truly special. Surrounded by lakes, forests, and trails, Vernon provides year-round access to outdoor activities that are central to life here. Whether it's a summer day spent cycling to the lake, a winter afternoon skiing at SilverStar Mountain, or a peaceful walk through one of the city's many trails, the natural beauty of Vernon invites residents and visitors alike to embrace the outdoors.

Vernon's over 30 parks are a vital part of the city's outdoor lifestyle. Each park serves as a space for relaxation, recreation, and connection. From peaceful retreats for picnics and quiet reflection to lively hubs where families gather for festivals, artisan markets, and winter carnivals, Vernon's parks are places where the community comes together to celebrate life.

These parks not only enhance the quality of life but also create spaces where the city's values of inclusivity and sustainability are reflected.

Vernon's residents share a deep connection to their community, whether in the heart of downtown or along the quiet trails that wind through its parks. The City's commitment to creating spaces that foster connection has made Vernon not just a place to live, but a place to thrive.



Connect with us

Want to know what's happening in our community and how you can get involved?
Here's how you can stay informed and contribute your ideas to help shape the future of our city:



ENGAGE

Engage with us online at
EngageVernon.ca

Your go-to place for engagement opportunities. Share feedback, participate in surveys, and join conversations about the future of Vernon.



SUBSCRIBE

Subscribe to
e-news updates

Get the latest news, project updates, and event information straight to your inbox!
Visit vernon.ca/subscribe to sign up.



FOLLOW

Follow us on
social media

Stay connected with real-time updates and important announcements.



ATTEND

Attend public
meetings and events

Participate in discussions and share your thoughts online, at Open Houses, Council Meetings and more.
Visit Vernon.ca/CouncilMeetings

Why it matters!

Your feedback plays a vital role in shaping decisions that impact our community. By getting involved, it ensures that City projects and policies reflect the needs of residents. Your participation helps create a future for Vernon that works for everyone.



Vernon City Council



Mayor Victor Cumming

mayor@vernon.ca

Mayor Cumming was involved in the following 2024 committees:

- Regional District of North Okanagan
- Greater Vernon Advisory Committee
- Advisory Planning Committee
- Biosolids Advisory Committee
- Economic Development Advisory Committee
- Emergency Measures Policy and Planning
- City of Vernon & Okanagan Indian Band Working Group
- Ribbons of Green Trails Society



Councillor Teresa Durning

tdurning@vernon.ca

2024 Committee appointments:

- Tourism Commission
- Arts Council of North Okanagan
- North Okanagan Canada Day Society
- O'Keefe Ranch and Historical Society
- Vernon Seniors Action Network
- Vernon Winter Carnival



Councillor Kari Gares

kgares@vernon.ca

2024 Committee appointments:

- Regional District of North Okanagan
- Affordable Housing Advisory Committee
- Finance and Tax Roll Review Panel
- Greater Vernon Chamber of Commerce
- Okanagan Regional Library
- Regional Agriculture Advisory Committee
- Regional Growth Management Committee



Councillor Kelly Fehr

kfehr@vernon.ca

2024 Committee appointments:

- Regional District of North Okanagan
- Affordable Housing Advisory Committee
- Finance and Tax Roll Review Panel
- Municipal Insurance Association
- Audit Committee



Councillor Brian Guy

bguy@vernon.ca

2024 Committee appointments:

- Greater Vernon Advisory Committee
- Audit Committee
- Biosolids Advisory Committee
- Climate Action Advisory Committee
- City of Vernon & Okanagan Indian Band Working Group
- Drought Response Team
- Liquid Waste Management



Councillor Akbal Mund

amund@vernon.ca

2024 Committee appointments:

- Greater Vernon Advisory Committee
- Audit Committee
- Finance and Tax Roll Committee
- Funtastic Sports Society
- Kelowna Airport Advisory



Councillor Brian Quiring

bquiring@vernon.ca

2024 Committee appointments:

- Regional District of North Okanagan
- Downtown Vernon Association
- Regional Agriculture Advisory Committee

Organizational Structure



Citizens of Vernon



**Councillor
Guy**



**Councillor
Mund**



**Councillor
Durning**



**Mayor
Cumming**



**Councillor
Gares**



**Councillor
Fehr**



**Councillor
Quiring**

Mayor and Council



Peter Weeber
Chief Administrative Officer (CAO)



Kevin Poole
Director of Corporate
Administration



Blake MacLeod
Superintendent RCMP



Elma Hamming
Director of Financial
Services



David Lind
Fire-Rescue Services
Chief



Terry Barton
Director of Planning
& Community Services



Lara Yost-Johnstone
Director of
Human Resources



James Rice
Director of Operation
Services



Jason Blood
Director of Recreation
Services

Council Priorities

LIVABILITY



HOUSING

Continue to encourage housing diversity and development to create a resilient, equitable, and accessible community.

COMMUNITY SAFETY

Focus on enhancing the safety of the community by: continuing to support emergency services; community preparedness; and collaboratively addressing street entrenchment issues.

PROACTIVE PLANNING

Engage citizens in updates to the Official Community Plan (OCP) to align with their expectations and vision, proportionate to the community.

VIBRANCY



VIBRANT DOWNTOWN

Support strategic initiatives to foster a safe, inviting, and vibrant city core.

ARTS AND CULTURE

Acknowledge local culture and history and nurture the arts.

COMMUNITY PARTICIPATION AND TOGETHERNESS

Create meaningful opportunities for residents to participate in and with the community.

ECONOMIC PROSPERITY

Continue to work with organizations and businesses in the community to promote and generate business development and tourism.

RECREATION, PARKS, & NATURAL AREAS



RECREATION

Ensure the community has the sport, recreation, health, and well-being resources necessary to support residents and attract visitors.

PARKS

Maximize the accessibility and usability of parks in the city.

TRAILS AND NATURAL AREAS

Promote and protect Vernon's natural assets through strategic acquisition and responsible stewardship.

ENVIRONMENTAL LEADERSHIP



ASSET MANAGEMENT

Proactively fund and maintain built and natural assets.

CLIMATE ACTION

Take responsible steps to implement Vernon's Climate Action Plan.

BUILDING RESILIENCE & WILDFIRE MANAGEMENT

Protect the community and foster resilience in the face of natural and climate change-related risks.

TRANSPORTATION

Review and update the Transportation Plan to keep residents and visitors moving in a responsible and sustainable way.

GOVERNANCE & ORGANIZATIONAL EXCELLENCE



GOOD GOVERNANCE

Lead by example in strong and disciplined decision making.

RECONCILIATION

Take meaningful steps toward reconciliation with Indigenous Peoples and look for opportunities to collaborate.

EXTERNAL RELATIONSHIPS

Work with community groups, neighbouring municipalities, and other orders of government to positively impact our region.

RECRUITMENT AND RETENTION

Ensure we are creating an environment where employees are supported and retained.

SOUND INTERNAL PROCESSES

Focus on internal systems and processes that support effective and efficient service delivery.

Official Community Plan and Transportation Plan Update

The City of Vernon began updating its Official Community Plan (OCP) and Transportation Plan (TP) —key documents that will guide the city's future growth. These plans are designed to ensure that Vernon evolves in a way that aligns with the needs and aspirations of its residents.

The City engaged with the community through surveys, public forums, and stakeholder meetings to gather input on key priorities, including land use, transportation, and sustainable development. This ongoing engagement ensures that the plans reflect the vision of the people who live and work here.

The OCP provides a framework for how Vernon will grow and develop, focusing on land-use policies that will support sustainable, inclusive growth and improve the overall quality of life for residents.

The TP focuses on how transportation will evolve to support Vernon's growth, improving pedestrian pathways, cycling infrastructure, and public transit. These updates aim to create a more connected and accessible city while reducing the environmental impact of transportation.

Together, the OCP and TP are helping to shape a future where Vernon grows thoughtfully, sustainably, and in alignment with the values of the community.



2024 - A Year of Progress and Transformation

In 2024, the City of Vernon made significant strides in key areas that are shaping the city's future. The year was marked by continued investment in infrastructure, community development, and sustainability, all of which are laying the groundwork for the city's long-term success. These initiatives reflect Vernon's commitment to creating a resilient, vibrant, and thriving community for years to come.

A major highlight of the year was the start of construction on the Active Living Centre (ALC), which began in 2024. Once completed in 2026, the ALC will provide expanded facilities for fitness, sports, and community events. This facility is a significant investment in the well-being of Vernon's residents, offering a central hub for wellness and recreation for all ages. It supports Vernon's focus on improving quality of life and promoting healthy, active living.

Vernon made substantial progress in infrastructure in 2024. The 43rd Street Crossing and Phase 1 of the Vernon Creek Naturalization Project were completed, both contributing to flood mitigation and resiliency. The 43rd Street Crossing improved transportation and safety, while the Vernon Creek Naturalization, running through Polson Park, restored the natural flow of the creek and enhanced flood resilience. Phase 2 will begin in Spring 2025, further strengthening flood protection efforts and adding to the City's resiliency.

The 32nd Avenue Reconstruction Project in East Hill was completed in 2024, improving road safety and transportation efficiency. In addition, the Silver Star Multi-Use Path and Becker Bike Park were finished, enhancing connectivity within the community. These projects help connect people, encourage outdoor activities, and provide accessible spaces for cycling, walking, and recreation, contributing to Vernon's ongoing commitment to active living.



Awards and Recognition

In 2024, the City of Vernon marked significant milestones and earned key recognitions in safety, financial transparency, and community engagement, reflecting its ongoing commitment to a thriving, connected community.

The City successfully completed the 2024 Maintenance Audit of its Health and Safety Management System, ensuring continued adherence to high safety standards.

The City was honored with the Canadian Award for Financial Reporting from the Government Finance Officers Association (GFOA) for its 2023 Financial Report, marking the 14th consecutive year of receiving this recognition. Additionally, the City received the GFOA's Distinguished Budget Presentation Award for its 2024 budget, reflecting its commitment to meeting the highest principles of governmental budgeting.

In September, the Okanagan Indian Band (OKIB) flag was raised at Vernon City Hall as a symbol of mutual respect and the City's ongoing commitment to truth and reconciliation. This significant event acknowledged the Syilx/Okanagan peoples' connection to the land and reinforced the City's partnership with the OKIB.

The Vernon Community Safety Office also marked a significant milestone in 2024, celebrating 25 years of crime prevention and community engagement. Since its opening in 1999, the volunteer-staffed office has provided over 50 programs and contributed 92,290 hours of volunteer service. This office continues to play a critical role in fostering safety and community connection.



Message from the Chief Financial Officer



Each year, the City of Vernon publishes its Annual Report to provide residents with a transparent view of how public funds are managed and how services are delivered. As Chief Financial Officer, I'm pleased to share this year's report, which includes the 2024 Audited Financial Statements, Council's 2023–2026 Strategic Plan and Action Plan, and highlights of the work we've accomplished across the organization. It is prepared in accordance with provincial legislation and reflects our commitment to openness and accountability.

Budget planning begins each June with a review of strategic priorities, economic pressures, and emerging needs. Council sets direction on the maximum tax increase to guide development of the following year's budget. A draft is presented in November, with final adoption typically occurring in January. Financial statements are audited and presented publicly in May.

These statements are prepared by City staff following Canadian Public Sector Accounting Standards and independently reviewed by KPMG. Their audit provides an objective opinion on whether the financials fairly reflect the City's position. I am pleased to report this process consistently upholds a high standard of integrity and public trust.

Vernon's 2023 Annual Report was nationally recognized by the Government Finance Officers Association for the 15th consecutive year—an achievement that reflects the strength of our reporting practices and the dedication of staff throughout the organization.

At the close of 2024, Vernon reported net financial assets of \$37.8 million, compared to \$70.5 million the year before. This shift reflects ongoing investment in infrastructure and the use of long-term financing to support major capital projects. These included an \$8 million increase in cash and investments, a \$10 million increase in accounts payable, and \$30 million in new debt issued to support the \$121 million Active Living Centre project.

The City's investment in tangible capital assets reached \$699.2 million, up from \$657.6 million in 2023. This continues our focus on long-term infrastructure renewal and asset management. Total revenue for the year was \$117.9 million, down slightly from \$123.7 million in 2023. The decrease was primarily due to a one-time \$9.6 million Growing Communities Grant received in the previous year. However, the City saw stronger-than-expected investment income and recorded \$7.1 million in developer-contributed assets.

Operating expenses rose to \$107.1 million, up from \$103.3 million the year before, as the City increased tax revenue to maintain essential services while responding to the needs of a growing population. Reserve balances at year-end totaled \$80.8 million, slightly lower than \$84.3 million in 2023. Of this, \$21.1 million is committed to carryover projects, \$34.3 million is allocated to 2025 capital work, and the remainder is available to respond to emergencies or to leverage senior government grant funding.

Thank you for taking the time to review this year's report. We remain committed to ensuring the City's finances are well-managed and aligned with the priorities of our community.

Elma Hamming

Chief Financial Officer, City of Vernon

May 23, 2025



Revenue Policy Targets and Results 2024

The following revenue targets were adopted under the 2024-2028 Financial Plan and are shown with their actual results:

MEASURE	2024 TARGET	2024 ACTUAL
Business to Residential Property Tax Rate Ratio	3.20 to 1.0	3.19 to 1.0
Taxation Levy Increase for Infrastructure Projects	1.9%	1.9%
Taxation as a Proportion of Total Revenue	50.8%	46.1%
Service Fees as a Proportion of Total Revenue	30.0%	24.0%
Other Revenue as a Proportion of Total Revenue	19.2%	28.0%
Specified Area Parcel Taxes as a Proportion of Total Revenue	Less than 1%	Less than 1%

Capital Asset Surplus 2024*

(in \$1000's)					
ASSET CATEGORY	CAPITAL INVESTMENT	ANNUAL AMORTIZATION	CAPITAL ASSET SURPLUS/(DEFICIT)	NET BOOK VALUE OF DISPOSALS	NET INCREASE IN DEPRECIABLE ASSETS
Buildings	\$24,918	\$(2,733)	\$22,185	\$ -	\$22,185
Vehicles	2,220	(1,010)	1,210	(85)	1,125
Miscellaneous Equipment	1,098	(789)	309	-	309
Information Technology	835	(249)	586	(34)	552
Transportation Infrastructure	11,511	(5,688)	5,823	(1,056)	4,767
Storm Drainage Infrastructure	6,780	(1,275)	5,505	(217)	5,288
Sanitary Sewer Infrastructure	3,175	(1,544)	1,631	(186)	1,445
Irrigation Water Infrastructure	2,097	(116)	1,981	-	1,981
	\$52,634	\$(13,404)	\$39,230	\$(1,579)	\$37,651

*Amounts are shown on the basis of historical cost and do not represent replacement values

Capital Asset Equity Continuity Schedule

	GENERAL	SEWER	COMBINED
Balance, Dec 31, 2023	\$537,532,873	\$106,346,811	^643,879,684
Add: Capital Asset Additions - Purchased	46,177,590	4,633,694	50,811,284
Capital Asset Additions - Contributed	3,982,454	639,319	4,621,773
Debt Principal Payments & Actuarial Adjustments	-	1,022,526	1,022,526
Less: Capital Asset Disposals (NBV)	(346,732)	(89,412)	(436,144)
Amortization	(10,220,916)	(3,173,780)	(13,394,696)
Balance, Dec 31, 2024	\$577,125,269	\$109,379,158	\$686,504,427

Council Remuneration and Expenses

NAME	OFFICE	2024 REMUNERATION	EXPENSES
Cumming, Victor	Mayor	116,830	6,769
Durning, Teresa	Councillor	43,225	5,900
Fehr, Kelly	Councillor	43,225	5,458
Gares, Kari	Councillor	43,225	5,709
Guy, Brian	Councillor	44,709	6,414
Mund, Akbal	Councillor	43,504	1,207
Quiring, Brian F	Councillor	43,504	4,302
		378,262	35,760

No related Party Transactions paid in 2024.



Employee Remuneration and Expenses

EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)	EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)
Adkins, I	133,929	2,203	Everdene, B	117,918	1,970
Anderson, D	83,737	644	Faucher, M	115,153	3,718
Archer, H	84,608	4,293	Fedorova, A	79,139	672
Austin, M	114,081	2,441	Fleck, M	81,812	1,152
Balcombe, H	77,715	5,574	Folk, T	75,114	1,107
Baldrige, C	78,669	824	Francis, R	82,396	706
Bandy, B	119,445	81	Fuhr, D	89,208	163
Baratto, L	87,240	880	Fyfe, M	81,992	1,563
Barker, C	116,590	1,762	Gaucher, G	131,390	400
Barrie, J	78,240	2,093	Gaythorpe, G	103,295	2,778
Barton, T	176,453	4,052	Gellein, D	87,480	2,964
Baumgart, J	76,945	3,894	Gilroy, C	152,237	770
Beals, J	87,307	400	Goolia, N	90,020	698
Bedard, R	86,984	6,167	Grier, C	142,994	190
Biernat, K	84,368	2,785	Grundy, H	112,698	0
Blood, J	163,664	7,608	Hackworth, M	78,752	329
Bond, B	197,709	770	Hamming, E	123,565	5,461
Bouchard, M	93,726	2,212	Harris, K	93,653	923
Bowden, B	95,684	748	Hawthorne, M	98,207	467
Bowie, K	78,251	0	Hazuria, G	85,994	3,367
Bowness, T	107,233	8,903	Hobbs, M	100,102	540
Bradley, J	147,493	2,070	Hofsink, A	166,601	6,567
Brassard, W	86,017	469	Holloway, R	85,337	83
Bridal, P	244,522	10,736	Holtz, C	83,405	1,240
Bridge, S	87,265	125	Hornett, K	89,337	2,289
Briggs, C	81,969	467	Huisken, A	94,635	1,907
Broderick, C	133,101	3,743	Husband, B	97,923	0
Browne, R	95,766	417	Hutchinson, Z	101,089	350
Calder, S	139,334	2,122	Imrich, D	193,695	0
Campbell, A	82,000	1,563	Imrich, L	104,087	0
Carpenter, L	79,208	700	Irwin, S	130,785	2,807
Carruthers, M	94,827	6,929	Isles, C	80,859	2,007
Carter, B	143,256	1,906	Jacobson, K	107,298	0
Cecchini, D	180,519	770	Jmaiff, C	134,916	381
Christiansen, T	106,512	1,029	Johannson, I	81,229	1,285
Clarke, C	183,862	788	Keast, M	114,832	3,162
Clary, J	107,770	5,596	Keenan, T	162,892	0
Clerke, T	89,617	1,447	Knight, J	85,699	261
Cleverley, C	100,626	83	Knights, M	75,615	235
Cooper, L	84,80	3,700	Knuhtsen, S	134,454	2,851
Coughlin, S	81,349	329	Korol, K	79,794	443
Coutu, A	90,112	359	Korolchuk, L	109,545	3,551
Cover, D	106,802	1,318	Kozin, S	117,482	3,737
Crawford, B	171,309	5,683	Kruysifix, D	159,621	4,378
Crosson, R	121,150	3,664	Laing, L	76,398	1,049
Cruz Santos,	88,981	911	Langdon, N	80,888	1,377
E Cucheran, R	183,456	789	Law, D	185,357	363
Cunningham, T	93,025	3,903	Lecavalier, T	93,870	414
Cyr, A	78,617	1,368	Lees, D	117,335	2,399
De Dood, B	105,573	8,215	Lefebvre, G	110,305	861
Derrick, B	128,063	3,456	Leroux, T	109,709	5,927
Devries, D	115,675	4,352	Lightfoot, C	78,552	0
Dobson, S	84,138	953	Lind, D	193,621	10,144
Donker, B	117,274	0	Linton, C	99,067	1,500
Doorman, J	148,618	1,720	Lochhead, M	88,566	2,886
Dowhaniuk, M	149,039	2,693	Low, R	86,074	91
Evans, K	87,632	30	Lucich, H	77,015	5,112

Employee Remuneration and Expenses

EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)	EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)
Luxton, J	92,198	250	Sheel, C	149,716	6,591
Marshall, R	116,995	5,230	Sibilleau, D	157,353	801
Martens, T	118,084	2,972	Silverthorn, T	114,909	3,491
Martin, D	78,552	0	Simms, K	94,407	314
Mccarty, K	109,466	3,577	Simpson, N	109,124	1,343
Mcdonald, K	104,930	1,346	Sissons, D	85,174	164
Mcgean, D	81,688	644	Skahl, L	114,363	0
Mcgiverin, R	163,027	847	Small, J	92,160	5,334
Medcalf, L	81,969	4,061	Stanley, J	75,158	0
Mirsky, N	94,663	1,744	Stephenson, J	83,394	664
Mitchell, S	107,724	178	Stewart, J	89,986	486
Morris, R	78,994	3,253	Stoll, M	184,359	0
Morrison, N	84,444	633	Story, B	121,347	1,504
Mueller, T	75,950	340	Stowards, B	103,344	1,117
Mulligan, G	122,935	2,075	Suranko, B	141,908	381
Munroe, H	89,555	2,589	Sykes, A	144,663	1,937
Mustonen, E	119,841	1,115	Taylor, D	105,927	1,934
Nadeau, D	145,358	7,839	Tewnion, A	78,589	3,285
Nicol, J	114,576	343	Thomas, J	98,302	1,307
Novakowski, R	87,642	2,868	Thompson, G	87,863	461
Nuriel, R	105,617	5,593	Toopitsin, H	108,865	305
O'Hara, E	92,988	190	Treherne, D	76,596	1,290
Olson, G	91,479	173	Vandermeulen, T	79,058	40
Olson, M	158,320	0	Vienneau, R	87,642	70
Ovens, C	149,639	4,177	Walker, D	165,404	4,160
Ovington, C	138,092	369	Walker, L	105,370	4,453
Parker, R	120,081	897	Walroth, M	81,668	5,528
Parsons, B	178,067	3,318	Walsh, K	90,635	-733
Patterson, S	92,612	1,162	Walters, K	86,045	767
Perrott, J	132,687	6,152	Wellburn, R	100,533	540
Poole, K	183,275	9,167	Winquist, J	87,441	1,107
Powell, R	86,528	861	Wood, S	86,988	940
Price, E	88,246	952	Wraith, S	75,497	393
Price, L	110,276	1,305	Wright, D	76,574	2,248
Pridham, D	115,943	3,381	Wright, S	112,677	4,038
Pringle, J	111,286	805	Yost-Johnstone, L	135,304	4,713
Pshyk, S	150,009	7,440	Young, C	77,066	24
Randhawa, R	77,773	2,307	Youngest, A	75,634	0
Reeves, J	87,839	3,910	Zacharuk, W	96,667	22
Reich, A	164,335	770	Zubick, R	92,198	3,867
Reichlin, G	162,136	0			
Rempel, C	77,941	1,704	Total	23,100,495	426,668
Rice, J	180,371	2,607			
Robinson, C	176,630	820			
Robinson, D	143,699	2,496	All employees under \$75,000	11,813,150	152,372
Roemer, D	81,869	2,109			
Ross, D	117,379	3,587			
Rowan, J	89,960	595	Grand Total	\$34,913,645	\$579,040
Satchell, K	145,587	4,387			
Saunders, S	96,190	1,680			
Savill, K	77,936	381			
Savill, P	79,451	1,375			
Schikowski, T	97,481	721			
Schultz, S	79,351	356			
Scott, T	130,110	1,197			
Sengotta, R	89,790	0			
Sharp, E	88,142	602			

Total gross earnings differ from the total wages included in the City's Consolidated Statement of Operations due to the employer portion of benefit costs.

Statement of Severance Agreements

In accordance with the requirements of the *Financial Information Act* below is a schedule of Severance Agreements and equivalent's month range of compensation for the 2024 year for which severance payments commenced in 2024.

Number of Severance Agreements: 2

Range of equivalent's months' pay: 4.0 months to 5.0 months

Statement of Guarantees

In accordance with the requirements of the *Financial Information Act* below is a summary of Guarantees in effect for the year 2024.

There were no Guarantee Agreements as of December 31, 2024.



Payments to Vendors in Excess of \$25,000

VENDOR NAME	2024	VENDOR NAME	2024
0872355 BC Ltd DBA Speedpro Signs	67,350	Chapman Industries Ltd	5,788,158
1 & 2 Electric Ltd	42,148	Chapman Mechanical Ltd	83,312
6-4 Building Maintenance Ltd	112,229	City of Kelowna	1,058,008
89419 BC Ltd DBA Vernon Toyota Centre	54,835	CitySpaces Consulting Ltd	74,949
A & D Asphalt Solutions Ltd	489,677	CJIB-FM - 107.5 Beach Radio	39,086
A & G Supply Ltd	133,012	Clark Builders (BC) Ltd	16,160,771
Aardvark Pavement Marking Services DBA 647354 BC Ltd	604,649	Cleartech Industries Inc	128,821
Access Planning Ltd	45,209	Colliers Project Leaders Inc	192,130
Accurate Fence & Mfg.	64,983	Collins Steel	48,919
Accu-Sweep Services Ltd	45,340	Combined Mechanical Contractors (2019) Ltd	50,820
Acera Insurance Services Ltd	2,202,853	Commercial Aquatic Supplies - DB Perks & Associates	116,115
Adb Safegate Canada Inc	66,245	Commercial Truck Equipment Co (Danco)	1,485,612
Advantageone Technology Inc	57,880	Cougar Ridge Computer Systems O/A Inspiris	34,614
Aecom Canada Ltd	59,901	Crowdriff Inc	63,499
Align Engineering Ltd	76,587	Crystal Vandermeulen (VDM Consulting)	134,947
All Pro Tree & Landscape Services Inc	89,540	Davidson Lawyers LLP	37,159
Alpha Omega Security Ltd	80,188	Davidson Lawyers LLP "In Trust"	1,744,428
Alta Pro Electric Ltd	76,915	Dawson International Truck Centres Ltd	38,456
Alumichem Canada Inc	85,848	Denovo Electric	39,068
Amazon	59,041	District of Coldstream	55,069
American Professional Management Services Inc	61,656	Donald's Machine Works Ltd	56,654
Andrew Sheret Ltd	249,123	Downtown Vernon Association	544,040
Arden Tile, Div of DMH Tiling Ltd	53,323	Drive Organizational Development	34,591
Arete Safety and Protection Inc	25,846	Dynamic Asphalt Services Inc	157,710
Asm Corrosion Control A Div of Caproco (1987) Ltd	26,741	E Lees & Associates Consulting Ltd	43,880
Assa Abloy Entrance Systems Canada Inc	36,295	EB Horsman & Son Ltd	117,983
Associated Environmental Consultants Inc	134,987	Econolite Canada Inc	145,624
Associated Fire Safety Group Inc	215,757	Ecora Engineering & Environmental Ltd	327,816
ATS Electric & Technical Service Ltd	65,878	Ecoscape Environmental Consultants Ltd	27,863
BC Hydro & Power Authority	2,515,191	Emco Corporation	161,023
BC Municipal Safety Association	35,625	Emps Electric Motor & Pump Service Ltd	159,774
BC Transit	2,875,714	Encan Construction Ltd	292,383
BCW Traffic Management Ltd	47,402	Engage Delaney Inc	99,073
Bennett Contracting Ltd	561,637	Envirosafe Janitorial Inc	106,024
Black Press Group Ltd	54,478	ESRI Canada Ltd	229,277
Brenntag Canada Inc	162,706	Euna Solutions Inc	92,976
British Columbia Unclaimed Property Society	47,928	Evoqua Water Technologies Ltd	66,215
Brogan Fire & Safety	49,006	Executive Flight Centre Fuel Services Ltd	372,484
Busy Bee Pest Control	57,582	Exell Power Services Ltd	32,677
C2 Biz Services Ltd	79,877	Facebook	29,823
Calgary Flames Ltd Partnership	45,767	Farrer Rentals Ltd	37,211
Canada Post Corp Acct #4065786	71,878	FIT Local Government Consulting Inc	25,965
Canada Safety Equipment Ltd	93,600	Fletcher Paine Associates Ltd	307,357
Canadian Linen & Uniform Service	45,346	Flowsystems Distribution Inc	77,557
Canadian Mental Health Assoc Vernon	94,931	Forma Construction Ltd	150,503
Canadian National Railway Co	65,852	Fortis BC	574,576
Canadian Recreation Solutions Inc	311,651	Geopacific Consultants (BC) Ltd	55,954
Canadian Restaurant Supply	30,984	GFL Environmental Inc	141,821
Cancom Security Inc	64,339	Gilbert Supply Company Ltd	107,757
Cariboo Railroad Contracting Corporation	43,755	Google Ads	37,256
Caro Analytical Services	53,119	Green Giant Tree Removal	34,433
Castanet Holdings LP	34,272	Grizzly Curb & Concrete Ltd	168,941
CDW Canada Inc	89,371	Grounds Guys Landscape Management	905,943
CGL Contracting Ltd	3,065,030	Group2 Architecture Interior Design Ltd	617,507
Chamco Industries Ltd	33,655	Gryphon Enterprises Ltd DBA Jani-King of Southern BC	32,781
Chances Bulk Unloading Ltd	48,832	Habitat Systems Inc	60,798
		Hach Sales & Service Canada Ltd	50,996

Payments to Vendors in Excess of \$25,000

VENDOR NAME	2024	VENDOR NAME	2024
Halton Recycling Ltd O/A Emterra Environmental	2,033,506	New Rhodes Construction Inc	221,133
Hewberry Alarms Ltd	91,884	Ngmedia Ltd	31,500
Home Building Centre - Vernon	33,868	Nixon Earthworks Ltd	53,414
Hornby Equipment	81,312	Nors Construction Equipment Canada GW	51,910
Iconix Waterworks	691,248	North Okanagan Canada Day Society	40,000
Industrial Machine Inc	108,210	North Okanagan Columbia Shuswap Regional Hospital District	4,292,350
Innov8 Digital Solutions Inc	47,716	North Okanagan Youth & Family Services Society (NOYFSS)	38,697
Innovate Planning & Co. Inc	86,014	Nova Pole International Inc	26,786
Insituform Technologies Limited	263,391	Oakcreek Golf & Turf LP	28,727
Integral Building Maintenance	55,944	Okanagan Indian Band	138,232
Interior Roofing (2011) Ltd	558,929	Okanagan Regional Library	2,087,977
International Direct Response Services Ltd	47,808	O'Keefe Ranch & Interior Heritage Society	150,394
Interprovincial Traffic Services Ltd	27,308	On the Mark Locates Ltd	62,484
Ironman Directional Drilling Ltd	473,140	Ops Services Ltd	153,281
Joint Force Tactical Ltd	31,946	Origin Marketing Ltd	200,600
Jordan Mcgrath Photography	37,375	Parkworks Solutions Corp	147,964
Kainos Canada Inc	493,454	Paybyphone Technologies Inc	29,245
Kal Tire Ltd	108,743	Perfectmind Inc	29,254
Kal West Contractors Ltd	34,620	Petrovalue Products Canada Inc	679,706
Kalco Contracting Ltd	109,830	PFM Construction Inc	63,042
Kelowna Roofing Ltd	38,663	Postmedia Network Inc	26,630
Kendrick Equipment Ltd	280,688	Precon Manufacturing Ltd	51,100
KGC Fire Rescue Inc	72,390	Predator Ridge Limited Partnership	115,921
KMBR Architects	58,503	Pushor Mitchell LLP "In Trust"	36,000
Kone Inc	26,163	QSP Leadership Inc	25,988
KPMG LLP T4348	55,296	Quantum Graphics & Consulting Inc	40,635
KTI Limited	103,516	R & L Construction Ltd	1,312,260
Landmark Solutions Ltd	1,892,307	R E Postill & Sons Ltd	494,498
Lawson Engineering Ltd	398,993	Read Jones Christoffersen Ltd	279,409
Leavitt Machinery GP	46,205	Receiver General for Canada	11,075,680
Leko Precast Ltd	55,940	Receiver General for Canada - DND	27,031
Lenovo (Canada) Inc	68,480	Rider Ventures	300,353
LGMA	26,190	Riverbend Electric Ltd	90,088
Lidstone & Company	199,669	RJames Management Group Ltd	32,554
Lifesaving Society BC & Yukon Branch	27,945	Rogers Media Inc	78,701
Links Lawn & Yard Services	59,365	Rollins Machinery Ltd	30,131
Lochaven Management (Canada) Ltd	27,563	Russell Shortt Land Surveyor	38,868
London Drugs Ltd	45,178	Sage Environmental Consulting Ltd	45,710
Long View Systems	272,355	Seal Tec Industries Ltd	123,514
M & K Ready Mix Inc	35,408	Securiguard Services Limited	47,512
Maddocks Construction Ltd	99,859	Sel Surveys/Douglas R Jacobi	152,607
Master Pools Alta Ltd	80,881	Sierra Landscaping Ltd	329,895
McCuaig & Associates Engineering Ltd	238,386	Silver Star Resort Association	40,962
Mcelhanney Ltd (Kamloops)	54,212	Siteone Landscape Supply LLC	39,704
Mcelhanney Ltd (Vernon)	689,080	SLS Chemical Inc	65,483
Mearl's Machine Works Ltd	31,311	Smart City Its Sales Ltd	43,925
Melan Pr	31,440	Social Planning Council For The N.O.	109,393
Metro Motors Ltd	84,960	Source office Furniture & Systems Ltd	48,103
Micro Com Systems Ltd	51,222	Sparkling Hill Wellness Hotel Ltd	46,534
Miller Capilano Maintenance Corporation	195,580	Sport and Culture Society of The North Okanagan	92,019
Mindy Crawford	66,402	Sproing Creative	99,203
Minister of Finance	86,231	Stantec Consulting Ltd	874,463
Modern Energy Management Ltd	56,376	Staples	52,163
Monaghan Engineering & Consulting Ltd	484,015	Stephanie Tambellini Design Studio Inc	92,421
Mountain Home Services Ltd	70,862	Summit Valve and Controls (BC) Inc	32,273
Municipal Insurance Assoc of BC	803,758		
MV Technologies	44,708		

Payments to Vendors in Excess of \$25,000

VENDOR NAME 2024

Sun Ridge Contracting Ltd	972,756
Sunset West Mechanical Ltd	324,929
Super Save Disposal Inc	101,705
Telus Communications (BC) Inc	219,809
Telus Mobility Cellular Inc	114,334
Tetra Tech Canada Inc	37,114
The AME Consulting Group Ltd	224,034
The Get Go Inc	32,145
The Home Depot	55,921
The Web Advisors	37,172
Tim Pley & Associates Ltd	61,656
TKI Construction Ltd	233,166
TLD Computers A Division of London Drugs Ltd	95,176
Total Flooring Concepts (2008) Ltd DBA Nufloors	27,754
Vernon	
Trail Holistics Inc	25,940
Trane Canada ULC	41,657
Tristar Environmental Services Ltd	73,266
Turning Points Collaborative Society	492,862
Twincon Enterprises Ltd	27,007
Twisted Mops Cleaning Company	83,678
Universal Traffic (258) Ltd	176,455
Uptime Industrial	28,771
Urban Matters Ccc Ltd	63,055
Urban Systems Ltd	67,374
Ursus Heritage Consulting	92,187
Velosolutions Canada West Ltd	704,469
Veolia Water Technologies Inc	555,734
Vernon & District Assn For Community Living	158,577
Vernon Chrysler Dodge Ltd	65,914
Vernon Civic Employees Union - Local 626	332,740
Vernon Community Arts Centre	26,990
Vernon Lock & Security Solutions Ltd	76,960
Vernon Paving Division of Lafarge Canada Inc	701,019
Vernon Professional Firefighters Association	130,666
Vimar Equipment Ltd	82,322
Watkin Motors	143,045
Watt Consulting Group	83,648
Wayside Press Ltd	54,922
Western Equipment Ltd	34,117
Western Road Distribution Inc	48,324
WFR Wholesale Fire & Rescue Ltd	47,963
Wise Wildlife Control Service	61,496
Wishbone Industries Ltd	70,121
Wolseley Waterworks Group	58,284
Wolsey Contracting	554,160
Workday Limited	463,094
WSP Canada Inc	278,809
Yeti Refrigeration Inc	265,468
Young Anderson Barristers & Solicitors	27,491
Total	96,685,829
All Other Under \$25,000	4,874,742
Grand Total Payments to Vendors	101,560,571



Grants & Contributions

PAYEE	2024	GRANT TYPE
Allan Brooks Nature Centre	3,000	Council Discretionary Grant
Archway Society for Domestic Peace	10,000	Council Discretionary Grant
Athletics for Kids	2,200	Council Discretionary Grant
Caetani Cultural Society	4,530	Council Discretionary Grant
Civic Sounds	8,000	Council Discretionary Grant
Community Energy Association	1,000	Climate Action Project
Deb Humphries	2,000	Climate Action Project
Downtown Vernon Association	57,099	Landscaping & Maintenance Grant
Family Resource Centre for North Okanagan	1,800	Council Discretionary Grant
Jean Mingay Youth Academy	6,500	Council Discretionary Grant
John Rudy Health Resource Centre Association	2,000	Climate Action Project
John's Evangelical Lutheran Church	6,167	Permissive Tax Exemption
Kalamalka Starfish Society	9,000	Council Discretionary Grant
Kerry MacLeod	2,000	Climate Action Project
Michelle Mitchell	2,000	Climate Action Project
Natalie Appleton	700	Climate Action Project
NexusBC Community Resource Centre	1,800	Council Discretionary Grant
North Okanagan Canada Day Society	12,000	Canada Day Celebration
North Okanagan Child Care Society	12,500	Council Discretionary Grant
North Okanagan Optimist Club	2,000	Council Discretionary Grant
North Okanagan Valley Gleaners Society	6,750	Council Discretionary Grant
North Okanagan Youth and Family Services Society	3,590	Council Discretionary Grant
Okanagan Landing and District Community	1,800	Council Discretionary Grant
Association Okanagan Regional Library	27,929	Library Sunday Opening Contribution
Okanagan Regional Library - Vernon Branch	2,000	Climate Action Project
Okanagan Similkameen Stewardship Society	2,000	Climate Action Project
O'Keefe Heritage Society	173,000	2024 Operating Grant
School District No. 22	4,000	Council Discretionary Grant
Sky Volleyball Club	2,580	Council Discretionary Grant
Sovereign Nordic Club	1,700	Council Discretionary Grant
Susan Solymosi	2,000	Climate Action Project
Take a Hike Youth Mental Health Foundation	5,000	Council Discretionary Grant
The Good Food Box Society	4,800	Council Discretionary Grant
The University of British Columbia	17,050	ABC Sustainability Scholars Program
Turning Points Collaborative Society	1,715	Council Discretionary Grant
Vernon Community Band Society	400	Council Discretionary Grant
Vernon Elks #45	1,460	Climate Action Project
Vernon Kokanee Swim Club	1,635	Council Discretionary Grant
Vernon Lawn Bowling Club	2,000	Council Discretionary Grant
Vernon Paddling Centre Society	4,500	Council Discretionary Grant
Vernon Science & Discovery Society	2,000	Climate Action Project
Vernon She Shed Society	5,000	Council Discretionary Grant
Vernon Winter Carnival	10,000	Council Discretionary Grant
VOICE Society	2,000	Climate Action Project
WL Seaton Secondary "Sonics" Football	13,000	Council Discretionary Grant
Total	\$444,205	



Permissive Tax Exemptions

DBA NAME	FOLIO	CIVIC ADDRESS	TOTAL EXEMPTION (\$)
CHURCHES AND PLACES OF WORSHIP			
Alexis Park Church	05560.000	3906 35A ST	4,976
All Saints Anglican Church	00093.000	3205 27 ST	19,065
Christian Reformed Church of Vernon	05480.000	3605 12 ST	4,963
Church of God of Prophecy of Canada	06464.000	4300 BELLA VISTA RD	1,416
Emmanuel Fellowship Baptist Church	05287.003	3412 15 AVE	14,581
Faith Baptist Church	01975.000	3910 27A ST	10,827
First Baptist Church	02997.000	1406 32 AVE	5,126
German Church of God	02264.007	4312 25 ST	14,150
Jesus Christ of Latter Day Saints	03709.001	1506 35 ST	11,754
Knox Presbyterian Church	00866.000	3701 32 AVE	7,673
N.O. Sikh Cultural Society	03714.025	3800 COMMONAGE CRES	838
Okanagan Assembly ctr for Jehovah Witnesses	05287.002	1424 MISSION RD	20,263
Our Lady of Peace	04092.000	3016 37 ST	2,834
Peace Lutheran Congregation	06029.001	1204 30 AVE	7,503
Salvation Army Community Church	00844.005	3303 32 AVE	11,632
Slavic Christians of Evangelic	01913.110	2306 40 AVE	2,750
St James Roman Catholic Church	00517.000	2607 27 ST	8,352
St Josaphats Ukrainian Catholic Church	02546.000	2210 40 AVE	3,156
Trinity United Church	04158.100	3300 ALEXIS PARK DR	14,564
Ukrainian Greek Orthodox Church	01920.010	4105 27 ST	2,683
Vernon Alliance Church	02245.005	4301 27 ST	2,252
Vernon Alliance Church	02249.000	4305 27 ST	1,845
Vernon Alliance Church	02253.000	2601 43 AVE	10,678
Vernon Christadelphian Ecclesia	06099.020	19-2200 40 ST	338
Vernon Christian Fellowship	02402.000	4507 29 ST	3,206
Vernon Christian Fellowship	04451.002	4506 29 ST	4,896
Vernon Church of Christ	02534.007	4107 PLEASANT VALLEY RD	1,174
Vernon Family Church	03820.005	3508 25 AVE	7,534
Vernon Full Gospel Tabernacle	07401.340	5871 OKANAGAN LANDING RD	9,933
Vernon Gospel Chapel	02563.015	4106 PLEASANT VALLEY RD	3,168
Vernon Japanese Cultural Society	07433.200	4895 BELLA VISTA RD	5,558
Vernon Muslim Association	03725.000	3414 17 AVE	1,845
EDUCATIONAL INSTITUTION			
PV Christian Academy	02590.001	1802A-1802 45 AVE	3,167
PV Christian Academy	02590.001	1802A-1802 45 AVE	3,167
CULTURAL			
Powerhouse Theatrical Society	01826.010	2901 35 AVE	4,720
Vernon Art Centre	00635.002	A-2704 HIGHWAY 6	7,763
Vernon Music School	02869.000	1705 32 AVE	5,278
Vernon Music School - Coach	02868.000	1705 32 AVE	5,640
EDUCATIONAL			
Allan Brooks Nature Centre	05289.004	250 ALLAN BROOKS WAY	4,046
Allan Brooks Nature Centre	05289.004	250 ALLAN BROOKS WAY	4,325
Okanagan Science Centre	00635.001	2704 HWY 6	2,503

Permissive Tax Exemptions

DBA NAME	FOLIO	CIVIC ADDRESS	TOTAL EXEMPTION (\$)
MIXED AND UNIQUE			
Army Navy & Airforce Veterans	02366.003	2500 46 AVE	4,575
Curling Club	04135.015	3800 33 ST	13,676
Halina Club	04135.013	3800 33 ST	3,912
Heronry – 53 Ave	04487.047	107-2200 53 AVE	207
Heronry – 53 Ave	04487.048	108-2200 53 AVE	222
Heronry – 53 Ave	04487.049	109-2200 53 AVE	222
Heronry Protection Covenant	04486.000	5104 20 ST	828
Heronry Protection Covenant	04486.000	5104 20 ST	968
N.O. Childcare & Montessori	03933.005	2711 38 ST	2,776
North Okanagan Valley Gleaners	02276.001	4405 29 ST	2,133
OK Boys & Girls Club – Teen	01850.002	3104 37 AVE	4,307
OK Landing Community Association	07815.000	7813 OKANAGAN LANDING RD	7,783
OK Landing Community Association	07815.000	7813 OKANAGAN LANDING RD	35,847
OK Landing Community Association	07871.000	7815 OKANAGAN LANDING RD	1,636
Okanagan Boys & Girls	04135.011	3300 37 AVE	8,235
St. John Society	07401.560	A-6135 OKANAGAN LANDING RD	459
St. John Society	07401.560	A-6135 OKANAGAN LANDING RD	5,378
Sunnyvale Resthome Society	02255.007	4306 25 ST	675
Sunnyvale Resthome Society	02255.009	4308 25 ST	424
Sunnyvale Resthome Society	02255.015	4304 25 ST	1,425
Vernon & Area Pro Life Society	01067.000	3102 31 AVE	3,735
Vernon Book Volunteers Society	06164.047	35-100 KALAMALKA LAKE RD	1,679
Vernon Pensioners – McCollough	01196.001	3400 COLDSTREAM AVE	3,653
Vernon Pensioners - McCollough	01196.001	3400 COLDSTREAM AVE	2,12
RECREATIONAL			
Vernon Pickleball	07343.001	C-6601 OKANAGAN LANDING RD	8,745
Vernon Pickleball	07343.001	C-6601 OKANAGAN LANDING RD	844
SOCIAL SERVICES			
Abbeyfield House	03907.001	3511 27 AVE	3,146
Archway Society for Domestic Peace	02357.005	2400 46 AVE	8,641
Archway Society for Domestic Peace	00570.001	2603 26 ST	5,849
Archway Society for Domestic Peace	02464.000	3502 19 ST	4,918
Canadian Mental Health Association	00090.000	3305 27 ST	1,781
Canadian Mental Health Association	01399.000	3003 28 AVE	1,927
Canadian Mental Health Association	01445.000	3100 28 AVE	24,798
Canadian Mental Health Association	03821.006	3605 24 AVE	2,333
Canadian Mental Health Association	03826.001	3610 25 AVE	21,971
Canadian Mental Health Association	04230.001	4206 ALEXIS PARK DR	6,409
Canadian Mental Health Association	04487.034	2201 53 AVE	6,202
Community Dental Access Centre	00980.020	C-3107 31 AVE	2,824
Good Samaritan Canada	04484.005	4904 20 ST	24,479
Good Samaritan Canada	04484.010	4900 20 ST	17,166
Habitat for Humanity Okanagan	03831.105	5-4100 25 AVE	1,064
Kindale – Seaton CTR	06133.020	1340 POLSON DR	8,631
Kindale Developmental Association	03831.101	1-4100 25 AVE	608
Kindale Developmental Association	03831.102	2-4100 25 AVE	1,064
Kindale Developmental Association	03831.106	6-4100 25 AVE	608
Kindale Developmental Association	05482.010	902 35 AVE	3,259
Kindale Developmental Association	02270.000	2814 44 AVE (side B only)	5,707
N.O Community Life Society	02563.010	4102 PLEASANT VALLEY RD	2,131
N.O Community Life Society	02672.001	4608 20 ST	2,924
N.O Community Life Society	06049.004	3917 13 ST	1,881
N.O Community Life Society	07090.036	5813 RICHFIELD PL	2,458

Permissive Tax Exemptions

DBA NAME	FOLIO	CIVIC ADDRESS	TOTAL EXEMPTION (\$)
SOCIAL SERVICES CONTINUED			
N.O. Friendship Centre Society	01353.000	2902 29 AVE	6,002
N.O. Friendship Centre Society	01355.000	2904 29 AVE	5,370
N.O. Neurological Association	01205.000	2802 34 ST	42,607
N.O. Neurological Association	01207.002	3405 28 AVE	23,905
N.O. Youth & Family Services	00963.000	3100 32 AVE	17,055
N.O. Youth & Family Services	01921.000	4107 27 ST	2,173
OK Commemorative Pioneer Cultural Society	04048.018	3003 GATEBY PL	2,147
People Place Society	01552.105	3402 27 AVE	829
People Place Society	01552.110	3400 27 AVE	742
Salvation Army - North Thrift	04490.010	1-5400 24 ST	933
Schubert Centre Society	04048.040	3505 30 AVE	8,312
Turning Points Collaborative Society	00872.000	3214 35 ST	35,371
Turning Points Collaborative Society	01528.000	3412 28 AVE	6,337
Turning Points Collaborative Society	01578.001	3301 24 AVE	20,266
Turning Points Collaborative Society	01849.000	3102 37 AVE	30,756
Turning Points Collaborative Society	03905.001	2700 35 ST	1,416
Turning Points Collaborative Society	03979.007	3905 30 AVE	2,475
Turning Points Collaborative Society	04009.000	3912 30 AVE	7,967
Vernon Upper Room Mission Society	01522.000	2708 34 ST	2,503
Vernon Upper Room Mission Society	01538.000	3405 27 AVE	1,658
Vernon Upper Room Mission Society	01539.000	3403 27 AVE	2,209
Okanagan Village Housing Society	03859.000	3502 27 AVE	2,036
North Okanagan Hospice Society	03856.001	3506 27 AVE	8,337
Vernon Dist Assoc for Community Living	02672.002	4607 23 ST	2,587
Vernon Dist Assoc for Community Living	00060.000	3307 26 ST	11,819
Vernon Dist Assoc for Community Living	04159.021	3601 36A ST	7,166
Vernon Dist Assoc for Community Living	03959.000	2803 39 ST	4,546
Vernon Dist Assoc for Community Living	03925.000	3601 27 AVE	11,642
Vernon Dist Assoc for Community Living	04230.100	4240 ALEXIS PARK DR	2,741
Vernon Dist Assoc for Community Living	04230.100	4240 ALEXIS PARK DR	1,896
Vernon Dist Assoc for Community Living	03787.012	4217 16 AVE	2,455
Vernon Elks Lodge #45	01016.000	3103 30 ST	4,055
Vernon Native Housing Project	03805.008	4305 19 AVE	11,893
Vernon Native Housing Project	03805.008	4305 19 AVE	1,341
Vernon Native Housing Project	07399.401	102-5545 27 AVE	1,898
Vernon Native Housing Project	07399.402	104-5545 27 AVE	5,427
Vernon Native Housing Project	07399.403	106-5545 27 AVE	6,986
Vernon Native Housing Project	07399.404	108-5545 27 AVE	4,258
Vernon Native Housing Project	07399.405	109-5545 27 AVE	728
Vernon Native Housing Project	07399.406	107-5545 27 AVE	784
Vernon Native Housing Project	07399.407	105-5545 27 AVE	583
Vernon Native Housing Project	07399.408	103-5545 27 AVE	460
Vernon Native Housing Project	07399.409	101-5545 27 AVE	579
Vernon Native Housing Project	07399.410	202-5545 27 AVE	675
Vernon Native Housing Project	07399.411	204-5545 27 AVE	675
Vernon Native Housing Project	07399.412	206-5545 27 AVE	583
Vernon Native Housing Project	07399.413	208-5545 27 AVE	798
Vernon Native Housing Project	07399.414	209-5545 27 AVE	731
Vernon Native Housing Project	07399.415	207-5545 27 AVE	795

Permissive Tax Exemptions

DBA NAME	FOLIO	CIVIC ADDRESS	TOTAL EXEMPTION (\$)
SOCIAL SERVICES CONTINUED			
Vernon Native Housing Project	07399.416	205-5545 27 AVE	683
Vernon Native Housing Project	07399.417	203-5545 27 AVE	591
Vernon Native Housing Project	07399.418	201-5545 27 AVE	465
Vernon Native Housing Project	07399.419	302-5545 27 AVE	527
Vernon Native Housing Project	07399.420	304-5545 27 AVE	742
Vernon Native Housing Project	07399.421	306-5545 27 AVE	803
Vernon Native Housing Project	07399.422	308-5545 27 AVE	593
Vernon Native Housing Project	07399.423	310-5545 27 AVE	476
Vernon Native Housing Project	07399.424	309-5545 27 AVE	599
Vernon Native Housing Project	07399.425	307-5545 27 AVE	692
Vernon Native Housing Project	07399.426	305-5545 27 AVE	692
Vernon Native Housing Project	07399.427	303-5545 27 AVE	593
Vernon Native Housing Project	07399.428	301-5545 27 AVE	829
Vernon Native Housing Project	07399.429	402-5545 27 AVE	532
Vernon Native Housing Project	07399.430	404-5545 27 AVE	750
Vernon Native Housing Project	07399.431	406-5545 27 AVE	809
Vernon Native Housing Project	07399.432	408-5545 27 AVE	611
Vernon Native Housing Project	07399.433	410-5545 27 AVE	481
Vernon Native Housing Project	07399.434	409-5545 27 AVE	605
Vernon Native Housing Project	07399.435	407-5545 27 AVE	697
Vernon Native Housing Project	07399.436	405-5545 27 AVE	697
Vernon Native Housing Project	07399.437	403-5545 27 AVE	608
Vernon Native Housing Project	07399.438	401-5545 27 AVE	840
Vernon Restholm	03917.000	2808 35 ST	9,940
NEW 2024 APPLICATIONS			
Canadian Mental Health Association	01382.000	3102 29 AVE	2,259
North Okanagan Community Life Society	01649.000	3806-3804 23 ST	562
North Okanagan Community Life Society	03817.592	5521 WILLOW DR	558
Okanagan Learning Foundation	01072.011	102-3126 31 AVE	1,812
Okanagan Village Housing Society	07414.060	6335 OKANAGAN LANDING RD	628
Okanagan Village Housing Society	02544.000	4005 PLEASANT VALLEY RD	1,026
Vernon Flying Club	07340.016	6210 TRONSON RD	129
Vernon Golf & Country Club	06139.025	800 KALAMALKA LAKE RD	1,570
Vernon Golf & Country Club	06139.025	800 KALAMALKA LAKE RD	4,901
Heron Nesting	04487.038	2312 53 AVE	119
Vernon Alliance Church	02247.000	2603 43 AVE	458
			\$ 891,199

Revitalization Tax Exemptions

DBA NAME	FOLIO	CIVIC ADDRESS	TOTAL EXEMPTION (\$)
TAX EXEMPTION GRANTED 2014 - 2023			
Bear Lake Farm Ltd	01072.011	3126 31 Ave	236
Bear Lake Farm Ltd	01072.012	3126 31 Ave	278
Bear Lake Farm Ltd	01072.013	3126 31 Ave	57
Bear Lake Farm Ltd	01072.014	3126 31 Ave	497
Bear Lake Farm Ltd	01072.015	3126 31 Ave	480
Bear Lake Farm Ltd	01072.016	3126 31 Ave	486
Bear Lake Farm Ltd	01072.017	3126 31 Ave	478
Ortho Terra Holdings	02036.011	4010 27 St	359
Ortho Terra Holdings	02036.012	4010 27 St	137
Ortho Terra Holdings	02036.013	4010 27 St	332
Rex Corvelay Inc	01408.000	2801 32 St	10
			3,350
TAX EXEMPTION GRANTED 2015 - 2024			
0944125 BC Ltd	02207.000	4101 32 St	1,703
0976816 BC Ltd	02038.005	4012 27 St	346
			2,049
TAX EXEMPTION GRANTED 2016 - 2025			
Larsen, Sheryl & Richard	02096.010	101 – 4107 29 St	166
Larsen, Sheryl & Richard	02096.020	102 – 4107 29 St	166
Larsen, Sheryl & Richard	02096.030	201 – 4107 29 St	171
Larsen, Sheryl & Richard	02096.040	202 – 4107 29 St	171
			674
TAX EXEMPTION GRANTED 2017 - 2026			
0934088 BC Ltd	01791.005	2710 39 Avenue	7,936
Denoa Holdings Ltd	01703.001	1 - 3705 27 Street	766
Denoa Holdings Ltd	01703.002	2 - 3705 27 Street	735
			9,437
TAX EXEMPTION GRANTED 2018 - 2027			
1054401 BC Ltd	02211.000	3005 41 Avenue	1,265
			1,265
TAX EXEMPTION GRANTED 2019 - 2028			
Dedora, Taylor & Kimberly	02121.000	4010 31 Street	1,081
Sleeman Breweries Ltd	00482.000	2801 27A Street	36,865
			37,946
TAX EXEMPTION GRANTED 2020 - 2029			
Marten Holdings Ltd	01044.000	2933 30 Avenue	2,260
Dedora, Taylor & Kimberly	00944.000	3215 31 Avenue	1,097
The Hamlets at Vernon Residence Inc	01368.010	3050 29 Avenue	59,800
The Hamlets at Vernon Residence Inc	01368.010	3050 29 Avenue	26,902
Zhou, Yu Yu	01706.000	3701 27 Street	4,411
			94,470
TAX EXEMPTION GRANTED 2021 - 2030			
0863668 BC Ltd	02121.000	4010 31 Street	1,081
Singletrack Holdings Inc	00482.000	2801 27A Street	36,865
			37,946
TAX EXEMPTION GRANTED 2022 - 2031			
Welbec Properties Inc	01148.000	3301 30 Avenue	16,251
Jennifer Hamilton	01032.000	2907 30 Avenue	398
Jennifer Hamilton	01032.000	2907 30 Avenue	304
JC Thompson Construction Ltd	02030.005	4010 28 Street	510
JC Thompson Construction Ltd	02030.006	4010 28 Street	857
JC Thompson Construction Ltd	02030.007	4010 28 Street	1,020
Anne & Ian Murphy	01981.003	3 3904 29 Street	787
			20,127
			\$178,093

Development Cost Charges

Development Cost Charges (DCCs) are fees municipalities collect from new development to help fund the infrastructure required to support community growth. Imposed by bylaw under the *Local Government Act*, DCCs support capital projects related to roads, stormwater drainage, sewer, water, and parkland. Funds may be used to fully finance projects at the time of completion or to offset debt servicing costs.

Local governments are permitted to temporarily lend available money from one DCC reserve fund to another. The money, along with appropriate interest, is required to be returned to the original reserve fund.

The City's DCC program supports community development and integrates with longer-term plans. DCCs support local government best practices in reflecting current development conditions in the community such as revised growth projections, fluctuating construction costs and new infrastructure capital works. The City of Vernon is currently updating the Official Community Plan (OCP). The OCP is a long-range plan that sets out policies for how a community will accommodate population growth. By 2045, an additional 20,000 people are expected to move to our community.

Municipal Assist Factors

The *Local Government Act* requires local governments to assist in the cost of new infrastructure. The municipal assist factor signifies Council's and the community's support towards the financing costs of new infrastructure. The level of the assist, determined by City Council, reflects a benefit to the existing population while encouraging development and housing affordability.

City of Vernon current assist factor

Roads - 1%	Drainage - 1%
Parks - 1%	Sewer - 1%



Development Cost Charges

Project Expenditures in 2024

Project Expenditures in 2024 (thousands of dollars)	Roads	Storm	Sewer
Capital Design	\$ 883	\$ 376	48
Silver Star Multi-Use Path Phase 1 & 2	501		
Priority Drainage Improvements		49	
43 Street Vernon Crossing		262	
Pleasant Valley Rd/39 Ave Roundabout		49	
Utility System Modelling			25
Total	\$ 1,384	\$ 736	\$ 73

Planned DCC Spending

Total 2024 program expenditures are projected at \$3.6M and consist of the following major projects:

Future Project Expenditures in 2025 (thousands of dollars)	Roads	Storm	Sewer	Water
Priority Drainage Improvements		\$ 59		
Pleasant Valley Rd/39 Ave Roundabout	\$ 1,847			
Phoenix Drive Silverstar Road Roundabout	1,881			
Land Acquisition	50	50		
Capital Design	503	196		
Sanitary Flow Monitoring and Modelling			\$ 50	
	\$ 4,281	\$ 305	\$ 50	\$ -

DCC Reserve Funds

Development Cost Charge Reserve Funds* (thousands of dollars)						
DCC by TYPE	Opening Balance	DCC's Levied	Expenditures		Interest	2024 Balance
Roads	\$ 4,455	\$ 938	\$ 1,384		\$ 243	\$ 4,253
Storm	2,236	148	736		112	1,760
Sewer	5,860	147	73		339	6,273
Parks	1,981	348	-		124	2,453
Total	\$ 14,533	\$ 1,582	\$ 2,193		\$ 818	\$ 14,739

*The City collects Development Cost Charges to pay for a proportionate share of infrastructure related to new growth. In accordance with the *Local Government Act*, these funds must be deposited into a separate reserve fund. Because these funds are externally restricted in nature they are shown as a liability.

Waivers and Reductions: The *Local Government Act* provides an option to grant relief from DCCs for eligible types of development which include low-income housing. In 2024, no waivers or reductions were granted.



Financial Statements

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED

December 31, 2024

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying financial statements of The Corporation of the City of Vernon (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting standards for local governments established by the Public Sector Accounting Board of the Canadian Institute of Chartered Professional Accountants. A summary of the significant accounting policies is described in Note 1 to the financial statements. 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.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying independent Auditors' Report outlines their responsibilities, the scope of their examination and opinion on the City's financial statements.



Chief Administrative Officer

Director, Financial Services



KPMG LLP

4th Floor – 3205 32nd Street
Vernon, BC V1T 5M7
Canada
Tel 250-503-5300
Fax 250-545-6440

INDEPENDENT AUDITOR'S REPORT

To Mayor and Council of the Corporation of the City of Vernon

Opinion

We have audited the consolidated financial statements of the Corporation of the City of Vernon (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2024;
- the consolidated statement of operations for the year then ended;
- the consolidated statement of changes in net financial assets for the year then ended;
- the consolidated statement of cash flows for the year then ended;
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the City 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 the 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 City'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 City or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 the 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 City's internal control.



*The Corporation of the City of Vernon
Independent Auditor's Report*

- 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 City'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 City 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.
- 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.

KPMG LLP

Chartered Professional Accountants

Vernon, Canada

May 13, 2025

The Corporation of the City of Vernon
Consolidated Statement of Financial Position
Statement A



December 31, 2024 (in thousands of dollars)		2024	2023
Financial Assets			
Cash and cash equivalents	Note 2	\$ 11,661	\$ 9,449
Investments	Note 3	110,246	104,429
Accounts receivable	Note 4	22,706	22,221
Loans receivable	Note 5	229	233
Municipal Finance Authority cash deposits	Note 6	688	357
Land held for resale	Note 7	1,396	1,396
		<u>146,926</u>	<u>138,085</u>
Liabilities			
Accounts payable and accrued liabilities	Note 8	37,036	26,908
Restricted developer contributions	Note 9	16,977	16,748
Deferred revenue	Note 10	12,084	9,863
Debt	Note 11	37,075	8,097
Asset retirement obligation liabilities	Note 12	5,941	5,934
		<u>109,113</u>	<u>67,550</u>
Net Financial Assets		<u>37,813</u>	<u>70,535</u>
Non-financial Assets			
Tangible capital assets	Note 12 & 13	699,225	657,633
Inventory of supplies		815	723
Prepaid expenses		2,443	1,071
		<u>702,483</u>	<u>659,427</u>
Accumulated Surplus	Note 14	<u>\$ 740,296</u>	<u>\$ 729,962</u>
Commitments and contingencies	Note 19		

Approved by:

Director, Financial Services

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

The Corporation of the City of Vernon
Consolidated Statement of Operations
Statement B



For the Year Ended December 31, 2024 (in thousands of dollars)		Budget 2024 Note 22	Actual 2024	Actual 2023
Revenue				
Taxation	Note 15	\$ 57,009	\$ 56,674	\$ 53,374
Sale of services		17,718	16,247	17,400
Utilities		11,562	12,049	11,775
Government transfers	Note 16	12,508	15,736	23,156
Services provided to other governments		4,353	3,475	3,461
Fiscal services		5,120	6,713	6,680
Developer contributions		3,875	7,061	7,807
		112,145	117,955	123,653
Expenses				
General government and common services	Note 21	12,561	11,426	16,110
Bylaw compliance and parking control		2,288	2,032	1,738
Protective services:				
Police		16,777	14,324	15,170
Fire and rescue		10,706	9,446	7,838
Emergency measures		424	851	661
Planning and community services		14,433	14,283	11,167
Operations services				
Road transportation		21,669	18,819	18,738
Sanitary sewer		7,390	12,945	12,503
Solid waste and recycling		3,348	2,774	3,370
Park services		4,530	4,401	3,199
Storm drainage		446	1,998	1,730
Airport		1,352	1,677	1,879
Other		1,795	3,513	855
Cemetery		410	315	441
Recreation services		9,295	8,224	7,924
		107,424	107,028	103,323
Annual surplus (deficit)		4,721	10,927	20,330
Accumulated Surplus, as previously reported		-	729,962	-
Adjustment on adoption of new revenue standard	Note 24	-	(593)	-
Accumulated surplus, beginning of year, as restated		729,962	729,369	709,632
Accumulated surplus, end of year	Note 14	\$ 734,683	\$ 740,296	\$ 729,962

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

The Corporation of the City of Vernon
Consolidated Statement of Net Financial
Assets
Statement C



For the Year Ended December 31, 2024 (in thousands of dollars)	Budget 2024 Note 22	Actual 2024	Actual 2023
Annual surplus (deficit)	\$ 4,721	\$ 10,927	\$ 20,330
Amortization of tangible capital assets	11,860	13,405	12,931
Net loss on sales of assets		429	723
Proceeds on sale of tangible capital assets		7	257
Acquisition of tangible capital assets		(50,811)	(24,144)
Contributed tangible capital assets from developers		(4,622)	(3,437)
Change in tangible capital assets	11,860	(41,592)	(13,670)
Changes in inventory supplies		(92)	(102)
Changes in prepaid expenses		(1,372)	99
Change in revenue standard		(593)	
Changes in asset retirement obligations		-	(5,934)
Change in other non-financial assets	-	(2,057)	(5,937)
Increase (decrease) in net financial assets	16,581	(32,722)	723
Net financial assets, beginning of year	70,535	70,535	69,812
Net financial assets, end of year	\$ 70,535	\$ 37,813	\$ 70,535

The Corporation of the City of Vernon
Consolidated Statement of Cash Flows
Statement D



For the Year Ended December 31, 2024 (in thousands of dollars)

	2024	2023
Operating Activities:		
Annual surplus	\$ 10,927	\$ 20,330
Non-cash items included in annual surplus:		
Amortization of tangible capital assets	13,405	12,931
Net loss on disposal of tangible capital assets	429	723
Accretion of asset retirement obligations	7	-
Increase (decrease) in landfill remediation liability	-	(393)
Developer contributions of assets	Note 13b (4,622)	(3,437)
Change in non-cash operating items:		
Increase in accounts receivable	(485)	(1,175)
Increase (decrease) in accounts payable and accrued liabilities	10,129	(4,139)
Increase in restricted developer contributions	229	84
Increase in deferred revenue	1,943	264
Actuarial adjustments on long-term debt	(479)	(456)
Increase in supplies inventories	(92)	(102)
Increase (decrease) in prepaid expenses	(1,372)	99
Increase in Municipal Finance Authority cash deposits	(331)	(11)
Decrease in loans receivable	4	30
	<u>29,692</u>	<u>24,748</u>
Investing Activities:		
Net change in investments	<u>(5,817)</u>	<u>(48,321)</u>
Financing Activities:		
Proceeds of new debt net of transfer to debt reserve fund	29,685	1,500
Principal payments on debt	<u>(544)</u>	<u>(527)</u>
	<u>29,141</u>	<u>973</u>
Capital Activities:		
Proceeds on sale of tangible capital assets	7	257
Acquisition of tangible capital assets	<u>(50,811)</u>	<u>(24,144)</u>
	<u>(50,804)</u>	<u>(23,887)</u>
Decrease in cash and cash equivalents	2,212	(46,487)
Cash and cash equivalents, beginning of year	9,449	55,936
Cash and cash equivalents, end of year	\$ 11,661	\$ 9,449

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies:

The Corporation of the City of Vernon (the "City") operates under the provisions of the Local Government Act and Community Charter of British Columbia. The City provides local government services to citizens of its incorporated area including administrative, protective, transportation, sewer, storm drainage, park maintenance, recreation, community development and environmental.

a) Basis of Accounting:

The consolidated financial statements of the City are prepared by management in accordance with Public Sector Accounting Standards ("PSAS") established by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Professional Accountants.

All revenue is recorded using the accrual basis, whereby revenue is recognized as it is earned and measurable. Property taxes are recognized as revenue in the year they are levied. Utility charges are recognized as revenue in the period earned. Expenses are recorded in the period in which the goods or services are acquired and a liability is incurred.

b) Basis of Consolidation:

The consolidated statements include all funds of the City and its wholly-owned other government organization subsidiaries. Inter-fund revenues, expenses, assets, and liabilities have been eliminated. The following controlled entities have been consolidated:

CBW Development Corp.	100 %
Hesperia Development Corp.	100 %

c) Measurement Uncertainty:

The preparation of 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 amounts of revenues and expenses during the reporting period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating provisions for accrued liabilities and contingent liabilities, the carrying value of the landfill remediation liability, measurement of contaminated site liabilities (if identified), and in performing valuations of employee future benefits. Actual results could differ from those estimates and adjustments, if any, will be reflected in the period of settlement or upon a change in the estimate.

d) Cash and Cash Equivalents:

Management classifies all highly liquid investments with maturity of three months or less at acquisition as cash equivalents.

e) Investments:

Investments are recorded at cost. Short-term investments are those that mature between three months and one year. Long-term investments are those that mature in more than one year.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

f) Financial Instruments:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3450 Financial Instruments. The adoption of this standard did not have any impact on the amounts presented in these financial statements.

Financial instruments include cash and cash equivalents, investments, accounts receivable, and accounts payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the instruments at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations and accumulated surplus when they are realized. There are no unrealized changes in fair value as at December 31, 2024 and December 31, 2023. As a result, the City does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations and accumulated surplus.

g) Land Held for Resale:

Land held for resale is valued at the lower of cost and net realizable value.

h) Restricted Developer Contributions:

Restricted Developer Contributions are comprised of levied and unused Development Cost Charges and Works Contribution funds. These funds are recorded as revenue in the year they are used to fund tangible capital asset acquisitions or eligible operating expenses.

i) Deferred Revenue:

Deferred revenue represents property taxes, permits and other fees that have been collected, but for which the related taxes have not yet been levied and services or inspections have yet to be performed. These amounts will be recognized in revenue in the fiscal year taxes are levied, services are performed, or revenues are earned.

j) Debt:

Debt principal payments are not charged against current operating revenue pursuant to PSAS. Interest is recorded on an accrual basis. Interest expense on long-term debt in 2024 was \$566,209 (\$259,000 in 2023). Gains or losses on repayment of debt is recorded in the Statement of Operations.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

k) Asset Retirement Obligations:

As of January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations (ARO) on a prospective basis.

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- 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 City's asset retirement obligations are comprised of two components: estimated asbestos abatement costs for City-owned buildings and estimated closure and post-closure costs for the Hesperia Landfill.

Measurement of the asset retirement obligation is based on the best estimate of future cash flows that will be required to settle the liability. The estimate of the ARO include costs directly attributable to the asset retirement activities.

The estimated costs have been recorded as a liability and capitalized into the carrying amount of tangible capital assets, which is being amortized in accordance with the amortization accounting policy outlined in Note 1o. The carrying value of the liability is reviewed at each financial reporting date with changes to the timing or amount of the original estimate of cash flows recorded as an adjustment to the liability and related tangible capital asset. Changes in the liability due to the passage of time are recorded as an accretion expense and are incorporated into the Statement of Operations and Accumulated Surplus.

If the related tangible capital asset is no longer in productive use or unrecognized, any unamortized asset retirement obligation is immediately expensed.

Estimated ARO amounts for City-owned buildings are amortized over the remaining useful life of each building on a straight-line basis. For buildings that have been fully amortized or have a remaining useful life of fewer than 15 years, the amortization term has been determined to be 15 years. Discounting has not been used in the calculation due to the fact that the City does not have any short-term end-of-life plans for City-owned buildings.

Estimated ARO amounts for Hesperia Landfill have been calculated based on empirical data provided by independent consultants for both closure and post-closure costs over a specified period of time at the end of the asset's estimated useful life. Discounting is being used for the calculation based on the City's cost of borrowing at the end of the fiscal year and the average inflation rate experienced during the fiscal year.

l) Liability for Contaminated Sites:

A liability for remediation of contaminated sites is recognized when all the following criteria are met: an environmental standard exists, contamination exceeds the environmental standard, the City is directly responsible or accepts responsibility, and a reasonable estimate of the amount can be made. The liability is recorded net of any expected recoveries. The City currently has not identified any contaminated sites.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

m) Non-Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the annual surplus/deficit, provides the consolidated change in net financial assets for the year.

n) Inventory:

Inventory held for consumption is recorded using the weighted average method.

o) Tangible Capital Assets and Amortization:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs and engineering fees, and site preparation costs. The City does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset. Contributed tangible capital assets are recorded at fair value at the time of the donation, with a corresponding amount recorded as revenue. Amortization is recorded on the basis of straight-line or declining balance over the estimated useful life of the tangible capital asset, as follows:

Transportation infrastructure:

Roads (surface)	Straight-line	25 years
Roads (base)	Straight-line	75 years
Bridges	Straight-line	50 to 75 years
Sidewalks	Straight-line	25 to 50 years
Traffic signals	Straight-line	15 years
Street lighting	Declining balance	5%
Parking meters	Declining balance	10%
Storm drainage infrastructure	Straight-line	75 years
Sanitary sewer infrastructure	Straight-line	75 years
Buildings	Straight-line	10 to 60 years
Vehicles	Straight-line	5 to 29 years
Miscellaneous equipment	Straight-line	6 to 30 years
Information technology	Declining balance	40%

p) Reserves:

Statutory reserve funds are used for future capital expenses as designated by bylaw and City Council. Non-statutory reserves are amounts set aside from past and current operations and are not governed by bylaw.

q) 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 costs of these benefits are determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligations under these benefit plans are accrued based on projected benefits as the employees render services necessary to earn future benefits.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

r) Government Transfers:

Government transfers are recognized as revenue in the period in which the event giving rise to the transfer occurs, provided the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made. Transfers received in the current year that do not meet these criteria are recorded as deferred revenue.

s) Collection on Behalf of Other Authorities:

The City is required to collect and remit taxes on behalf of other tax authorities. Collections for other authorities are excluded from City revenues.

t) Budget Figures:

The budget figures are from the annual Financial Plan Bylaw. They have been reallocated to conform to PSAS financial statement presentation requirements where appropriate. Subsequent amendments have been authorized by City Council to reflect changes in the budget. Such amendments are not reflected in the financial statement budget figures (note 22).

u) Segment Disclosures:

Segmented financial information is presented in groups of distinguishable activities in a similar approach to the City's internally reported cost centers. These segments are structured in a fashion to assist users of financial statements in understanding and identifying the resources allocated to support commonly recognized functions of the City. Segments are identified primarily by function and secondarily by organizational relationship. Revenues are allocated to segments when there is a direct cause and effect relationship to the expenses of those segments. Revenues that cannot be reasonably allocated in such a manner are considered common to the City as a whole and reported in general government (note 21).

2. Cash and Cash Equivalents:

	2024	2023
Restricted:		
Restricted developer contributions	\$ 16,977	\$ 16,748
Deferred revenue	12,084	9,863
Statutory reserves	10,732	13,818
	39,793	40,429
Restricted cash in short-term investments:	(28,132)	(30,980)
Unrestricted	\$ 11,661	\$ 9,449

The City has access to an operating line of credit not exceeding \$2.0 million (2023 - \$2.0 million). Interest is accrued based on Bank of Montreal's prime lending rate. As of December 31, 2024, this line of credit was not being utilized (2023 - \$0).

The Corporation of the City of Vernon
Notes to the Consolidated Financial
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Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

3. Investments:

	2024	2023
Short-term investments	\$ 47,110	\$ 44,106
Long-term investments	63,136	60,323
	<u>\$ 110,246</u>	<u>\$ 104,429</u>

All investments are comprised of guaranteed investment certificates, with accrued interest being recognized, as such, the cost equals the fair market value.

4. Accounts Receivable:

	2024	2023
Property taxes	\$ 2,252	\$ 2,120
Utility billings	8,925	8,400
Other governments	1,050	6,832
Trade and other receivables	10,734	5,057
	<u>22,961</u>	<u>22,409</u>
Allowance for doubtful trade accounts receivable	(255)	(188)
	<u>\$ 22,706</u>	<u>\$ 22,221</u>

5. Loans Receivable:

	2024	2023
Vernon Pickleball Association - interest free (due: December 31, 2029)	\$ 52	\$ 67
City of Vernon employees - interest bearing using CRA established rate (due: November 30, 2024)	177	166
	<u>\$ 229</u>	<u>\$ 233</u>

6. Municipal Finance Authority – Cash Deposits:

The City's debt is issued through the Municipal Finance Authority ("MFA"). As a condition of these borrowings, the City is obligated to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. The deposits are included in the City's financial statements as Municipal Finance Authority deposits. If the debt is repaid without default, the deposits are refunded to the City. The demand notes, which are contingent in nature, are held by the MFA to act as security against the possibility of debt repayment default. As at December 31, 2024, there were contingent demand notes of \$1,085,000 (2023 - \$491,000) which are not recorded in the financial statements (note 19(b)). Upon the maturity of a debt issue, the demand notes are released and deposits refunded to the City.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

7. Land Held for Resale:

In 2017, the City entered into a Land Purchase and Development Framework agreement for the conditional sale of City owned land. The accumulated value of these lands is \$1,396,000 (2023 - \$1,396,000) which is comprised of the historical cost of the lands plus all prior improvements. Such costs have not been included in tangible capital assets since the land and improvements are subject to resale.

8. Accounts Payable and Accrued Liabilities:

	2024	2023
Accounts payable and accrued liabilities	\$ 20,868	\$ 12,987
Salaries, wages and related costs	7,920	5,785
Security deposits and contractor holdbacks	8,248	8,136
	<u>\$ 37,036</u>	<u>\$ 26,908</u>

9. Restricted Developer Contributions:

Restricted developer contributions include Works Contribution funds and Development Cost Charges ("DCC's"). Works Contribution funds are charged to developers through a works contribution agreement requiring the City to use funds for future work to, or adjacent to, each property. DCC's are collected to pay for 95% of the general capital costs due to development and 90% of utility capital costs on specified projects. In accordance with the Local Government Act, these funds must be deposited into a separate reserve fund. DCC's are deferred and recognized as revenue when the related costs are incurred.

	2024	2023
Deferred charges:		
DCC - roads	\$ 4,253	\$ 4,455
DCC - storm	1,760	2,236
DCC - sewer	6,273	5,860
DCC - parks	2,453	1,981
Works contributions	2,238	2,216
	<u>16,977</u>	<u>16,748</u>
Restricted developer contributions, beginning of year	16,748	16,664
DCC's levied during the year	1,828	3,598
Works contributions received	22	45
Investment income	818	811
Contributions available	<u>19,416</u>	<u>21,118</u>
Less: Capital transfers	1,394	3,732
Less: Operating transfers	1,045	638
Restricted developer contributions, end of year	<u>\$ 16,977</u>	<u>\$ 16,748</u>

The Corporation of the City of Vernon
Notes to the Consolidated Financial
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Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

10. Deferred Revenue:

	2024	2023
Prepaid property taxes	\$ 7,013	\$ 6,543
Prepaid utility charges	298	238
Prepaid transfers from other governments	755	1,225
Prepaid leases	-	935
Other prepaid revenue	4,018	922
	<u>\$ 12,084</u>	<u>\$ 9,863</u>

11. Debt:

All debt is reported net of sinking fund balances. Sinking fund installments are invested by the MFA and earn income, which together with principal payments are expected to be sufficient to retire the debt issue at maturity. Where the MFA has determined that sufficient funds exist to retire a debt issue on its maturity date without further installments, payments are suspended by the MFA and the City's liability is reduced to nil. Should those funds prove to be insufficient at maturity, the resulting deficiency becomes a liability of the City.

Bylaw #	Purpose of Bylaw	Interest Rate %	Year of Maturity	Balance, Beginning of Year	Additions	Principal Payments	Balance, End of Year
4680	Treatment Plant Phase I	1.47%	2027	\$ 1,258	\$ -	\$ 105	\$ 966
4680	Treatment Plant Phase II	2.85%	2028	626	-	59	511
4791	Water Reclamation Plant	0.91%	2030	4,713	-	380	4,098
5908	Active Living Centre	3.83%	2054	1,500	30,000	-	31,500
				<u>\$ 8,097</u>	<u>\$ 30,000</u>	<u>\$ 544</u>	<u>\$ 37,075</u>

The principal portion of debt is added to the MFA sinking fund, which is secured against the debt and invested over the term of the loan.

Repayments of debt in the next five years and thereafter are as follows:

	Repayment
2025	\$ 1,154
2026	1,154
2027	1,154
2028	1,049
2029	990
2030 and thereafter	<u>31,574</u>
	<u>37,075</u>

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

12. Asset Retirement Obligations:

Asset Retirement Obligations (ARO) are comprised of two components: asbestos abatement costs for City-owned buildings; and closure and post-closure costs for Hesperia Landfill.

ARO for buildings represent the undiscounted estimated costs to abate asbestos in nineteen different buildings owned by the City.

The City operates the Hesperia landfill as a demolition, land clearing and construction material disposal facility under an Operational Certificate ("OC") issued by the Province of BC's Ministry of Environment ("MOE"). The OC excludes domestic refuse, plastics, rubber, contaminated soils and other non- construction wastes. The Hesperia landfill only accepts waste from City projects and does not accept public waste.

The ARO for closure and post-closure care is recognized based on the 2023 Operating and Closure Plan ("the Plan"). The Plan estimates closure costs based on the assumption that the landfill will be closed at the end of its predetermined useful life; however, some of the estimated closure costs will be expended sooner as the landfill is anticipated to be closed progressively.

The closure costs estimated in the Plan is in current dollars and has been inflated to the end of the landfill's useful life using an inflation rate of 3.98% and then discounted to the financial reporting date at 4.2% which is the City's cost of capital on any new debt as of the same date.

The City has implemented a tipping fee charged to internal projects that discharge waste at the landfill with net proceeds contributed to a reserve to pay for closure related expenses. On December 31, 2024 the balance of this reserve is \$451,000 (2023 - \$398,000). When the landfill closes at the end of its useful life it is estimated that post-closure care will be required for 25 years.

	Gross Asset Value	Accum. Amortization Opening Balance	2024 Amortization	Accum. Amortization Ending Balance	Net Ending Balance
Assets					
Buildings	\$ 2,616	\$ 171	\$ 171	\$ 342	\$ 2,274
Hesperia Landfill	3,318	107	107	214	3,104
	<u>\$ 5,934</u>	<u>\$ 278</u>	<u>\$ 278</u>	<u>\$ 556</u>	<u>\$ 5,378</u>
	Opening Balance	2024 Accretion Expense	Closing Balance		
Liabilities					
Buildings	\$ 2,616	\$ -	\$ 2,616		
Hesperia Landfill	3,318	7	3,325		
	<u>\$ 5,934</u>	<u>\$ 7</u>	<u>\$ 5,941</u>		

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements

Year Ended December 31, 2024

(tabular amounts in thousands of dollars)



13. Tangible Capital Assets:

	Land	Buildings	Equipment/ Vehicles	Infrastructure				2024	2023
				Transportation	Storm Drainage	Sanitary Sewer			
Historical Cost:									
Opening balance	\$ 288,562	\$ 118,352	\$ 34,938	\$ 265,635	\$ 93,432	\$ 117,352	\$ 918,272	\$ 886,471	
Additions	2,798	24,918	4,153	11,511	6,780	5,273	55,433	27,580	
Additions due to ARO recognition	-	-	-	-	-	-	-	5,934	
Disposals	-	-	(120)	(1,056)	(217)	(186)	(1,579)	(1,713)	
Closing balance	291,360	143,270	38,971	276,090	99,995	122,439	972,126	918,272	
Accumulated Amortization:									
Opening balance	-	37,395	15,671	140,118	29,558	37,897	260,639	248,442	
Amortization	-	2,562	2,048	5,581	1,275	1,661	13,127	12,653	
Amortization of ARO	-	171	-	107	-	-	278	278	
Disposals	-	-	(111)	(831)	(105)	(96)	(1,143)	(734)	
Closing balance	-	40,128	17,608	144,975	30,728	39,462	272,901	260,639	
Net Book Value	\$ 291,360	\$ 103,142	\$ 21,363	\$ 131,115	\$ 69,267	\$ 82,977	\$ 699,225	\$ 657,633	

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

a) Work-in-progress:

Work-in-progress is comprised of costs related to projects currently under planning, development or construction that will result in a finished asset at a future date. Such costs are capitalized until such time as the property is ready for use. Work-in-progress having a value of \$40,693,112 (2023 - \$11,115,872) has not been amortized. Amortization of these assets will commence the year when each specific asset is put into service.

b) Contributed Tangible Capital Assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$4,621,773 (2023 - \$3,437,291) comprised of transportation infrastructure in the amount of \$2,300,241, storm drain infrastructure in the amount of \$1,682,213, and sanitary sewer infrastructure in the amount of \$639,319.

c) Tangible Capital Assets Recognized at Nominal Values:

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

d) Intangible Assets:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at city sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

e) Write-down of Tangible Capital Assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services. Any impairment is accounted for as an expense in the consolidated statement of operations. No impairments were identified or recorded during the year ended December 31, 2024 and 2023.

The Corporation of the City of Vernon
Notes to the Consolidated Financial
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Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

14. Accumulated Surplus:

Accumulated surplus consists of individual fund surpluses and reserves. Operating surplus for the City is as follows:

	2024	2023
Accumulated surplus per Statement of Financial Position	\$ 740,296	\$ 729,962
Less:		
Tangible capital assets	(699,225)	(657,633)
Asset retirement obligations	5,941	5,656
Debt	37,075	8,097
Inventory of supplies	(815)	(723)
Prepaid expenses	(2,443)	(1,071)
	<u>80,829</u>	<u>84,288</u>
Non-statutory Reserves		
Budget Carryover Reserve General	702	716
Capital Reserves General	35,343	38,353
Capital Reserves Sewer	4,024	4,677
Operating Reserves General	5,412	5,826
Tax Equalization Reserves General	7,376	8,253
Tax Equalization Reserves Sewer	7,800	8,488
Special Purpose Reserves	9,441	4,153
	<u>70,098</u>	<u>70,466</u>
Statutory Reserve Funds		
Highway Access to Water Reserve	1,066	1,008
Land Sale Reserve	377	499
Local Improvement Reserve	500	672
Parkland Reserve	304	288
Recreation Facility Operating Reserve	350	399
Recreation Facility Major Maintenance Reserve	1,098	953
Growing Communities Reserve	7,036	10,003
	<u>10,731</u>	<u>13,822</u>
Total Reserve Funds	<u>80,829</u>	<u>84,288</u>
Unappropriated Surplus (Deficit)	\$ -	\$ -

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

15. Taxation Revenue:

Total tax revenue net of transfers of taxes collected for other governments and agencies were as follows:

	2024	2023
Specific assessments:		
Residential	\$ 37,454	\$ 35,061
Business	15,875	15,028
Utilities	494	448
Light Industrial	911	826
Non-profit	212	182
Farm land	4	4
	<u>54,950</u>	<u>51,549</u>
Payments in lieu of taxes	1,918	1,811
Specified area taxes and other	(194)	14
	<u>\$ 56,674</u>	<u>\$ 53,374</u>

16. Transfers from Other Governments:

	2024	2023
Federal government transfers		
Transportation infrastructure	\$ 2,091	\$ 3,323
Provincial government transfers		
Growing Communities grant	-	9,575
Transit subsidy	3,077	2,935
Casino revenue sharing	1,798	1,967
Hotel tax	1,441	1,417
Recreation infrastructure	-	1,319
Vulnerable population initiatives	106	676
Traffic fine revenue sharing	494	452
Emergency Management BC	350	312
Keep of prisoners recoveries	140	120
Certificate of Recognition safety program	102	81
Transportation infrastructure	4,268	52
Tourism BC	86	25
Other transfers	4	22
Local Government Climate Action Program	255	14
	<u>12,121</u>	<u>19,141</u>
Regional government transfers		
Regional initiatives	853	533
Recreational initiatives	515	24
Okanagan Basin Water Board	156	135
	<u>1,524</u>	<u>692</u>
Total transfers from other governments	<u>\$ 15,736</u>	<u>\$ 23,156</u>

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

17. Long-term Agreements with Regional District of North Okanagan (the "Regional District"):

a) Water Agreement:

The City has entered into a five-year agreement with the Regional District for the operation of the water system in Vernon and Electoral Areas B and C and owned by the Regional District. Under this agreement, the City is responsible for the day-to-day operation of the water system within the City, a portion of the Township of Spallumcheen and Areas B and C, and is wholly reimbursed by the Regional District for the operating expenses made to undertake these duties. The agreement expires January 31, 2028.

b) Parks Agreements:

The City entered into an agreement with the Regional District to assume responsibility for the management and operation of local parks commencing January 1, 2018. This agreement transfers the legal interest in Vernon fields and beaches (previously designated as "sub-regional parks") to the City. As per the requirements of the agreement, the City has a Parks DCC bylaw approved by the Ministry of Housing and Municipal Affairs ("the Ministry"). Prior to the City's Parks DCC bylaw being approved by the Ministry, Parks DCCs were collected under the Regional District's Parks DCC bylaw with an allocation based on contributions from each jurisdiction. The amount allocated to the City as of December 31, 2024 was \$2,932,000 (2023 - \$3,223,000), which is not recognized in the financial statements.

c) Recreation Agreements:

The City has entered into a five-year agreement with the Regional District to assume the responsibility for the management and operation of local recreational facilities commencing January 1, 2019. The new agreement maintains the commitment to transfer recreation facilities and related land from the Regional District to the City to re-align responsibility for the facilities and programming to the City. Facilities owned by the Regional District with fair market value of \$14,241,000 have not yet transferred to the City, and are anticipated to transfer in the year ending December 31, 2037. The agreement expired December 31, 2023. During 2023, negotiations commenced for a renewed agreement. However, consensus was not reached and the pre-existing agreement lapsed. For 2024, the Regional District and the District of Cold stream agreed to a simple fee-for-service arrangement to enable residents of Regional District Electoral Areas B & C and the District of Cold stream to obtain equivalent rates and access to facilities and programs as residents of Vernon.

18. Cemetery Care Trust Fund:

The City owns and maintains Pleasant Valley Cemetery. Pursuant to provincial legislation, a Cemetery Care Trust Fund was established to ensure continuity of cemetery maintenance. A portion of all plot sales and memorial setting fees is credited to this Fund. The Fund balance is not included in the consolidated financial statements.

	2024	2023
Trust Fund Continuity:		
Balance, beginning of year	\$ 1,114	\$ 1,012
Interest earned	62	58
Proceeds from plot sales and memorial settings	35	44
Balance, end of year	\$ 1,211	\$ 1,114

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

19. Contingent Liabilities:

a) Regional District:

The City is responsible as a member of the Regional District for its proportional share of operating deficits related to functions in which it participates. Under the provisions of the Local Government Act, the Regional District's debt is a joint and several liability of the Regional District and each of its member municipalities including the City.

b) Municipal Finance Authority Demand Notes:

Debentures are covered by a loan agreement with the MFA which provides that, if at any time the payments provided for in the agreement are not sufficient to meet the authority's obligations in respect of such borrowings, the resulting deficiency becomes a proportional liability of each member local government, including the City. As these demand notes are contingent in nature, no liability is recorded.

c) Municipal Insurance Association:

In 1987, the City entered into a self-liability insurance plan with several other local governments in British Columbia forming the Municipal Insurance Association of B.C. The City is obligated under the plan to pay a percentage of its fellow insured's losses. The City pays an annual premium, which is anticipated to be adequate to cover any losses incurred.

d) Legal Claims:

The City has been named defendant in several uninsured legal actions. No reserve or liability has been recorded regarding any of the legal actions and any possible claims because the amount of loss, if any, is not determinable. Settlement, if any, made with respect to these actions, will be accounted for as an expense in the period in which realization is known.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

e) Pension Liability:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustees 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, 2023, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local government.

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 next valuation will be as at December 31, 2024.

The City paid \$3,005,780 (2023 - \$2,735,000) for employer contributions while employees contributed \$2,638,779 (2023 - \$2,692,000) to the plan in fiscal 2023.

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.

f) Letters of Credit:

In 2007, the City issued an Irrevocable Letter of Credit in favour of the Agricultural Land Commission (ALC) of British Columbia as a guarantee to fund works required by the ALC as a condition of the property being removed from the Agricultural Land Reserve. The amount of the Letter of Credit is \$716,000. As of December 31, 2024, no drawing on the Letter of Credit has occurred (2023 - \$0).

In 2022, the City issued an Irrevocable Letter of Credit in favour of the Federal Government Department of Fisheries and Oceans as security to fund works required as a condition of a permit to construct a storm water sediment structure along BX Creek. The amount of the Letter of Credit is \$352,500. As of December 31, 2024, no drawing on the Letter of Credit has occurred (2023 - \$0).

In 2024, the City issued an Irrevocable Standby Letter of Credit in favour of the Receiver General for Canada as security to fund works required as a condition of the 43rd Street Bridge Replacement project. The amount of the Letter of Credit is \$120,000. As of December 31, 2024, no drawing on the Letter of Credit has occurred.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

20. Segmented Information:

Segmented information has been grouped into related department functions or service areas for segment reporting purposes provided in note 21 which shows the associated revenues and expenses for each segment. The various segments are described as follows:

a) General Government:

This segment is comprised of all general government and common services provided within the City. It includes legislative services, corporate administration, tourism, finance, human resources, information services, civic building maintenance, bylaw compliance, parking control, and subsidiary corporations.

- Legislative services and corporate administration are responsible for general government administration including council support, conducting elections and records management.
- Tourism is responsible for tourism marketing and managing the City's tourist booth location.
- Finance is responsible for the oversight of all financial matters including financial planning, collection of revenues, purchasing and financial reporting.
- Human resources are responsible for staff recruiting, payroll processing, occupational health and safety and labour relations.
- Information services are responsible for planning, maintaining and operating the City's information systems.
- Civic building maintenance is responsible for maintaining all buildings owned by the City.
- Bylaw compliance and parking control is responsible for administering and encouraging compliance to regulatory bylaws, patrolling City owned/leased paid parking lots, residential permit zones and restricted parking areas. They also patrol and maintain almost 1,000 parking meters. This function focuses on community security and safety programs in conjunction with police services.
- The City's subsidiary corporations are 100% owned.
- Revenues associated with this segment include all those amounts that can not be attributed directly to other segments including taxation, grants in lieu, interest revenue and property rental revenue.

b) Protective Services:

This segment is comprised of police services, fire rescue and emergency measure services.

- Police services are contracted to the RCMP with support assistance from municipal staff. The City is home to a regional detachment for the North Okanagan. The City has a proactive community policing group that provides programs for its citizens and businesses such as Citizens on Patrol, Crime Stopper, Block Watch and safety patrols.
- Fire rescue services provide fire response, investigation and prevention services within the City's fire department.

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

c) Community Infrastructure:

This segment is comprised of community development, planning, building inspection services and the capital works program.

- Community Development is responsible for sustainable development throughout the City including environmental, economic and social development.
- Planning is responsible for land use planning – long term and short term – plus the administration of the Official Community Plan and zoning bylaws.
- Building inspection services is responsible for issuing permits for any developments in the City including building permits, rezoning and development permits.
- The GIS department catalogues the City's infrastructure geographically for use by the City and its citizens.

d) Operations:

This segment is responsible for the engineering, operation and maintenance of the City's infrastructure assets including roads, sidewalks and storm drains. Other components include public transit, solid waste and recycling, cemetery and airport.

- Road transportation encompasses year-round maintenance of roads, street lights, signs and sidewalks plus the public transit system which is contracted with BC Transit with subsidies provided from the Province.
- Storm drainage includes the maintenance of storm infrastructures including mains, manholes and catch basins.
- The Vernon Regional Airport provides services to small aircraft and executive jets in the region and includes a paved lighted runway, hangars, jet and regular air fuel dispensing.
- The City has one cemetery whose operation is overseen by the Operations group. Other services provided within the City include overseeing fleet activities and support for Regional District water services.
- Engineering is responsible for the planning and implementation of the capital works program for all infrastructure – storm, sewer and transportation. They work in conjunction with Planning and Operations.

e) Sanitary Sewer Operations:

This segment is responsible for the entire sanitary sewer operation and maintenance of the sewer infrastructures including mains, manholes, catch basins and lift stations. Plus, it is responsible for the operation and maintenance of the Vernon Water Reclamation Centre and spray irrigation system.

f) Recreation:

This segment is responsible for the management, maintenance and operation of all recreation facilities within the City. This includes planning and delivery of recreation programs for all ages of citizens, maintenance and operation of all arenas and indoor pool. As well as operating two outdoor pools in the summer.

The Corporation of the City of Vernon Notes to the Consolidated Financial Statements



Year Ended December 31, 2024
(tabular amounts in thousands of dollars)

21. Segment Disclosure:

	General Government	Protective Services	Planning & Engineering	Recreation	Operation Services	Sanitary Sewer	2024	2023
Revenue								
Taxation	\$ 56,877	\$ -	\$ -	\$ -	\$ -	\$ (203)	\$ 56,674	\$ 53,374
Services to other governments	507	280	122	1,457	334	775	3,475	3,461
Government transfers	4,477	1,032	4,835	515	4,740	136	15,735	23,156
Utility services	-	-	-	-	-	12,049	12,049	11,775
Sale of services	2,991	7	3,158	3,802	6,472	(182)	16,248	17,400
Fiscal services	6,222	-	-	-	-	491	6,713	6,680
Developer Contributions	246	-	-	-	6,125	690	7,061	7,807
	71,320	1,319	8,115	5,774	17,671	13,756	117,955	123,653
Expenses								
Salaries and wages	9,621	11,644	4,755	5,115	8,148	3,081	42,364	37,754
Contracted services	1,909	737	8,585	814	8,701	1,170	21,916	26,097
RCMP contract	-	11,213	-	-	-	-	11,213	11,882
Amortization	247	378	-	154	9,449	3,184	13,412	12,931
Supplies, materials and other	1,555	607	865	627	6,107	1,248	11,009	6,058
Bank fees and net loss on assets	901	-	13	67	394	191	1,566	1,308
Utilities, telephone and insurance	662	36	15	1,344	1,763	1,125	4,945	4,770
Equipment charges	(1,437)	5	49	104	(1,065)	2,947	603	2,523
	13,458	24,620	14,282	8,225	33,497	12,946	107,028	103,323
Excess (deficiency) revenue over expenses	\$ 57,862	\$ (23,301)	\$ (6,167)	\$ (2,451)	\$ (15,826)	\$ 810	\$ 10,927	\$ 20,330

The Corporation of the City of Vernon

Notes to the Consolidated Financial Statements



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

22. Budget Data:

The budget data presented in these consolidated financial statements is based upon the 2024 operating and capital budgets approved by Council on January 22, 2024. The schedule reconciles the approved budget in the 2024-2028 Financial Plan to the budget figures reported in these consolidated financial statements.

	2024
Budget Surplus as presented	\$ 4,721
Transfers to reserves	(16,800)
Transfers from reserves	29,273
Add back amortization and accretion	12,421
Debt principal payments	(527)
Capital expenditures	(29,088)
	<u>\$ -</u>

23. Comparative Figures:

Certain comparative figures have been reclassified to conform to the financial statement presentation adopted in the current year. The changes do not affect prior year annual surplus.

24. Adoption of New Accounting Standards:

In addition to the adoption of PS 3280 Asset Retirement Obligations and PS 3540 Financial Instruments as described in note 1f and note 1k, on January 1, 2024 the City adopted Canadian public sector accounting standard PS 3400 Revenues. This required a \$593,000 prior year adjustment to deferred revenue to recognize transaction fee revenues that will be matched to the performance obligation when it has been satisfied.

There were also changes in Canadian public sector accounting standards for PSG-8 Purchased Intangibles and PS3160 Public Private Partnerships effective April 1, 2023. Neither of these standards had impacts to the financial statements.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

The Corporation of the City of Vernon
Schedule of COVID-19 Safe Restart Grant
Spending (unaudited)



Year Ended December 31, 2024

(tabular amounts in thousands of dollars)

In November 2020 the provincial government announced the "COVID-19 Safe Restart Grants for Local Governments", which provided up to \$425 million for local operations impacted by COVID-19. The Ministry of Municipal Affairs and Housing set a grant amount for each local government, of which \$4,997,000 was awarded to the City of Vernon. These funds are to be used to address revenue shortfalls, facility reopening and operating costs, emergency planning and response costs, protective services costs, virtual communications and enhanced interconnectivity costs, services for vulnerable persons, and other related costs. To ensure transparency regarding the use of the funds, the City is required to report annually on how it spent the grant as part of our annual report. This reporting must continue until the grant funds are fully spent.

Allocated to:

	2024	2023
Revenue		
Revenue shortfalls	\$ -	\$ -
Expenses		
Labour	32	56
Disinfection supplies	-	-
Contracted services	73	148
	<u>135</u>	<u>204</u>
	135	204
COVID-19 Safe Restart grant, beginning of year	244	448
COVID-19 Safe Restart grant, end of year	<u>\$ 109</u>	<u>\$ 244</u>

The Corporation of the City of Vernon
Schedule of Growing Communities Fund
Spending (unaudited)



For the Year Ended December 31, 2024
(tabular amounts in thousands of dollars)

In March of 2023, the Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to local governments to help build community infrastructure and amenities to meet the demands of population growth. The GCF provided a one-time total of \$1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia. The City of Vernon received \$9,575,000 of GCF in 2023.

Growing Communities Reserve Fund	2024	2023
Balance, beginning of year	\$ 10,003	\$ -
Add: Funding received	-	9,575
Add: Interest earned	477	428
Less: Eligible costs	3,444	-
Balance, end of year	<u>\$ 7,036</u>	<u>\$ 10,003</u>



Statistical Section

Summary of Financial Results

(In \$1,000's)

FINANCIAL POSITION

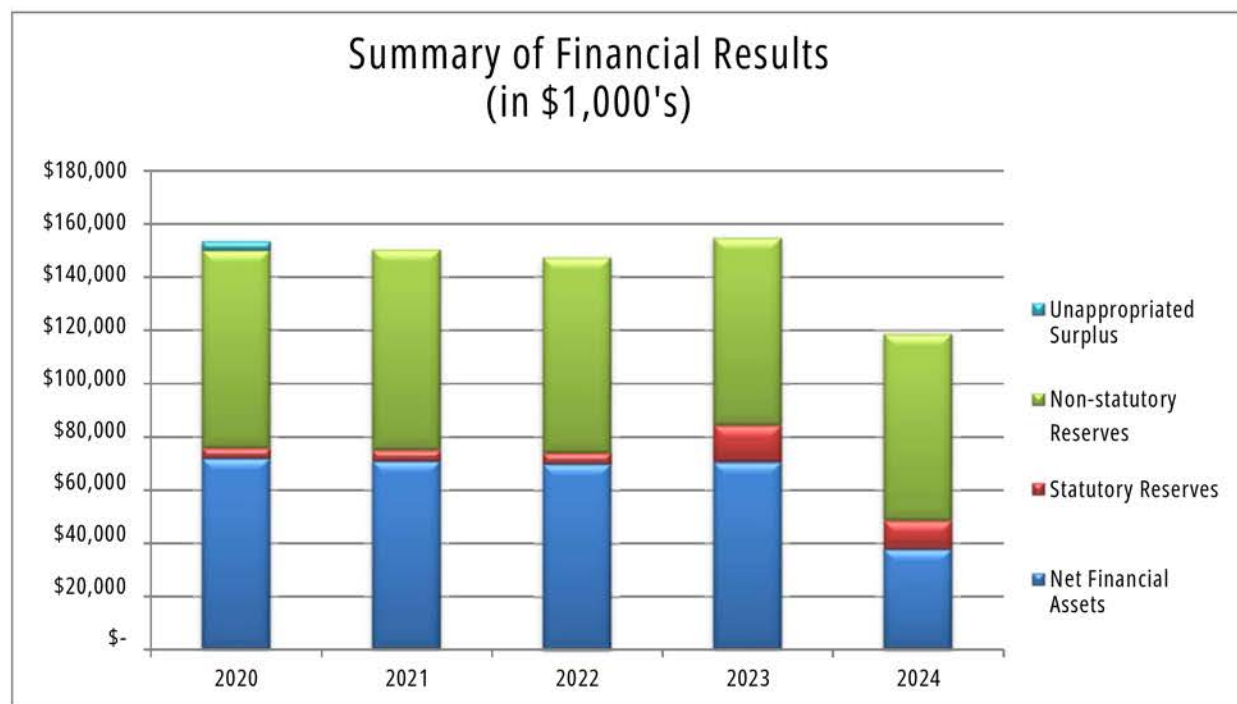
	2020	2021	2022	2023	2024
Financial Assets	\$ 130,785	\$ 133,677	\$ 135,095	\$ 138,085	\$ 146,926
Financial Liabilities	58,878	62,754	65,283	67,550	109,113
Net Financial Assets (Debt)	71,907	70,923	69,812	70,535	37,813
Non-financial Assets	605,040	617,829	639,820	659,427	702,483
Accumulated Surplus, end of year	\$ 676,947	\$ 688,752	\$ 709,632	\$ 729,962	\$ 740,296

STATEMENT OF OPERATIONS

Revenue	\$ 91,823	\$ 95,198	\$ 108,904	\$ 123,653	\$ 117,955
Expenses	81,514	83,393	88,024	103,323	107,028
Annual Surplus	10,309	11,805	20,880	20,330	10,927
Adjustment on adoption of new revenue standard					(593)
Accumulated Surplus, beginning of year	666,638	676,947	688,752	709,632	729,962
Accumulated Surplus, end of year	\$ 676,947	\$ 688,752	\$ 709,632	\$ 729,962	\$ 740,296

ACCUMULATED SURPLUS

Equity in Tangible Capital Assets	\$ 603,947	\$ 616,674	\$ 638,029	\$ 657,633	\$ 699,225
Statutory reserves	3,818	4,079	4,102	13,822	10,731
Non-statutory reserves	74,258	75,371	73,290	70,466	70,098
Asset Retirement Obligations, Debt, Inventory of supply & prepaid expenses	(8,347)	(7,372)	(5,789)	(11,959)	(39,758)
Unappropriated surplus	3,271	-	-	-	-
Accumulated Surplus, end of year	\$ 676,947	\$ 688,752	\$ 709,632	\$ 729,962	\$ 740,296



Accumulated Surplus

(In \$1,000's except for per-capita figures)

Equity in Tangible Capital Assets:

	2020	2021	2022	2023	2024
General	\$ 501,296	\$ 512,184	\$ 525,864	\$ 543,189	\$ 552,771
Sewer	93,211	95,963	104,585	106,347	109,379

	\$ 594,507	\$ 608,147	\$ 630,449	\$ 649,536	\$ 662,150
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Non-Capital Accumulated Surplus:

Statutory Reserves	\$ 3,818	\$ 4,079	\$ 4,102	\$ 13,822	\$ 10,731
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Non-Statutory Reserves:

Funds Committed for Uncompleted Projects	6,315	7,061	6,358	716	702
Capital Purposes	23,240	38,779	40,978	43,030	39,367
Operating Purposes	6,892	7,295	9,924	9,889	14,763
Tax & User Rate Equalization	24,249	21,162	15,937	16,741	15,176
Natural Gas System Lease Legacy	13,562	1,074	93	90	90
	74,258	75,371	73,290	70,466	70,098

Inventory of supply & prepaid expenses	1,093	1,155	1,791	1,794	3,258
Asset Retirement Obligations	-	-	-	(5,656)	(5,941)
Unappropriated surplus	3,271	-	-	-	-

	\$ 82,440	\$ 80,605	\$ 79,183	\$ 80,426	\$ 78,146
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NON-CAPITAL ACCUMULATED SURPLUS

(FINANCIAL EQUITY) PER CAPITA

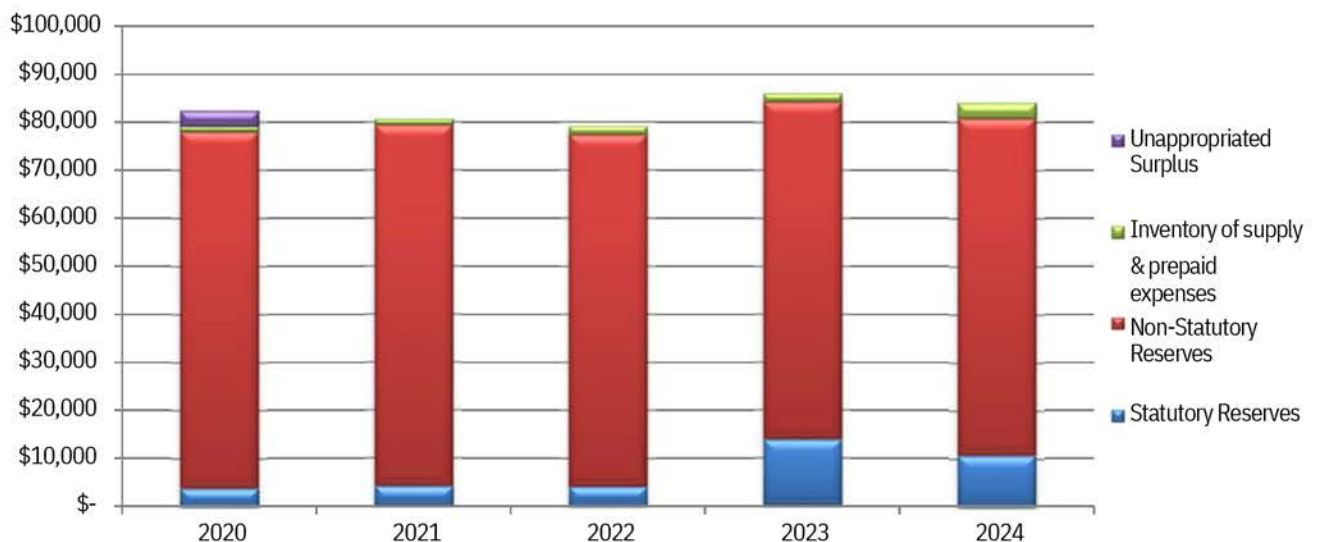
	\$ 1,818	\$ 1,745	\$ 1,677	\$ 1,675	\$ 1,589
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TOTAL ACCUMULATED SURPLUS

	\$ 676,947	\$ 688,752	\$ 709,632	\$ 729,962	\$ 740,296
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Non-Capital Accumulated Surplus (Financial Equity) (in \$1,000's)

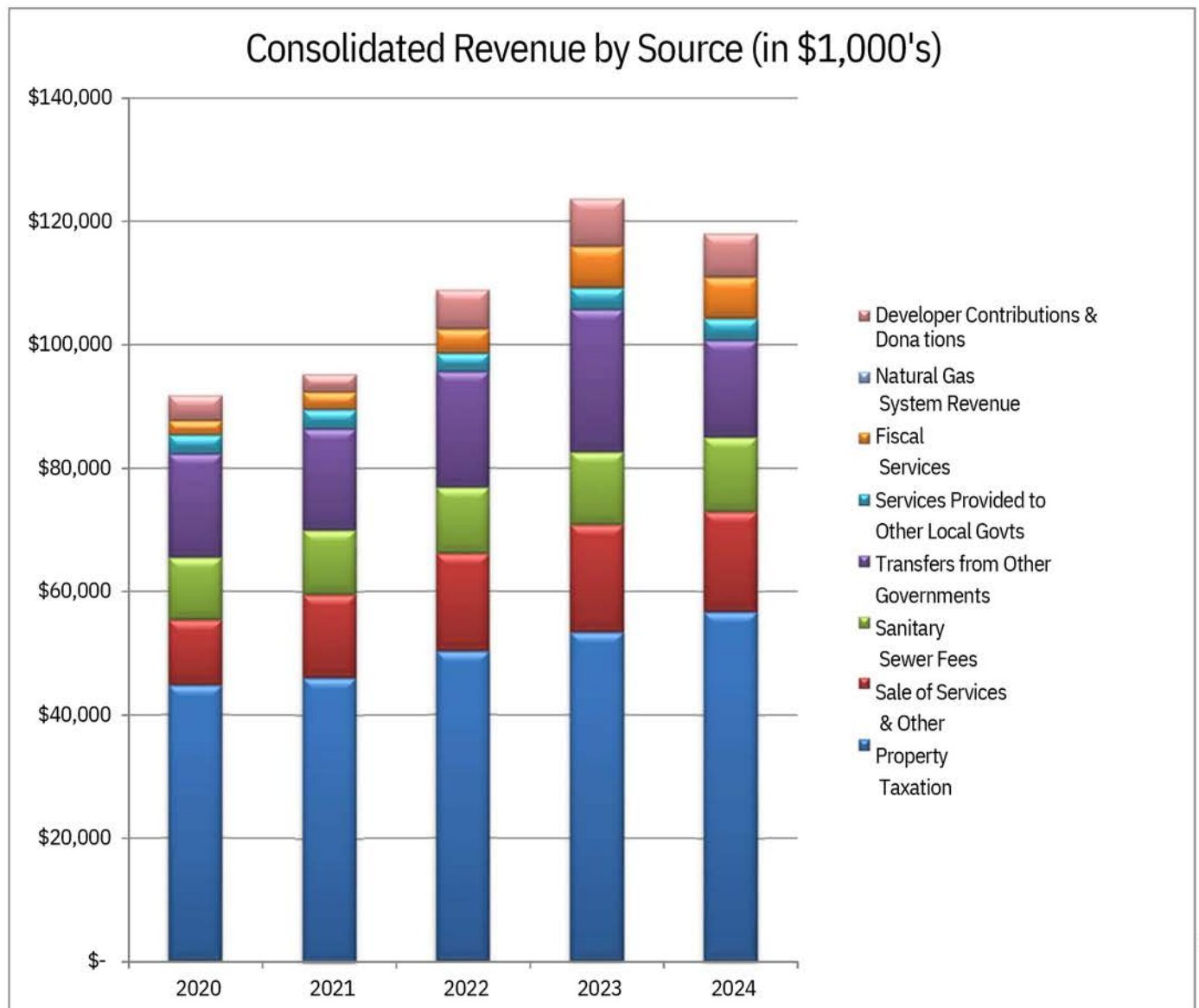


Consolidated Revenue by Source

(In \$1,000's)

	2020	2021	2022	2023	2024
Property Taxation*	\$ 44,749	\$ 46,030	\$ 50,269	\$ 53,374	\$ 56,674
Sale of Services & Other	10,612	13,485	15,814	17,400	16,247
Sanitary Sewer Fees	10,077	10,423	10,747	11,775	12,049
Transfers from Other Governments	16,832	16,456	18,818	23,156	15,736
Services Provided to Other Local Govts	3,088	3,065	2,936	3,461	3,475
Fiscal Services	2,365	2,842	3,884	6,680	6,713
Natural Gas System Revenue	-	-	-	-	-
Developer Contributions & Donations	4,100	2,897	6,436	7,807	7,061
	<u>\$ 91,823</u>	<u>\$ 95,198</u>	<u>\$ 108,904</u>	<u>\$ 123,653</u>	<u>\$ 117,955</u>

*Includes specified area taxation (not included in Property Tax Revenue schedule).



Property Tax Revenue

(in \$1,000's)

	2020	2021	2022	2023	2024
Residential	\$ 28,548	\$ 29,784	\$ 32,732	\$ 35,061	\$ 37,454
Business	13,502	13,751	14,488	15,027	15,875
Light Industrial	519	665	772	826	911
Utility & Other	501	515	586	636	710
	<u>\$ 43,070</u>	<u>\$ 44,715</u>	<u>\$ 48,578</u>	<u>\$ 51,550</u>	<u>\$ 54,950</u>

Excludes specified area taxation (included in Revenue by Source schedule).

RATIO OF TAX RATES - BUSINESS TO RESIDENTIAL (General Taxes Only)

2.82 2.94 3.34 3.24 3.01

TOTAL PROPERTY TAXES COLLECTED

\$ 72,869 \$ 79,069 \$ 84,401 \$ 89,636 \$ 96,081

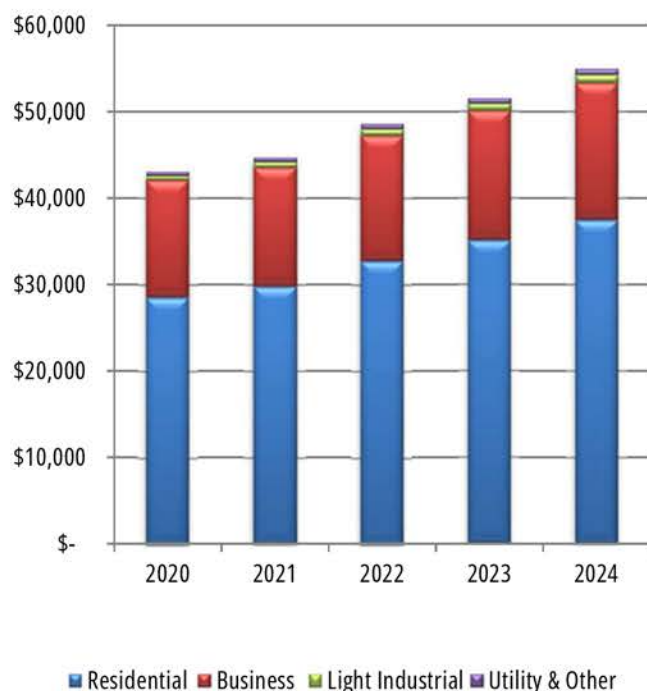
% OF CURRENT TAXES COLLECTED

98.36% 99.02% 99.11% 99.10% 98.77%

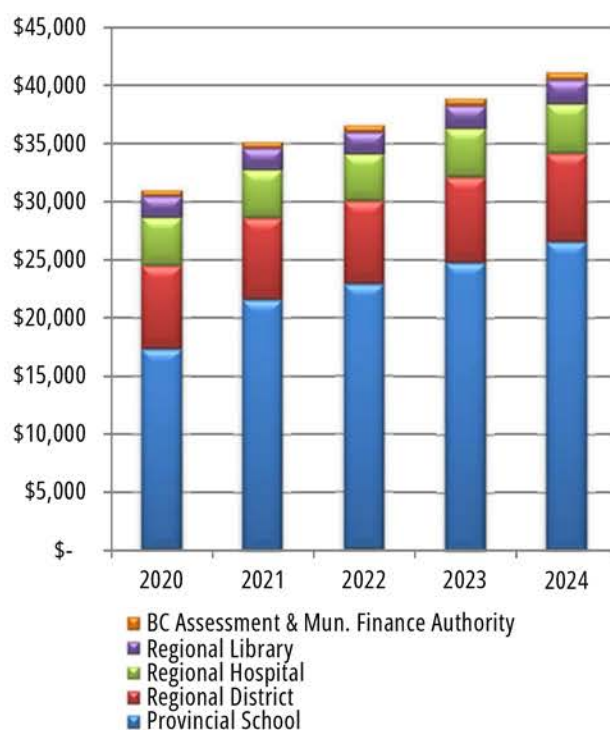
TAXES LEVIED FOR OTHER AGENCIES

Provincial School Taxes	\$ 17,318	\$ 21,565	\$ 22,880	\$ 24,759	\$ 26,529
Regional District of North Okanagan	7,166	7,009	7,148	7,357	7,606
Regional Hospital District	4,155	4,160	4,074	4,193	4,273
Okanagan Regional Library	1,838	1,858	1,885	1,956	2,043
BC Assessment & Mun. Finance Authority	540	545	594	635	680
	<u>\$ 31,017</u>	<u>\$ 35,137</u>	<u>\$ 36,581</u>	<u>\$ 38,900</u>	<u>\$ 41,131</u>

Property Tax Revenue - General & Fire (in \$1,000's)



Taxes Levied For Other Agencies (in \$1,000's)

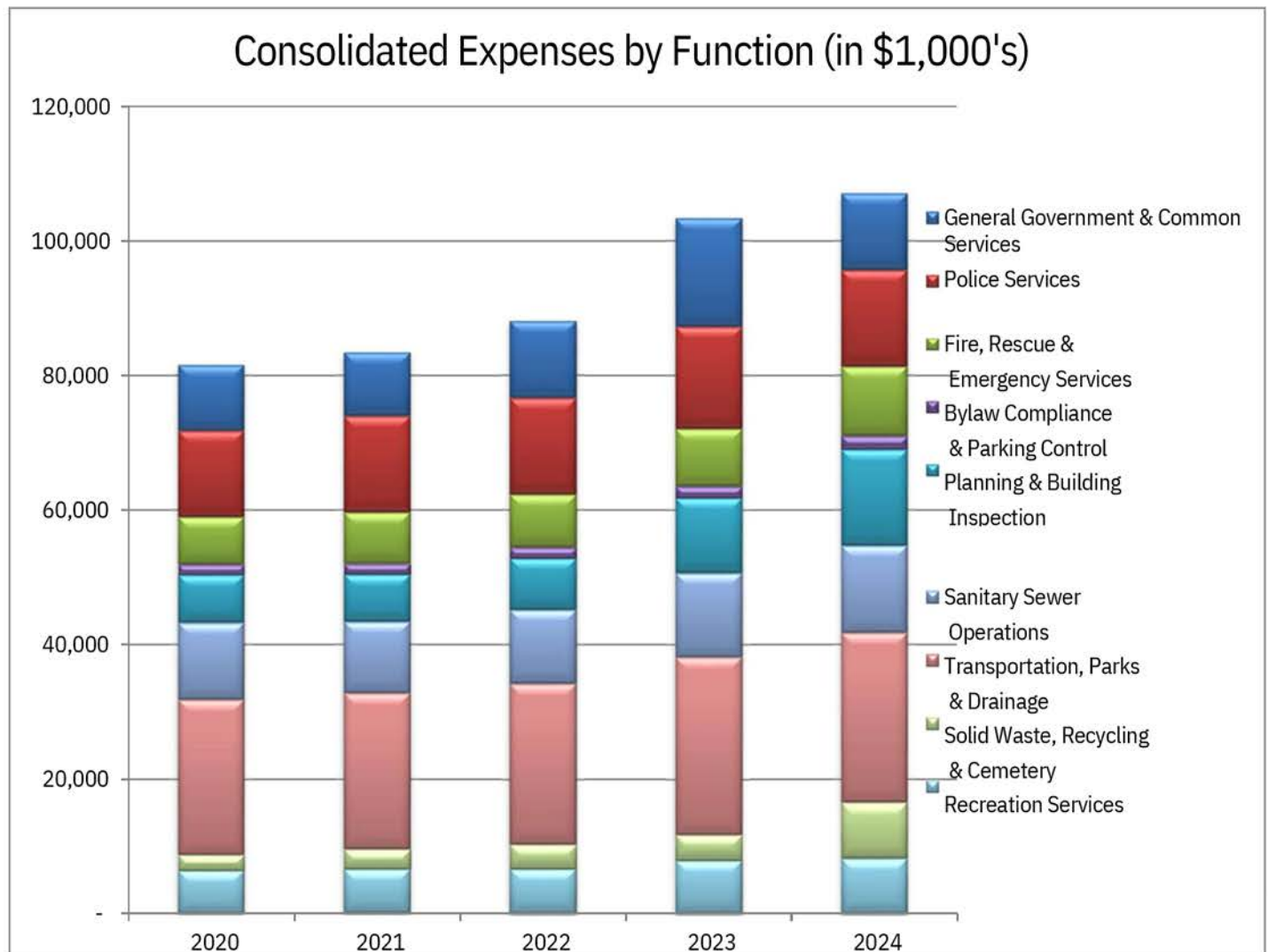


Consolidated Expenses by Function

(In \$1,000's)

	2020	2021	2022	2023	2024
General Government & Common Services	\$ 9,752	\$ 9,437	\$ 11,412	\$ 16,110	\$ 11,426
Police Services	12,849	14,349	14,368	15,170	14,324
Fire, Rescue & Emergency Services	7,044	7,626	7,828	8,499	10,297
Bylaw Compliance & Parking Control	1,529	1,582	1,619	1,738	2,032
Planning & Community Services	7,123	7,045	7,646	11,167	14,283
Sanitary Sewer Operations	11,437	10,612	10,978	12,503	12,945
Transportation, Parks & Drainage	22,980	23,202	23,884	26,401	25,218
Solid Waste, Recycling & Cemetery	2,352	2,951	3,614	3,811	8,279
Recreation Services	6,448	6,589	6,675	7,924	8,224
	\$ 81,514	\$ 83,393	\$ 88,024	\$ 103,323	\$ 107,028

Derived from the General Fund, Sewer Fund, Statutory Reserve Funds, and wholly-owned subsidiaries. For purposes of this table, all interest, fiscal service expenses, and amortization have been integrated in their respective functions.

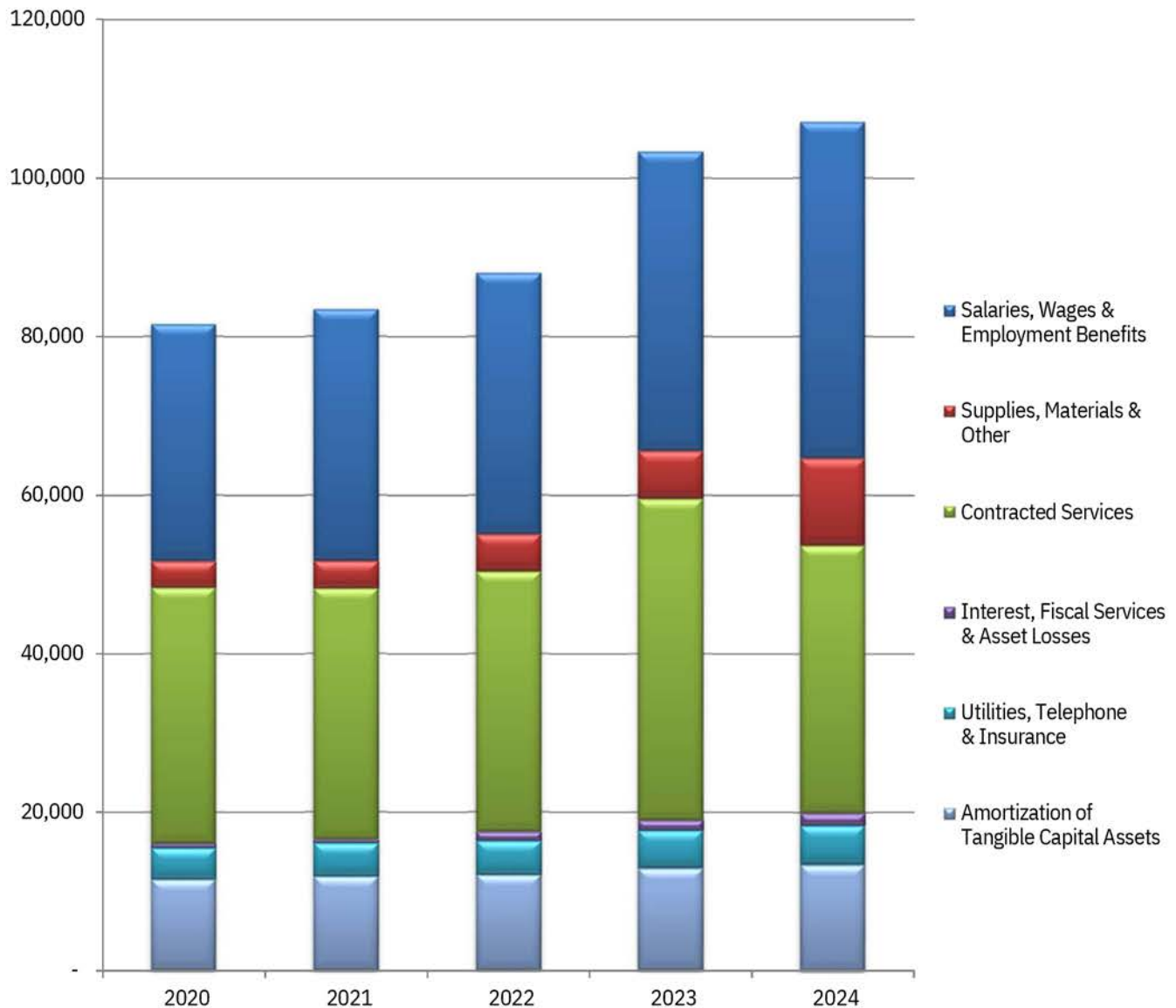


Consolidated Expenses by Object

(In \$1,000's)

	2020	2021	2022	2023	2024
Salaries, Wages & Employment Benefits	\$ 29,872	\$ 31,726	\$ 32,982	\$ 37,754	\$ 42,364
Supplies, Materials & Other	3,336	3,448	4,711	6,058	11,009
Contracted Services	32,258	31,755	32,821	40,502	33,732
Interest, Fiscal Services & Asset Losses	549	402	1,161	1,308	1,566
Utilities, Telephone & Insurance	3,986	4,202	4,266	4,770	4,945
Amortization of Tangible Capital Assets	11,513	11,860	12,083	12,931	13,412
	\$ 81,514	\$ 83,393	\$ 88,024	\$ 103,323	\$ 107,028

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

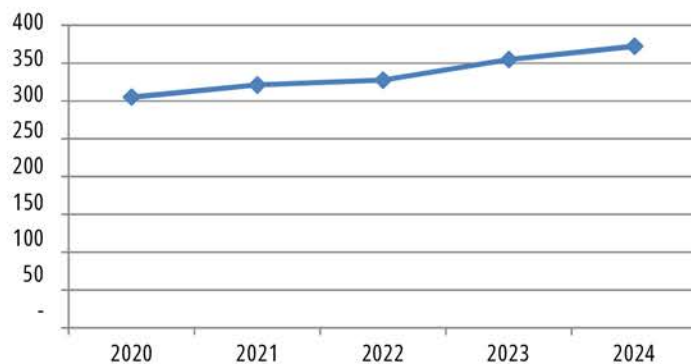


Number of Employees (FTE)

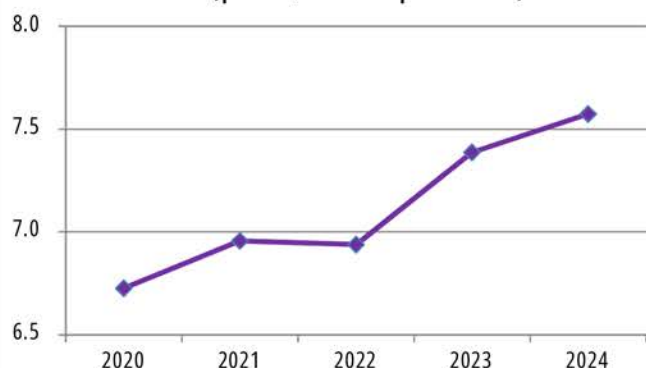
Number of Employees (Full-time Equivalents)*

	2020	2021	2022	2023	2024
Administration & Corporate Services:					
General Administration	2.0	1.9	2.3	2.1	2.1
Corporate Services	10.9	11.8	11.7	12.1	13.1
Human Resources	10.4	11.4	12.3	11.9	11.5
Information Services	9.5	9.7	9.8	11.0	11.0
Bylaw Compliance	13.4	13.6	14.6	15.8	17.2
Community Policing Office	2.0	2.2	2.1	3.6	3.6
Financial Services Engineering & GIS Community	18.6	19.0	19.4	21.5	23.2
Development Fire Rescue Services RCMP	17.8	17.1	16.5	17.0	17.0
(Municipal Support Services Civilian Staff)	20.8	22.1	28.5	38.8	39.8
Operations:	37.8	42.7	41.3	46.2	53.7
	30.3	26.9	26.1	32.1	35.2
Operations Administration	3.9	3.0	4.4	4.5	4.5
Sanitary & Storm Sewer	19.3	20.4	18.4	14.1	14.7
Water **	14.0	12.9	13.4	23.1	23.3
Public Works	25.7	26.0	20.7	17.9	17.1
Parks	15.8	20.5	18.3	19.1	19.1
Fleet & Building Services	12.3	12.2	13.0	11.4	11.6
Vernon Water Reclamation Centre	13.9	14.2	14.2	15.2	15.2
Airport	1.8	1.3	1.1	2.8	2.8
Recreation Services	38.8	45.4	53.2	57.6	60.0
Gross Number of Employees	319.0	334.3	341.1	377.8	395.7
* Full-time equivalent (FTE) is based on the total number of hours worked as a function of standard full-time hours.					
** Less: Number of employees for which full employment costs are recovered from the RDNO for Water Services	(14.0)	(12.9)	(13.4)	(23.1)	(23.3)
Net Number of Employees (relating to total employment costs recorded by the City of Vernon)	305.0	321.4	327.7	354.7	372.4
Gross FTE Positions per 1,000 Population	7.0	7.2	7.2	7.9	8.0
Net FTE Positions per 1,000 Population	6.7	7.0	6.9	7.4	7.6

Net Number of Employees (FTE's)



Net FTE's (per 1,000 Population)

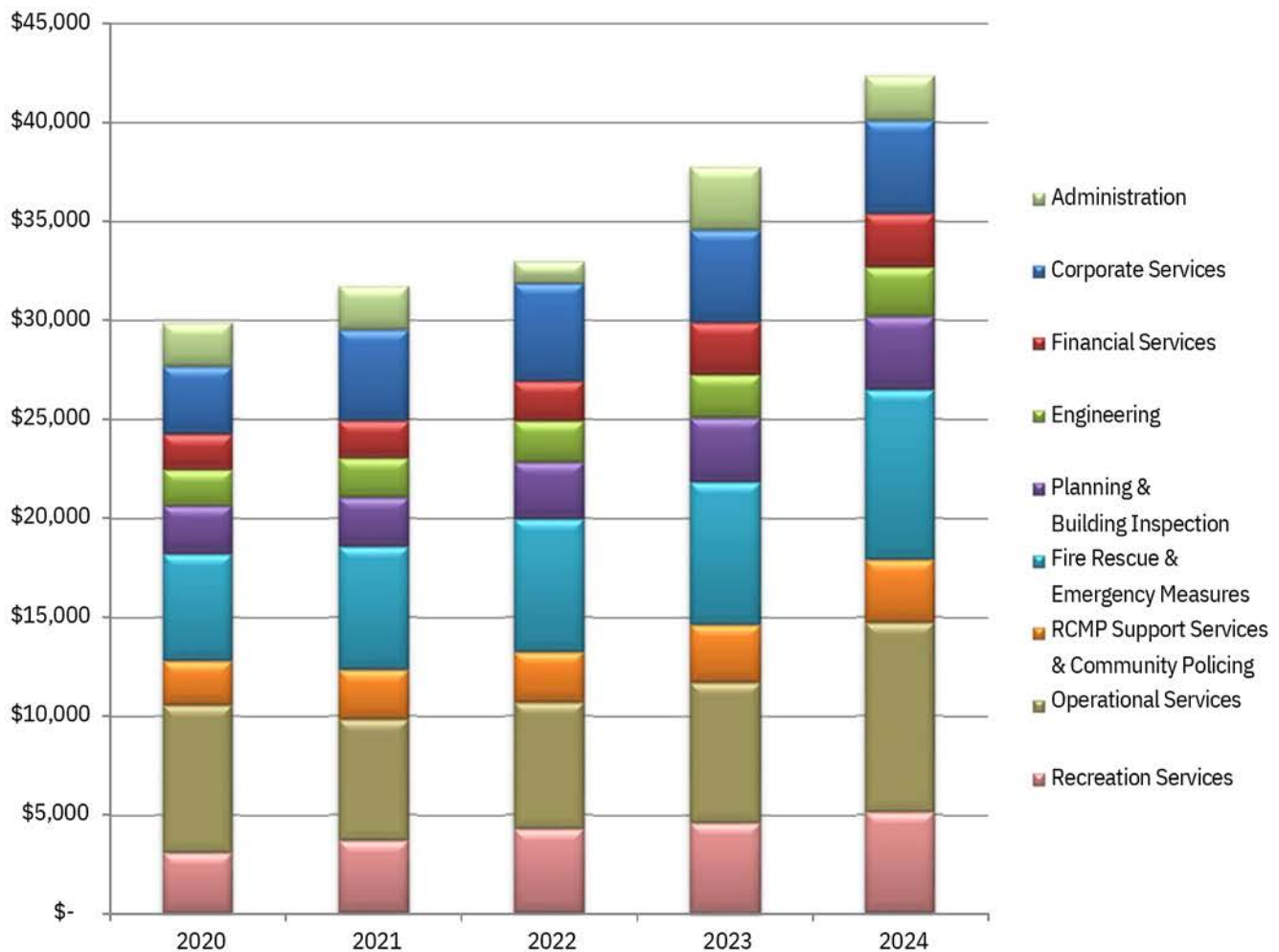


Cost of Salaries, Wages, and Benefits

(In \$1,000's)

	2020	2021	2022	2023	2024
Administration	\$ 2,217	\$ 2,208	\$ 1,107	\$ 3,195	\$ 2,281
Corporate Services	3,414	4,607	4,964	4,675	4,705
Financial Services	1,807	1,891	2,024	2,631	2,719
Engineering	1,804	1,981	2,065	2,177	2,483
Planning & Building Inspection	2,443	2,490	2,884	3,252	3,712
Fire Rescue & Emergency Services	5,415	6,236	6,731	7,201	8,591
RCMP Support Services & Community Policing	2,230	2,502	2,545	2,919	3,174
Operational Services	7,461	6,138	6,406	7,100	9,584
Recreation Services	3,081	3,673	4,256	4,604	5,115
	\$29,872	\$ 31,726	\$ 32,982	\$ 37,754	\$ 42,364

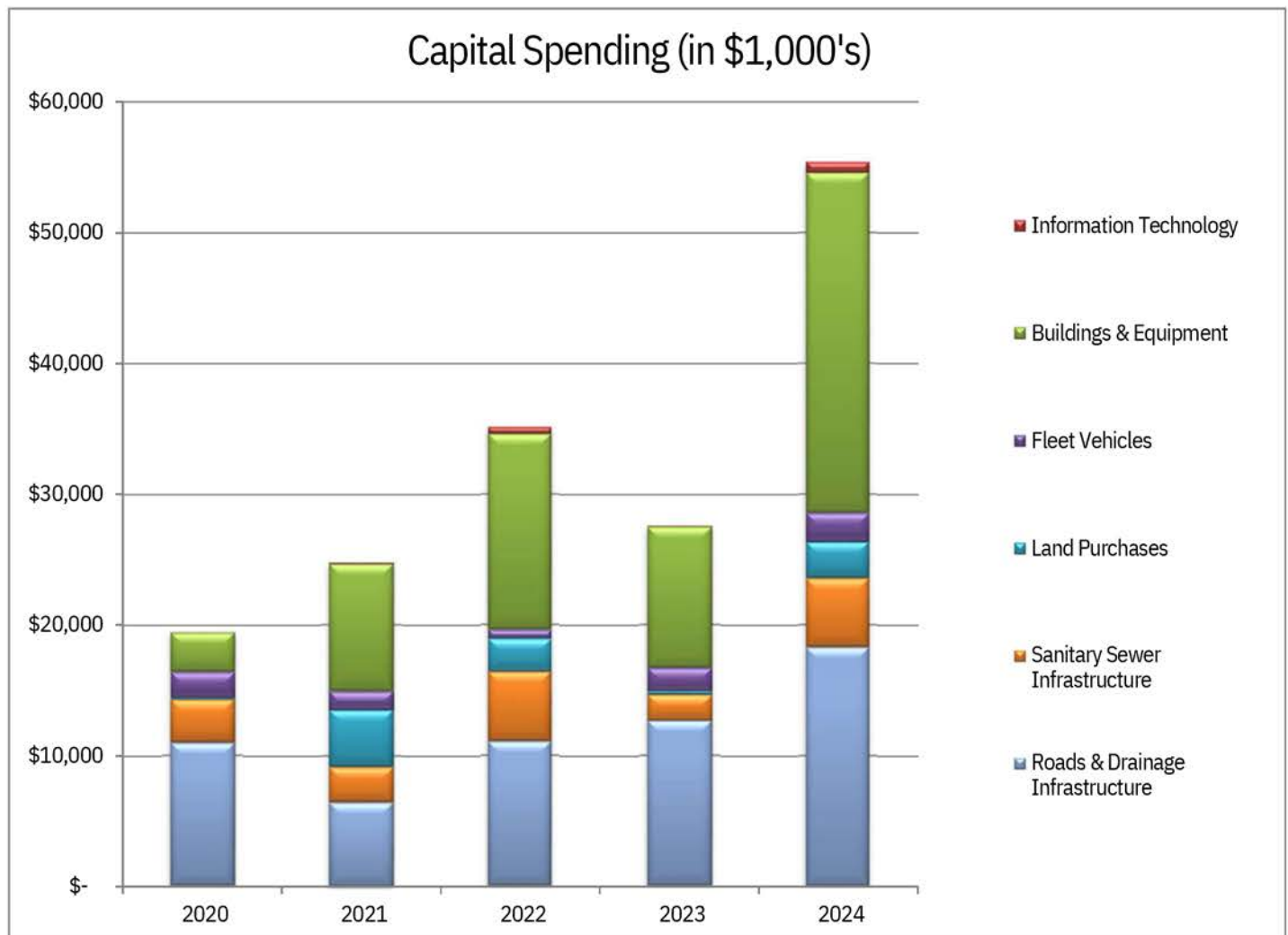
Net Cost of Salaries, Wages & Benefits (in \$1,000's)



Capital Spending

(In \$1,000's)

	2020	2021	2022	2023	2024
Roads & Drainage Infrastructure	\$ 10,963	\$ 6,454	\$ 11,068	\$ 12,682	\$ 18,291
Sanitary Sewer Infrastructure	3,317	2,684	5,333	1,983	5,273
Land Purchases	146	4,376	2,552	259	2,798
Vehicle Fleet	1,965	1,413	671	1,790	2,220
Buildings & Equipment	3,021	9,729	14,982	10,810	26,016
Information Technology	34	107	522	56	835
	\$ 19,446	\$ 24,763	\$ 35,128	\$ 27,580	\$ 55,433



Capital Funding by Source

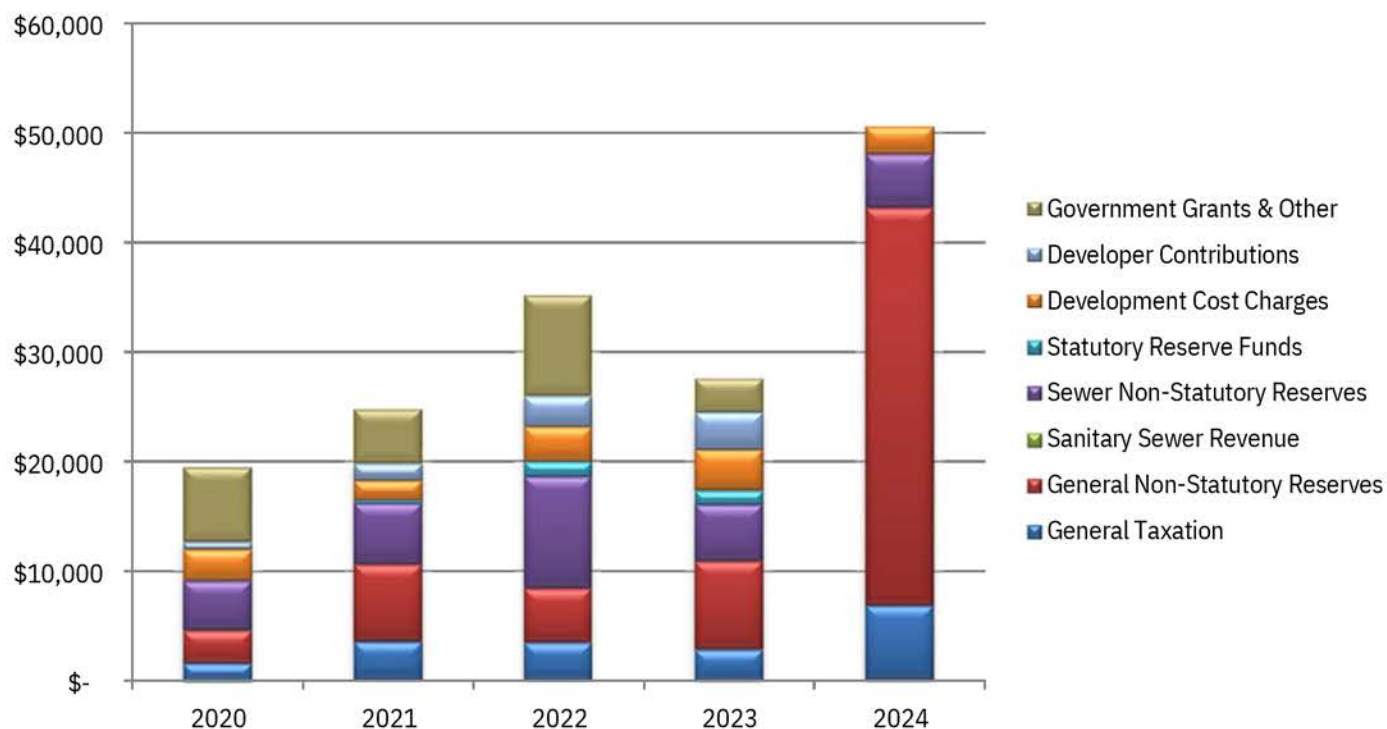
(In \$1,000's)

	2020	2021	2022	2023	2024
General Taxation	\$ 1,618	\$ 3,509	\$ 3,467	\$ 2,827	\$ 6,859
General Non-Statutory Reserves	2,976	7,065	4,885	8,072	36,287
Sanitary Sewer Revenue	55	-	-	-	-
Sewer Non-Statutory Reserves	4,456	5,605	10,237	5,184	4,940
Statutory Reserve Funds	51	268	1,365	1,265	4,862
Development Cost Charges	2,804	1,793	3,179	3,732	2,485
Developer Contributions & Donations	676	1,558	2,796	3,437	-
Government Grants & Other	6,810	4,965	9,199	3,063	-
	\$ 19,446	\$ 24,763	\$ 35,128	\$ 27,580	\$ 55,433

PROPORTIONAL BREAKDOWN OF CAPITAL FUNDING

General Taxation	8.3%	14.2%	9.9%	10.3%	12.4%
Sanitary Sewer Revenue	0.3%	0.0%	0.0%	0.0%	0.0%
Reserves	38.5%	52.2%	46.9%	52.7%	83.1%
Developers	17.9%	13.5%	17.0%	26.0%	4.5%
Government Grants & Other	35.0%	20.1%	26.2%	11.1%	0.0%
	100.0%	100.0%	100.0%	100.0%	100.0%

Capital Funding by Source (in \$1,000's)



Long-Term Debt by Function and Sources of Funding

(In \$1,000's except for per-capita figures)

LONG-TERM DEBT BY FUNCTION

	2020	2021	2022	2023	2024
Sanitary Sewer	\$ 9,440	8,527	\$ 7,580	\$ 6,597	\$ 5,575
Roads & Drainage	-	-	-	-	-
General Government	-	-	-	-	-
Downtown Beautification	-	-	-	-	-
Active Living Centre	-	-	-	1,500	31,500
	\$ 9,440	\$ 8,527	\$ 7,580	\$ 8,097	\$ 37,075

DEBT PER CAPITA

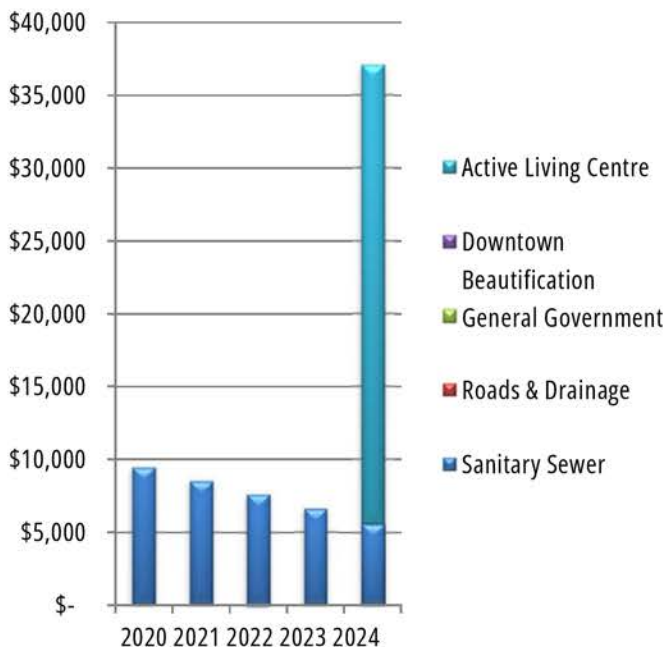
\$	208	\$	185	\$	160	\$	169	\$	754
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PROPORTIONAL FUNDING SOURCES FOR

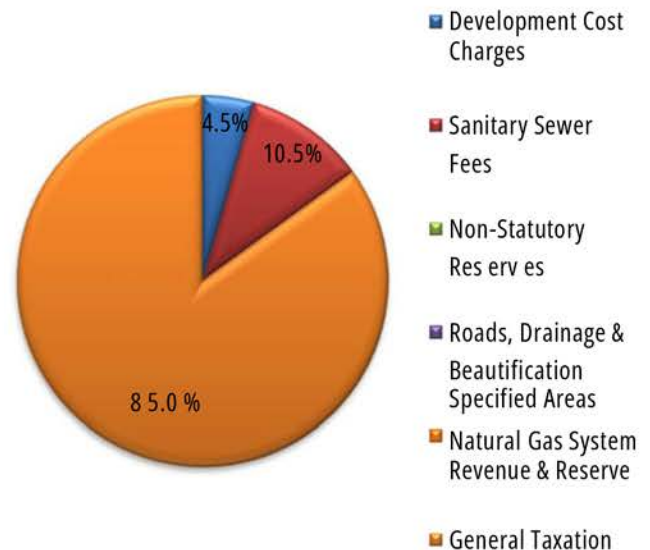
LONG-TERM DEBT

Sanitary Sewer Fees	23.5%	51.2%	70.0%	70.0%	10.5%
Non-Statutory Reserves	0.0%	0.0%	0.0%	0.0%	0.0%
Development Cost Charges	8.9%	19.5%	30.0%	30.0%	4.5%
Roads, Drainage & Beautification Specified Areas	11.6%	25.2%	0.0%	0.0%	0.0%
Natural Gas System Revenue & Reserve	54.1%	0.0%	0.0%	0.0%	0.0%
General Taxation	1.9%	4.1%	0.0%	0.0%	85.0%
	100.0%	100.0%	100.0%	100.0%	100.0%

Long-Term Debt by Function (in \$1,000's)



2024 Long-Term Debt Funding

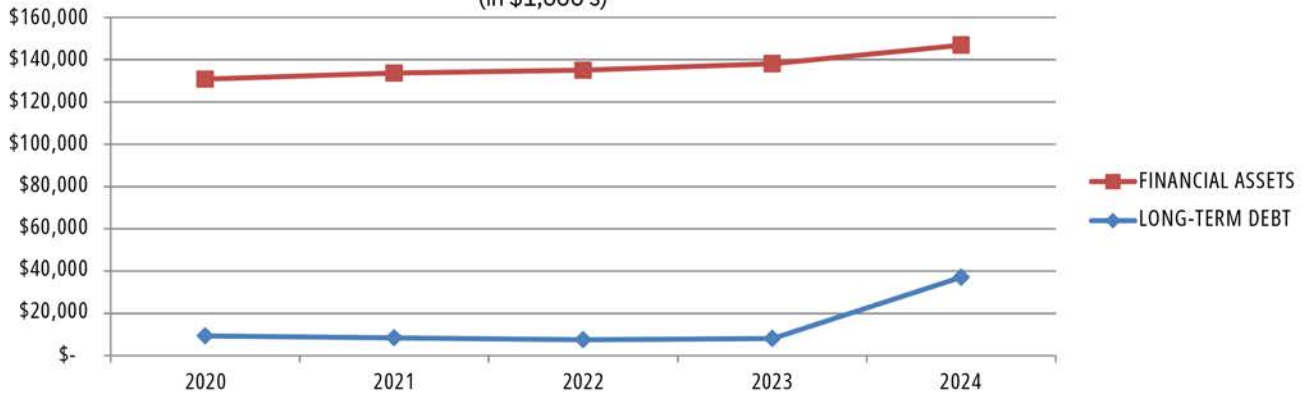


Debt Capacity

(In \$1,000's)	2020	2021	2022	2023	2024
FINANCIAL ASSETS	\$ 130,785	1 33,677	1 35,095	1 38,085	1 46,926
LONG-TERM DEBT	\$ 9,440	8,527	7,580	8,097	37,075
RATIO OF FINANCIAL ASSETS TO LONG TERM DEBT	13.85	15.68	17.82	17.05	3.96
The City's ability to borrow funds (debt capacity) is based on a calculation to determine the maximum principal and interest payments (liability servicing) allowed in a year. The liability servicing limit is calculated based on a percentage of applicable Municipal Revenues determined by the Province.					
MUNICIPAL REVENUES	\$ 7 1,732	\$ 7 7,224	\$ 8 5,957	\$ 9 5,109	\$ 9 4,942
Liability Servicing factor	25%	25%	25%	25%	25%
LIABILITY SERVICING LIMIT	\$ 1 7,933	\$ 1 9,306	\$ 2 1,489	\$ 2 3,777	\$ 2 3,736
LIABILITY SERVICING COST					
Debt Servicing for Authorized and Issued Debt	\$ 1,269	\$ 779	\$ 773	\$ 786	\$ 735
Estimated Debt Servicing for Unissued Debt*	237	237	10,829	10,982	8,153
TOTAL LIABILITY SERVICING COST	\$ 1,506	\$ 1,016	\$ 11,602	\$ 11,768	\$ 8,888
LIABILITY SERVICING CAPACITY AVAILABLE	\$ 16,427	\$ 18,290	\$ 9,887	\$ 12,009	\$ 14,848

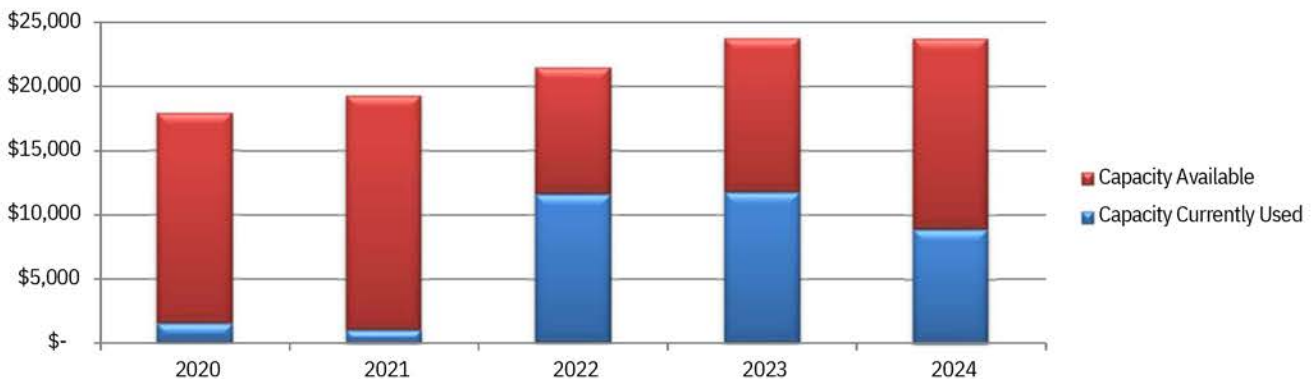
Financial Assets vs Long Term Debt

(in \$1,000's)



Annual Debt Servicing Capacity

(in \$1,000's)



* Unissued debt for 2022-2024 includes authorization to borrow up to \$121 million for the new Active Living Centre.

Property Assessments

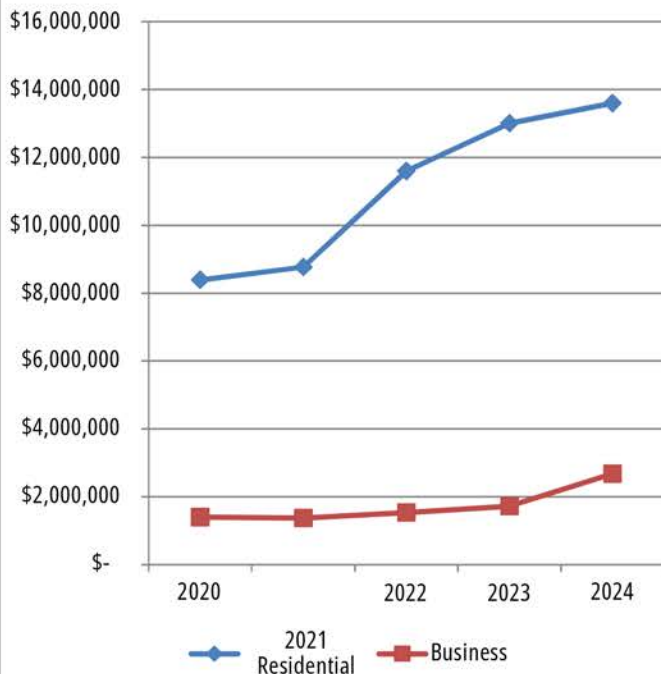
(in \$1,000's)

	2020	2021	2022	2023	2024
Residential	\$ 8,388,566	\$ 8,766,207	\$ 11,591,853	\$ 13,004,819	\$ 13,597,490
Business	1,402,670	1,378,795	1,540,928	1,723,184	2,680,248
Light Industrial	46,754	50,286	59,802	67,802	88,800
Recreation & Non-Profit	24,135	24,319	25,911	28,559	247,313
Utility	8,644	9,094	10,544	11,696	11,993
Farm Land & Managed Forest	3,523	3,596	3,704	3,948	4,341
	<u>\$ 9,874,292</u>	<u>\$ 10,232,297</u>	<u>\$ 13,232,742</u>	<u>\$ 14,840,008</u>	<u>\$ 16,630,185</u>
% Change From Prior Year	5.9%	3.6%	29.3%	12.1%	12.1%

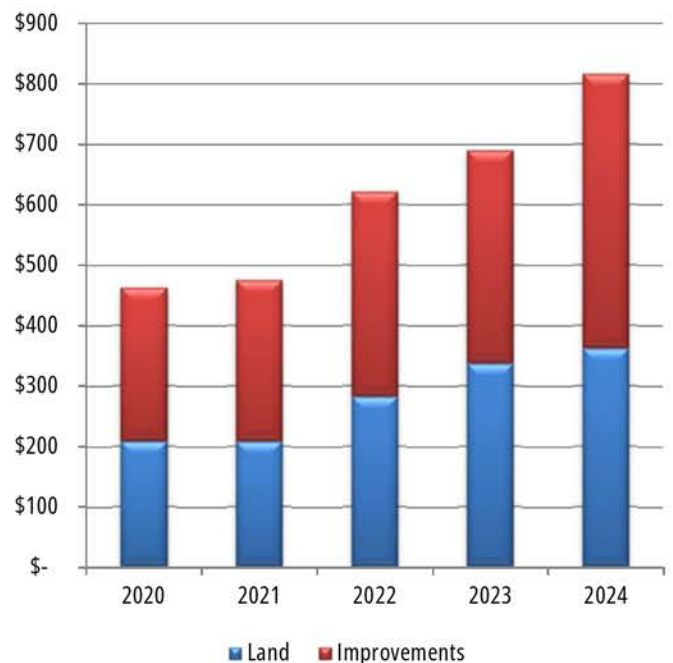
AVERAGE SINGLE FAMILY RESIDENTIAL ASSESSED VALUES

Land	\$ 208	\$ 208	\$ 282	\$ 337	\$ 362
Improvements	254	267	339	353	454
	<u>\$ 462</u>	<u>\$ 475</u>	<u>\$ 621</u>	<u>\$ 690</u>	<u>\$ 816</u>
% Change From Prior Year	4.5%	2.8%	30.7%	11.1%	18.3%

Total Property Assessments
Residential & Business
(in \$1,000's)



Average Single Family
Residential Assessed Values (in
\$1,000's)



Principal Corporate Taxpayers

(in \$1,000's)

Rank	Category	Common Name	General Tax Levy 2024
1	Retail	Village Green Shopping Centre	\$ 658
2	Retail	Vernon Smart Centre (Including Wal-Mart)	595
3	Hotel	Sparkling Hills Resort	379
4	Retail	Real Canadian Superstore	338
5	Retail	The Shops at Polson Park	254
6	Office	Kal Tire - Corporate Office	251
7	Retail	Vernon Square (Northern Portion)	226
8	Office	Tolko Industries - Corporate Office	175
9	Retail	Vernon Storage Centre	172
10	Retail	The Home Depot	156
11	Hotel	Holiday Inn	149
12	Hotel	Best Western Premier Route Vernon	140
13	Retail	Anderson Crossing	134
14	Hotel	Fairfield Inn & Suites by Marriott	128
15	Retail	Fruit Union Plaza	125
16	Manufacturing	Tekmar	122
17	Retail	Rona	117
18	Office & Retail	Nixon Wenger Office Building	111
19	Retail	Vernon Square (Southern Portion)	109
20	Hotel	Prestige Hotel Vernon	109

Total General & Fire Tax Revenue - Top Twenty

\$ 4,448

Total General & Fire Tax Revenue - City Wide

\$ 52,175

Proportion of Taxes Paid by Top Twenty

8.5%

Tax Contribution from Principal Corporate Taxpayers



■ Top Twenty Taxpayers, 8.5%

■ All Other Taxpayers, 91.5%

Building Permits and Business Licences

(In \$1,000's)

Building Permit Construction Values

	2020	2021	2022	2023	2024
Residential	\$ 83,247	\$ 111,082	\$ 145,567	\$ 181,143	\$ 72,925
Commercial	12,988	41,193	14,332	25,953	19,934
Institutional	485	18,196	25,266	15,210	121,449
Industrial	3,735	3,104	17,236	1,228	3,716
	\$ 100,455	\$ 173,575	\$ 202,401	\$ 223,534	\$ 218,024

Building Permit Fees

\$ 1,028	\$ 1,658	\$ 1,957	\$ 2,153	\$ 1,219
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Number of Building Permits Issued

370	433	415	345	309
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Business Licence Fees

\$ 578	\$ 625	\$ 498	\$ 655	\$ 449
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Number of Licenced Businesses

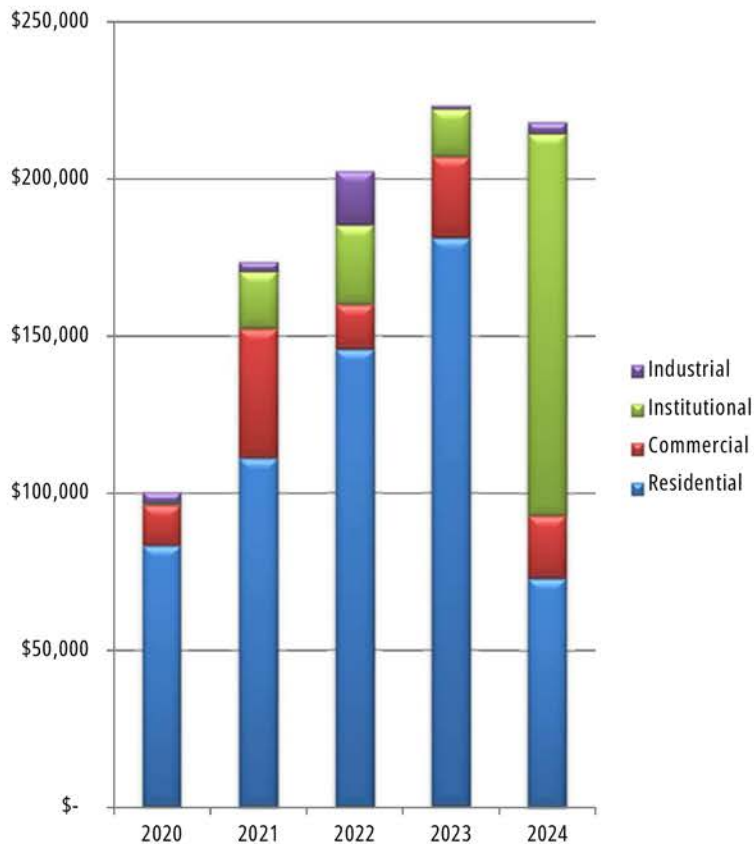
3,448	3,473	3,696	3,411	3,457
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Number of Land Use Applications Processed *

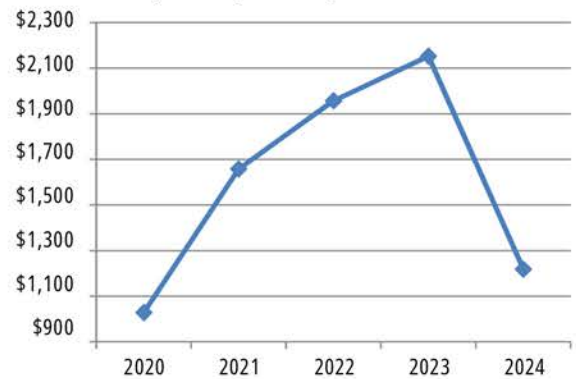
211	226	206	222	187
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* Includes applications for Rezoning, OCP Amendment, Development Permit, Development Variance Permit, Board of Variance, ALR, and Subdivision

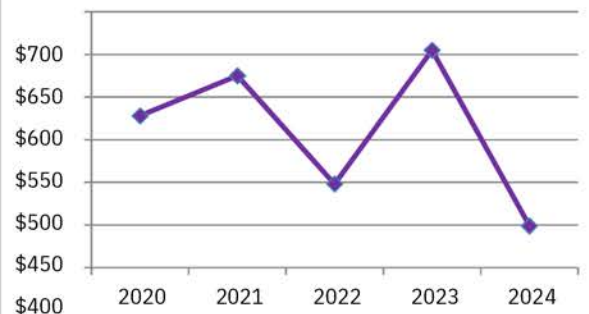
Building Permit Construction Values (in \$1,000's)



Building Permit Fees (in \$1,000's)



Business Licence Fees (in \$1,000's)



Population Demographics and Miscellaneous Statistics

Annual Estimated Population (Source: BC Statistics 2022) *

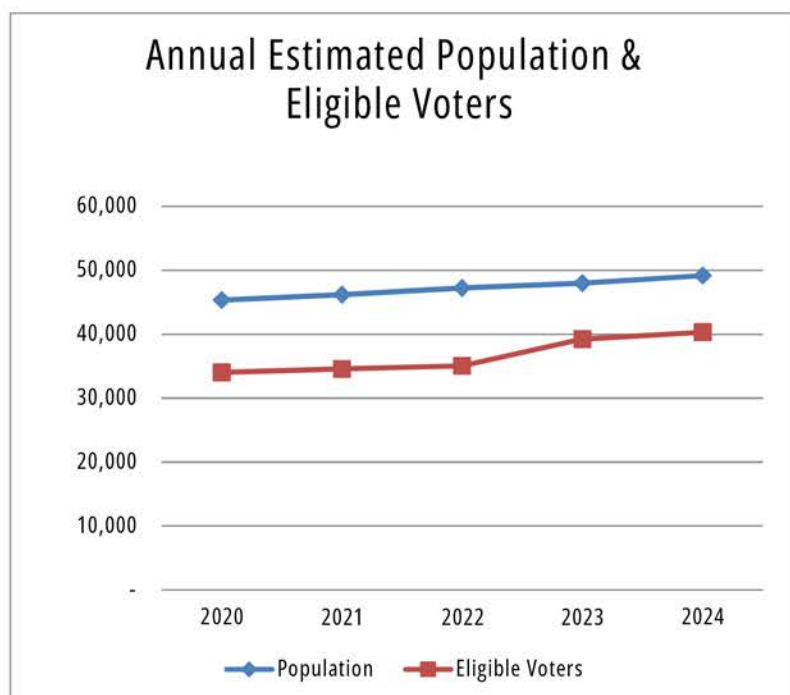
Updated numbers as of 2025

Population Growth Rates

Annual Estimated Eligible Voters

Unemployment Rates (Source: Statistics Canada for the Thompson/Okanagan region)

2020	2021	2022	2023	2024
45,343	46,199	47,231	48,015	49,167
2.0%	1.9%	2.2%	1.7%	2.4%
34,032	34,573	35,060	39,230	40,318
9.8%	8.6%	4.1%	3.4%	6.4%



Selected Statistics:

Taxable Area (hectares)	9,420
Total Area (hectares)	11,762
Paved Roads (kilometers)	595
Sidewalks & Pathways (kilometers)	209
Number of Fire Hydrants	1,326
Storm Sewer Pipes (kilometers)	206
Sanitary Sewer Pipes (kilometers)	295
Residential Sewer Connections	11,751
Commercial & Other Sewer Connections	1,005
Sewer System Average Daily Flow (cubic metres/day)	12,368

2021 and 2016 Census (Source: Statistics Canada)

	Age Group					
	Total	0 - 14	15 - 24	25 - 44	45 - 64	65+
2021	44,520	6,035	4,020	10,145	11,805	12,515
2016	40,116	5,670	4,040	8,760	11,420	10,226
Total Net Growth	4,404	365	(20)	1,385	385	2,289
Percent Growth	11.0%	6.4%	-0.5%	15.8%	3.4%	22.4%
2021 Distribution by Age Group	100.0%	13.6%	9.0%	22.8%	26.5%	28.1%
2016 Distribution by Age Group	100.0%	14.1%	10.1%	21.8%	28.5%	25.5%

The Vibe
ARTISAN GALLERY



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