



2020

Annual Report



City of West Kelowna

*Incorporated by Order of British Columbia's Lieutenant
Governor in Council December 06, 2007*

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Disclaimer

The 2020 Annual Report provides highlights of programs, services and projects and is not a full representation of the City's many initiatives and investments on behalf of the community. If you would like more detailed information, please contact us; we would be happy to help:

- Visit westkelownacity.ca
- Call 778-797-1000
- Email communications@westkelownacity.ca
- Write Municipal Hall, 2760 Cameron Road, West Kelowna, BC V1Z 2T6

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About the City of West Kelowna

West Kelowna offers abundant recreational amenities and world class attractions, with warm, sunny summers and short, mild winters, making our community a desired place to live, work and play. Situated in the traditional territory of the Syilx People, on the central, western hillsides of Okanagan Lake, the community is the gateway to a valley resplendent with orchards, vineyards, beaches, parks and trails.

Explore our outstanding outdoors by kayaking along the spectacular shores of Okanagan Lake, mountain biking, hiking and snowshoeing through centuries old pine forests, touring award-winning wineries, picking impeccable local produce at farms and farmers markets and exploring the treasure trove of unique shops, cafes and artisan studios off the beaten paths.

Enjoy more than 130 athletic fields, beaches, boat launches, parks, sports courts, and trails, two arenas, an air-supported multi-sport facility, indoor aquatic centre and four community centres.

The City is steadily growing and rapidly modernizing and the municipality must balance these demands with preservation of its rural roots and protect the agricultural values that are part of the charm that draws people here. The City's goals and objectives reflect our efforts to achieve this balance.





Population
36,496



Growth
1.5 per cent



Area
123.53 square kilometres



Neighbourhoods
14



Households
14,150



Active businesses
1,988



Civic buildings
16



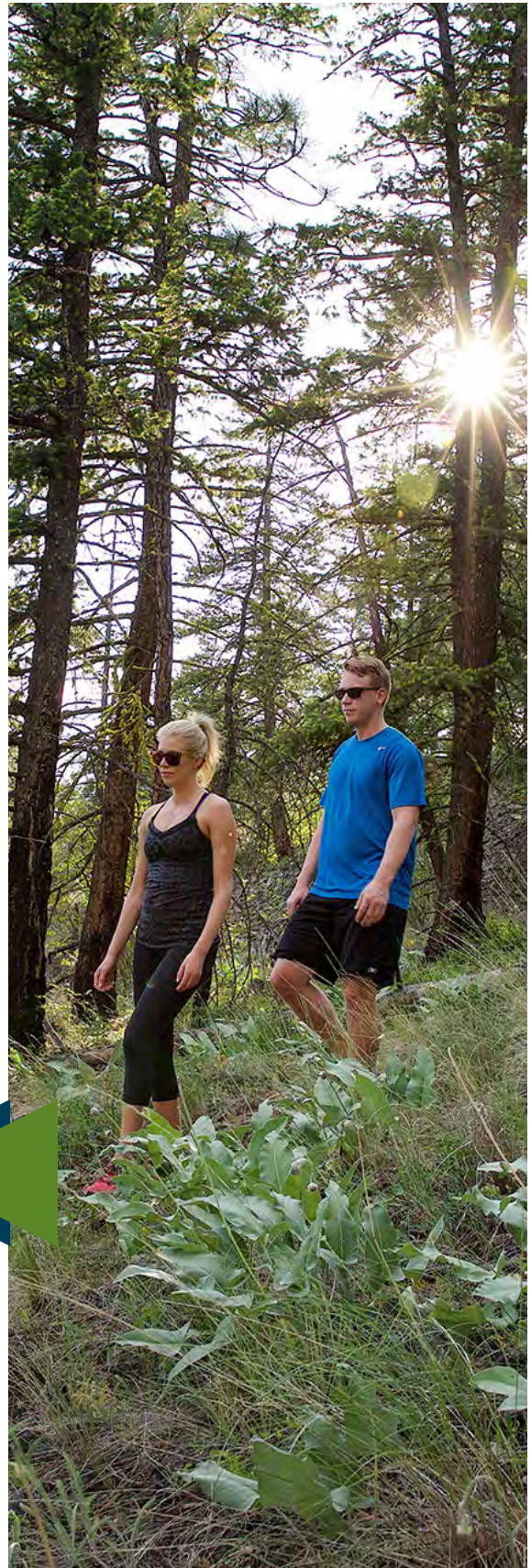
Parks and trails
139



Annual operating budget
\$ 74.7 million



Municipal staff
256 full time equivalency



Message from the Mayor

As we look back on 2020 and its many challenges, our City Council and staff reflect on how important it was to remain strong while we coped with being apart from our family, friends and loved ones during the COVID-19 pandemic. The world had to adjust, and we are incredibly proud of how well our West Kelowna community managed. It was a true demonstration of our resiliency and resolve as a community. We focused on helping those who were struggling while keeping an eye on brighter days ahead. We adapted Council's priorities and our operations to help ease the hardships as we continued to meet the needs of our growing community. The future remains strong in West Kelowna.



It was our community's kindness towards one another and willingness to work together that was our greatest strength and most valuable asset.

We will remember 2020 as a year when we began our largest infrastructure project to date, the Rose Valley Water Treatment Plant. From the planning stages through opening day, Council's top priority is to provide clean, safe and reliable drinking water to more than half of our community. We also continued to expand our active transportation network, adding sidewalks and cycling lanes to Glenrosa Road from McGinnis Road to Glen Abbey Place and we realigned the McIver Road intersection. We modernized the 70-year-old Gellatly Bridge over Powers Creek adding an asphalt deck with cycling lanes and sidewalks and raising the structure to mitigate against flooding. We began planning to improve Carate Park, and we initiated our first Community Visioning initiative with record input from our community.

We welcomed new and supported existing businesses with various initiatives, such as shop local, ordering take-out and curbside food services, and industry awareness campaigns. We helped those struggling financially during the pandemic by deferring the late penalty on property taxes and waiving interest charges on late utility bill payments. We expanded our virtual outreach ensuring we remained connected with our community online with our meetings, and launched a new engagement platform on our website. And, when BC announced its ReStart plan, we were a leader in the province to safely reopen our facilities with sound return-to-sport COVID-19 protocols that supported our community's health and well-being.

The pandemic tested us, but we successfully stayed the course as we continued to serve our community. Above all, it was our community's kindness towards one another and willingness to work together that was our greatest strength and most valuable asset. We are deeply grateful to our community as we continue to work in partnership to make West Kelowna a wonderful place to call home.

On behalf of our West Kelowna Council, thank you for your participation, for your kindness and for your resiliency during this past year. We can't wait to see you in 2021.

Sincerely,
Gord Milsom, Mayor

A handwritten signature in black ink that reads "Gord Milsom". The signature is written in a cursive, flowing style.

Meet your City Councillors



Rick de Jong
Councillor



Doug Findlater
Councillor



Jason Friesen
Councillor



Stephen Johnston
Councillor



Carol Zanon
Councillor



Jason Zilkie
Councillor

OUR VISION

The City of West Kelowna is a proactive, solution-oriented local government that, on its own and in partnership with others, leads efforts aimed at creating opportunities for growth and prosperity.

OUR MISSION

To plan for the future while taking care of today as the City develops and operates as a modern urban city that continues to recognize the roots of its rural character.

Council's Strategic Priorities



INVEST IN INFRASTRUCTURE

We will invest in building, improving and maintaining quality infrastructure to meet the needs of and to provide a high quality of life for current and future generations.



ECONOMIC GROWTH AND PROSPERITY

We will work with our partners across the Greater Westside and throughout the region to advocate for and support efforts to help West Kelowna businesses. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.



STRENGTHEN OUR COMMUNITY

We will provide opportunities for the residents of West Kelowna to build connections and strengthen the collaboration with our diverse neighbourhood associations. Together with our community we will celebrate successes and embrace our culture, such as promoting and supporting our strengths and diversity, addressing our shared needs and shaping our community's future.



FOSTER SAFETY AND WELL-BEING

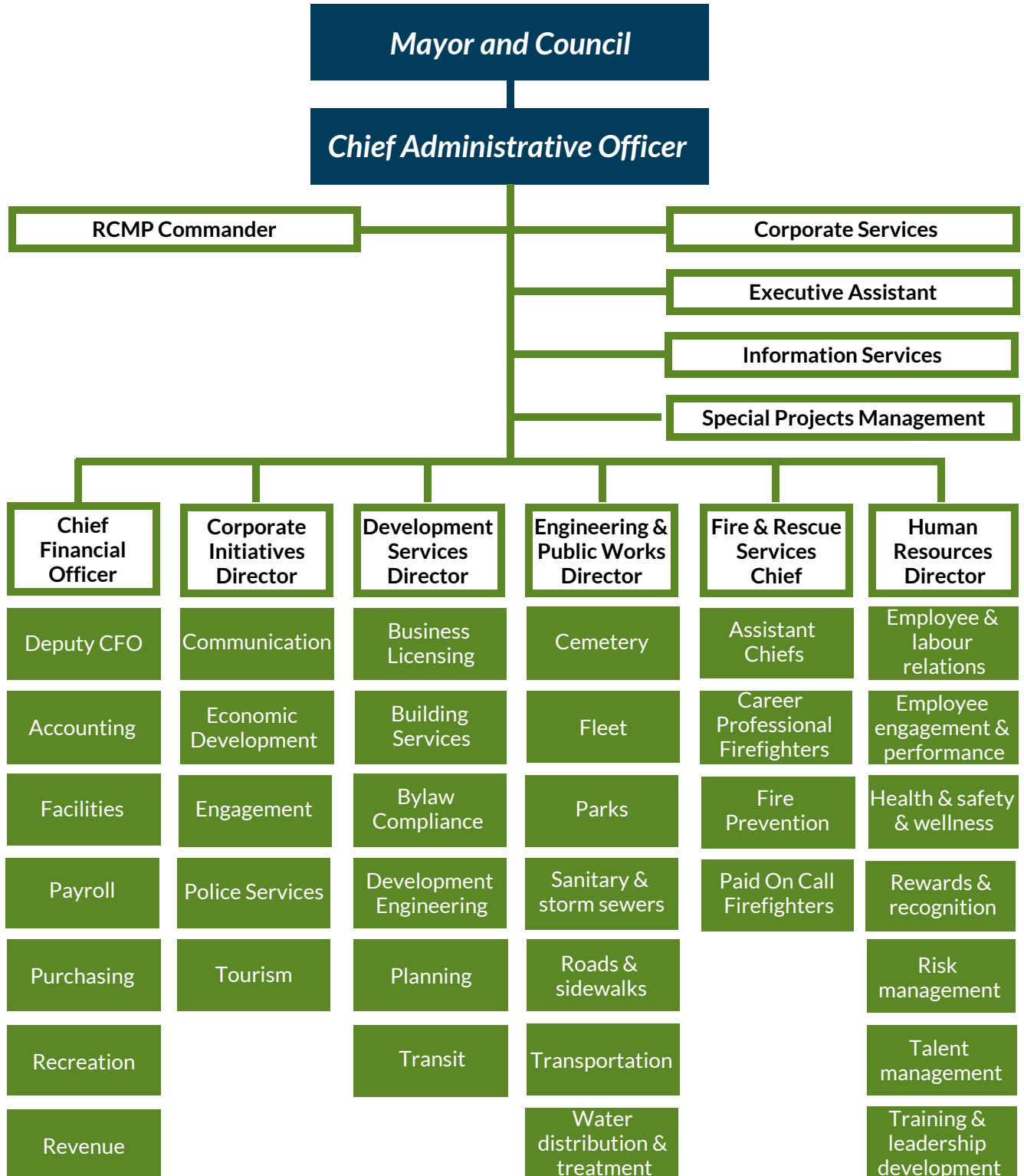
We will pursue through direct action, advocacy, and partnerships with Westbank First Nation, with government and local service providers to further advance the health of our community. We will continue to advocate for investments in community health, needs-based housing, emergency preparedness, increased police services, and other community services that foster safety and well-being in West Kelowna.

Council snapshots



The year offered few gathering and event opportunities; however, before the start of the pandemic, things continued as normal. Top left, in February, Coun. Zanon, centre left in photo, and Mayor Milsom, far right in photo, join staff for Pink Shirt Day in support of anti-bullying. Mid left: In early March, Mayor Milsom meets BC Lt.-Gov. Janet Austin. Lower left, Mayor Milsom meets reporters after the March 4 State of the City Address to the Greater Westside Board of Trade. Top right, Couns. Zanon and Johnston film a socially distanced video at Powers Creek Water Treatment Plant for #OURWK Community Vision. Mid right, Council visits the Rose Valley Water Treatment Plant construction site. Lower right: Acting Mayor Coun. Zilkie and Anne Fox of the Royal Canadian Legion launch the 2020 Poppy Campaign.

Organizational Chart



Message from the CAO

There is no doubt that 2020 tested our young City's resolve during the COVID-19 pandemic; but, I am proud to say that our caring and responsive staff remained committed to safely providing continual essential services to our community. As the Chief Administrative Officer, I appreciate Council's compassionate leadership as we provided financial and operational flexibility to help those who were struggling and ensured that our core services continued. And, I thank our community for following the changing safety protocols and taking care of one another as we all worked together to keep West Kelowna on solid ground.



I am proud to work with an outstanding Council and staff team committed to our community's bright future.

West Kelowna is only 13-and-a-half years old and we have a lot of infrastructure needs across the city. As we grow and invest, I'd like to thank our community for their patience and understanding as we catch up to other communities around us who have had many decades to build their infrastructure.

We remained adaptable and resourceful so that we could safely and strategically deliver services and move forward with significant initiatives and investments that would ensure our municipality's ongoing growth, resiliency and prosperity. We did it all with the understanding and support of our West Kelowna community. On behalf of the entire staff team I thank you.

Our top infrastructure priority remained the Rose Valley Water Treatment Plant to deliver safe, clean and reliable drinking water to the over 18,000 residents, businesses, schools and health facilities for the northern half of our community. Construction is well underway with the largest tender the city has ever awarded and the plant remains our priority project.

Staff also delivered a number of other Strategic Priorities of Council, which we will highlight in the pages ahead, including record community participation with our first Community Vision, active transportation initiatives, road and sidewalk infrastructure improvements in the city, modernization and flood mitigation work to Gellatly Bridge over Powers Creek, financial relief for residents struggling during the pandemic and the launch of the City Hall/Library building with no new municipal tax increases.

I am proud to work with an outstanding Council and staff team committed to our community's bright future. As pandemic restrictions ease and our lives shift to a new normal, I look forward to the brighter days ahead as we gradually restart in-person operations and engagement on key initiatives and many of the community events that we cherish and that make West Kelowna an excellent place to call home.

Sincerely,
Paul Gipps, Chief Administrative Officer

A handwritten signature in black ink, appearing to read "Paul Gipps".

2020 timeline

- Jan. 30 to April 30** Gellatly Bridge upgrades completed at Powers Creek
- Jan. 30 to Feb. 6** Council held public consultations on 2020 Budget
- March 2** Urban ReLeaf Program launched (see photo this page)
- March 4** Mayor Milsom gave annual State of the City address
- March 16** COVID-19 Provincial Health Orders began
- April 1** Civil site works began at Rose Valley Water Treatment Plant
- April 7** Council adopted COVID-19 relief-based 2020 Budget
- April 9** Willow Beach flood mitigation work was conducted
- April 15** Regional Mayors/WFN Chief Economic Task Force launched
- April 17** Wildfire mitigation work done in Eain Lamont Park
- April 28** Council provided further relief, postponed late tax penalties
- May 13** Phased facility reopening began with safe operating plans
- May 14 to Nov. 6** Glenrosa/McIver upgrades constructed
- May 22** FireSmart program offered grants for mitigation work
- June 15** Municipal Hall safely reopened to public, masks required
- June 16** Virtual input into City's first Community vision began
- July 29** New portables created socially distanced Council Chambers
- Aug. 3** Firefighters contained wildfire at Rose Valley Reservoir
- Sept. 8** Province announced Urgent and Primary Care Centre
- Sept. 30** COVID-19 relief-based property tax deadline
- Oct. 2** Loan bylaw adopted for City Hall, with no new municipal tax
- Oct. 7** Rose Valley Water Treatment Plant ratepayers supported long-term borrowing through a successful Subject to Petition Against process
- Oct. 26** Public engagement began for Carate Park improvements
- Oct. 27** Smith Creek Comprehensive Development Plan adopted
- Nov. 30 to Dec. 24** Public engagement held for Short-Term Accommodations
- Nov. 30 to Jan. 4** Final round of Community Vision public engagement held
- Dec. 4 to 21** First Twinkle Tour and 23rd Annual Firefighters Food Drive

Defining moment: Our Community Vision

Throughout the second half of 2020, we invited the community to participate in #OURWK, West Kelowna's Community Visioning process, to help shape our future. And our community participated in record numbers with more than 6,500 different inputs and 1,400 completed questionnaires.

Creating a clear and inspired vision is the first step in updating the City's Official Community Plan, which will guide the municipality for the next 10 years and beyond.

"While our current Official Community Plan has served us well over the past 10 years, we realize we are a different community than we were when that plan was developed," said Mayor Gord Milsom, during the June 16, 2020 launch. "It's time for us to look forward to what we want the next 10 years, and beyond, to look like, with strong input from our community. Our Council and community should decide together what we want to achieve as a City and then update our plans to effectively reach that common vision."

Council and staff sought to involve as many people as possible. Prior to the pandemic, the City had envisioned a series of in-person outreach events and gatherings. However, after restrictions were introduced to prevent the spread of COVID-19, our staff adapted those events to ensure safe online participation, including a contest and prize (see photo) to encourage online input. Staff progressively rolled out various virtual interactive opportunities including a photo contest, questionnaires and workshops.

We asked for residents' insights on what they treasured about our City, the issues to address and their ideas for keeping West Kelowna on a path toward success. The process helped the City understand what matters most to our community and the valuable insights and record participation were used to create a final plan, which Council adopted in early 2021. We encourage you to see what we created together and view the final document on our website at westkelownacity.ca/communityvision.



Defining moment: COVID-19 response and recovery

When the Province of BC enacted measures in March to prevent the spread of COVID-19, staff efficiently closed facilities and adapted operations to ensure reliable essential and emergency services such as fire protection, policing, sanitary sewers and water distribution and treatment. Arenas and community centres that were temporarily closed were used to create socially distanced work spaces for staff. The City leased three portables to create additional work spaces and a socially distanced Council Chambers (photo below).

As restrictions continued, and the pandemic took a toll on the economy and people's finances, Council helped those struggling by waiving interest charges for 2020 on late utility bill payments, reducing the tax increase from 4.8 to 2.8 per cent and postponing the tax penalty date from July 3 to Oct. 1. Council authorized up to \$6 million in temporary borrowing to ensure essential services would be uninterrupted by any interim revenue shortfalls from late utility bill and tax payments. The City proactively reduced non-essential service levels, discontinued casual positions, limited recruiting to essential roles and reassigned staff to priority operations. These cost-saving efforts were further assisted thanks to the Safe Restart Grant. The Province of BC created the program to help municipalities offset pandemic-related revenue shortfalls and increased expenses. West Kelowna received \$4.6 million and used \$1.25 million in 2020, covering immediate shortfalls and allocated the remainder to insure against pandemic impacts in future budget years.

The City also helped businesses. Mayor Milsom joined Westbank First Nation Chief Chris Derickson and local government mayors on the Regional Economic Recovery Task Force to advocate for anticipated stimulus program funding for Central Okanagan businesses and their employees and to identify collaborative assistance projects for business. The City also purchased locally to support businesses.

The City was a provincial leader in reopening facilities. When the BC ReStart Plan was announced, after the first wave, City staff took a proactive role, working closely with the BC Recreation and Parks Association and Via Sport, to create procedures that allowed facilities to safely reopen for the mental health and physical well-being of our community's rec program users, trainers and coaches. The City was the first in BC to open a public rink and to host a junior league hockey game, without spectators.



Defining moment: Gellatly Bridge replacement

On May 1, the first cars crossed the new Gellatly Bridge over Powers Creek.

Bridge replacement construction began in January, and despite minor service changes during the novel coronavirus pandemic, the project finished on schedule and incurred no cost overruns.

“During these unprecedented times, I am grateful to share some good news with our residents and businesses as we reopen a key corridor along our City’s spectacular waterfront,” said Mayor Gord Milsom in a video created to commemorate the opening in place of a ribbon cutting, which was not possible due to Public Health Orders restricting events and gatherings. “The replacement of this ageing bridge was one of Council’s priorities and we are excited to see it completed.”

The new bridge is a 14-metre long precast concrete girder structure on cast-in-place concrete abutments, founded on 10 steel-pipe piles. The structure has a 75-year life expectancy. The new span features an added sidewalk on the upstream side and includes dedicated cycling lanes. The old wooden deck, which required routine maintenance, was replaced with a more durable asphalt surface. Another key component of the project was adding resiliency to withstand the effects of climate change. In 2017 and 2018, flooding significantly impacted the structure, forcing a full closure of the bridge. The design incorporates a much higher elevation capable of accommodating 1-in-200-year flows of Powers Creek.

“We thank the contractor and its crews for excellent and efficient work,” said Allen Fillion, Director of Engineering and Public Works. “This was an important and necessary upgrade as the old bridge had foundations that were over 100 years old and the structure had reached the end of its useful life.”



Defining moment: Glenrosa Road improvements

On Friday, Nov. 6, Glenrosa Road reopened to motorists and high praise from the neighbourhood, who took to social media and contacted Council directly to express their gratitude for the active transportation improvements from Glen Abbey Place to McGinnis Road.

The \$5.95 million multi-use infrastructure improvements began May 14. The construction project was identified in Council's Strategic Priorities Invest in Infrastructure pillar and included public consultation in February. The work was finished ahead of schedule and under budget.

Glenrosa Road active transportation improvements included:

- Realigning the Glenrosa/McIver intersection and adding pedestrian-activated signals
- Excavating, grading and installing new sub-base, base and asphalt on Glenrosa Road
- Constructing dedicated sidewalks and cycling lanes along both sides of Glenrosa Road
- Installing LED streetlights and transit stop improvements
- Irrigated landscaping

The second phase of improvements on McIver and McTaggart Roads will be completed in 2021 and the City will include additional sidewalks on Glenrosa Road from Morningside Drive to Webber Road thanks to Phase 1 savings. Other improvements will include:

- Sidewalks along the Glenrosa Middle School (southeast) side of McIver between Glenrosa and McTaggart Roads, with funding provided under the federal Gas Tax Fund
- Curb, gutter and drainage works along the same section
- Drainage improvements on McTaggart Road to Gorman Road



Defining moment: Rose Valley Water Treatment Plant

Design, construction and financing progress continued steadily throughout 2020 on Rose Valley Water Treatment Plant - Council's top infrastructure priority.

Civil site preparations began April 1 on the 24-acre site at 2010 Bartley Road and continued through fall.

On Oct. 2, a successful Counter Petition Against process confirmed future Rose Valley Water Treatment Plant (RVWTP) users supported long-term borrowing to design, build and finance the facility, which will provide clean, safe drinking water when it goes into operation in 2022.

Fewer than 250 petition-against forms, out of the 8,267 properties in the local area service, were submitted to Municipal Hall during a 30-day submission period. The City mailed petition-against packages to property owners in early September. Those who agreed with the long-term borrowing model were not required to take any action. The Council Initiative – Subject to Petition Against is a legislative process that was held to determine if more than 50 per cent of local area service property owners, representing greater than 50 per cent of the assessed value, opposed the recommended long term borrowing model.

Council subsequently adopted a long-term borrowing bylaw with an increase to RVWTP users of \$34, in addition to the \$116 per year they were already contributing toward the plant. In 2022, the total of \$150 will be shifted from water bills onto a parcel tax, which allows some residents to defer their taxes. If residents prefer to pay a lump sum instead of long-term borrowing, they can pay a one-time payment of \$2,815 in 2022.

On Oct. 27, the City selected four qualified companies to receive the primary plant construction tender package, which included 327 drawings – a record for any West Kelowna project. Maple Reinders Constructors Ltd., the lowest qualified bidder, was awarded the \$45.1 million contract to build the plant starting spring 2021. For more on the project go online anytime at westkelownacity.ca/rvwtp.



Defining moment: Urgent and Primary Care Centre

On Sept. 8, the Province of BC announced that the Greater Westside community would benefit from a new Urgent and Primary Care Centre in the City of West Kelowna, opening in November 2020, thanks to the Ministry of Health's primary care strategy.

Minister Adrian Dix announced that the new care centre would open in Westridge Shopping Centre at 19 – 2484 Main Street to serve the growing health needs across the Greater Westside. As part of the Ministry's team-based primary care network, the facility would be open daily and accommodate 27,000 patient visits annually.

"On behalf of West Kelowna City Council, we are extremely grateful to Minister Dix, the Ministry of Health and Interior Health for providing the first Urgent and Primary Care Centre in the City of West Kelowna," said Mayor Gord Milsom of the announcement, which fulfilled one of Council's Strategic Priorities under the Foster Safety and Well-Being pillar to help meet the increased community need for comprehensive primary care services.

"I also sincerely thank Westbank First Nation Chief Chris Derickson, Peachland Mayor Cindy Fortin and MLA Ben Stewart for their advocacy and support for increased health services. We also recognize local community advocates, including the dedicated members who previously served on the City's health care committee," added Mayor Milsom.

"Opening an Urgent and Primary Care Centre will increase the number of doctors, nurse practitioners and support staff in the City of West Kelowna, and we look forward to welcoming them in the weeks ahead."

The City had long advocated for the expansion of primary care services dating back to 2007 to serve the growing population across the Greater Westside.



Department Highlights

Engineering and Public Works

Parks crews coordinated the first ever Urban ReLeaf Program delivering 150 low cost trees to residents' homes to lower greenhouse gas emissions and improve the urban canopy.

The City successfully obtained a License of Occupation from the Marr Fee Family property in Rose Valley to provide public walking and biking trails and a dog park.

More than 220 residents provided input into the design of Carate Park in Westbank Centre.

Crews completed wildfire prescriptions and/or treatments in six parks and public spaces, using a \$64,500 grant from the provincial Community Resiliency Investment Program and matching city funds.

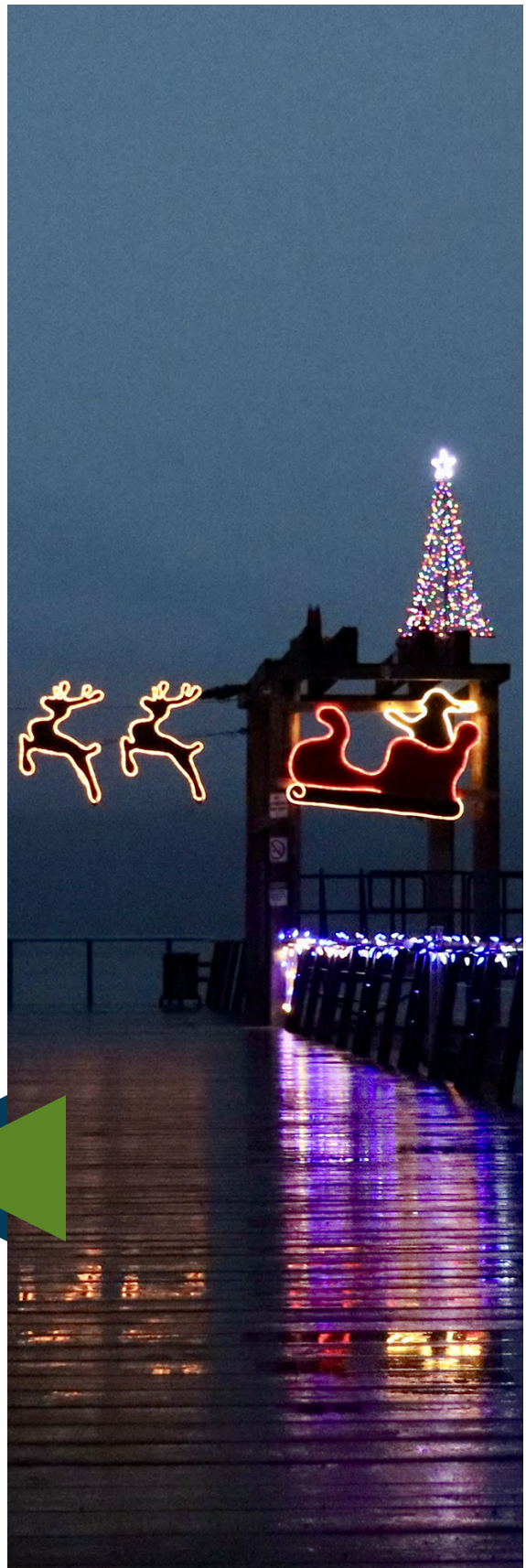
A new vac truck improved storm sewer maintenance, cleaning three times the number of catch basins in 2020 compared to 2019.

Parks Department crews hoisted new holiday banners and hung thousands of festive lights, including new displays at Gellatly Bridge and Boucherie and Westlake Road roundabouts to brighten people's spirits. The work added stops along the City's first ever Twinkle Tour, which was created in partnership with Recreation staff, to allow people to view the many displays within the safety of their own bubbles.



Did you know?

More than 4.3 million cubic meters of safe, drinking water was treated at the Powers Creek Treatment Plant in 2020.



Department Highlights

Human Resources

Human Resources, Health & Safety and the Critical Incident Team led the City through the unprecedented COVID-19 pandemic implementing cleaning protocols and mandatory mask use, and establishing socially distanced work cohorts across nine municipal work locations.

The City recruited for 47 essential positions and provided training and internal promotional opportunities to 18 staff to support our growing city.

Human Resources lead the annual 2020 Certificate of Recognition (COR) Safety Audit to ensure ongoing safe operating policies and procedures and staff health and safety knowledge across all City departments.

Management and the Association of Local Government Employees Union held successful collective bargaining sessions in September and November leading to a newly ratified four-year contract, retroactive to July 1, 2020.



Did you know?

Results of the City's COR safety audit were released in 2020 and the municipality's safety procedures and policies received a score of 97 per cent and the Stay at Work/Return to Work Program scored 99 per cent.



Department Highlights

Recreation and Facilities

Facilities crews maintained and/or operated 17 civic facilities, including coordinated closures and safe reopening procedures and policies, as restrictions changed throughout the novel coronavirus pandemic.

Recreation staff adapted plans and procedures to safely offer 773 socially distanced, cohort and/or small-sized recreational programs, including after school programs like Dragon's Den, Public Skating and Parent and Tot Skates, Parks Play Days and Dome Play Days at the Multi Sport Centre. Programming was adjusted throughout the year as needed to comply with Provincial Health Orders.

More than 4,000 participants registered for City recreation programs that were permitted under safe operating guidelines.

Facilities staff hired qualified contractors to continue grading and other earthworks and the permitted mining of gravel as part of early civil site preparations for the future Public Works Yard at Bartley and Stevens Roads.



Did you know?

The City of West Kelowna improved its online services during COVID-19, including enhanced digital recreation guides, to ensure residents had safe access to program and registration information from the safety and comforts of home.



Department Highlights

Development Services

Council adopted the Park Land Acceptance Policy, which provides criteria for land that the public or developers donate or give as remnants of subdivision. The land must meet the policies and objectives of the Official Community and Parks Master Plans and City bylaws, be of value for current or future use and be of low risk, hazard, or liability.

Council held a public hearing and later adopted the Smith Creek Comprehensive Development Plan, which will create up to 900 additional residential units over the next 15 to 20 years.

Council directed staff to create a proposed framework for Short Term Accommodation regulations and seek public consultation on the recommendations. An estimated 378 Short Term Accommodations operate in the City counter to the Zoning Bylaw, compared to 417 permitted hotel, resort and bed and breakfast rooms.

The Building Department had one of its busiest years on record, despite the pandemic, doing 2,435 inspections and processing 462 permits, the second highest year, compared to the previous record of 477, with a record construction value at \$94.6 million compared to \$93.4 million in 2019.



Did you know?

A Development Services customer service survey indicated that 94 per cent of customers were happy with the timely and attentive assistance that staff provided them.



Department Highlights

West Kelowna Fire Rescue

Two new fire engines went into service at Rose Valley-Station 33 and Glenrosa-Station 34; and Fire Chiefs, Firefighters and staff hosted Council and the public at ceremonies held at both stations in March, pre-COVID-19.

A new utility terrain vehicle (UTV) and trail rider chair went into service and crews put them into service for numerous rescues and emergency calls including the Rose Valley Reservoir wildfire in August. Wildfire crews attacked the blaze quickly and it was held to approximately three hectares.

Ten new career firefighters and 17 new POC firefighters completed training and probation.

The Department hired four new Paid-On-Call recruits who commenced their training.

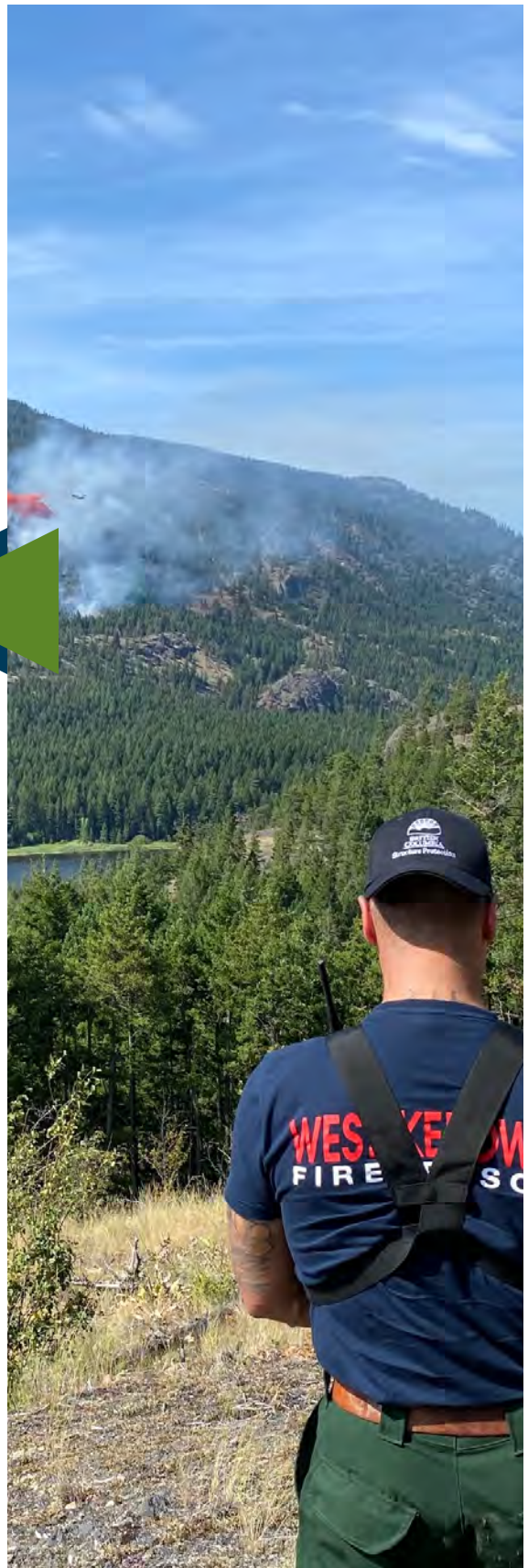
The City, in partnership with Westbank First Nation, provided 51 FireSmart grants for those who conducted mitigation work around their homes, making their properties more likely to withstand damage in the event of a wildfire.

The Greater Westside came together with a spirit of generosity during West Kelowna Fire Rescue's 23rd Annual Holiday Food Drive. Donations could be dropped off until Dec. 15 at the four Westside fire halls, with the community giving more than \$23,618 in food and cash contributions.



Did you know?

Losses from fires were estimated at \$1.69 million but property saved was estimated at \$4.99 million.



Department Highlights

Financial Services

In January and February, prior to COVID-19, staff hosted three open houses across the City to hear public input regarding the budget; the proposed 4.8 per cent increase was generally well accepted at the time. However, after the pandemic impacted BC, Council reduced the increase by two per cent to 2.8. The remaining 2.8 per cent increase was required to cover the full year of wages for eight career firefighter positions hired part way through 2019.

The City experienced revenue losses and cost increases due to COVID-19, including reduced recreation program and facility rental revenue. To offset losses, the City found operational efficiencies and gratefully received a \$4.6 million COVID-19 Safe ReStart Grant from the Province of BC. The City used \$1.25 million in 2020 to offset initial losses and additional costs. To alleviate the long term impacts of the pandemic, staff set aside \$1.75 million for 2021, \$750,000 for 2022 and \$500,000 for 2023, leaving \$500,000 for contingencies.

The City hired a temporary front line staff person to assist customers with questions, reduce lines and wait times at City Hall and help with social distancing and mask wearing protocols during the busy property tax season in late May and throughout the month of June.



Did you know?

In 2020, Finance staff fielded more than 10,947 Utility Billing inquiries, 8,135 Property Tax emails and phone calls and 1,611 various other service requests and questions.



Department Highlights

Information Services

Information Services staff played a key role in hosting live webcasts and 700 Zoom and Teams meetings during the COVID-19 pandemic, ensuring Council and City business remained digitally accessible and transparent to the public.

Staff coordinated the installation and testing of all digital assets as part of Council's move to new Chambers in three portables to ensure quality live streaming and video displays during meetings and public hearings. Staff also worked with facilities to co-facilitate socially distanced public hearings during brief periods between waves of the pandemic when Provincial Health Orders permitted in-person attendance.

The department completed City-wide network and server upgrades at Westbank Lions Community Centre, Jim Lind Arena, Royal LePage Place, Municipal Hall and West Kelowna Fire Rescue Administration.

The City accommodated an average of 600 free public Wi-Fi connections per month at Mt. Boucherie Community Centre and Municipal Hall, Westbank Lions Community Centre and Johnson Bentley Memorial Aquatic Centre.



Did you know?

In 2020, the Information Services Department processed more than one million emails, blocked an additional 1.3 million due to spam and phishing and securely stored 189.7 terabytes of City data.



Department Highlights

Communications & Engagement

Communications expand online outreach during COVID-19 by investing in a virtual engagement platform, an enhanced interactive story map program, a more robust delivery system for e-news and alerts, which allowed for photo and graphic displays, and a more intuitive document reader web service to assist with navigating the annual report and recreation guide.

Staff produced numerous videos, graphics, and animations to help roll out capital project communications, Community Vision engagement and COVID-19 updates and increased the frequency of posts and tweets on social media platforms.

The department created a Communications and Engagement Policy to guide our community outreach efforts going forward.

To provide residents with updates at key milestones for major capital projects, such as Rose Valley Water Treatment Plant and Glenrosa Road, staff collaborated with Engineering Department staff to deliver more than 10,500 letters to property owners.

The City also issued more than 150 news releases, advisories, and notices in 2020 providing regular updates to more than 3,700 e-subscribers.



Did you know?

The City's website has nearly 355,000 annual visits, more than 8,200 users follow the municipality on Facebook, Twitter and Instagram.



Department Highlights

Corporate Services

Corporate Services coordinated the successful 30-day Council Initiative – Subject to Petition Against process and prepared the required local area service and long-term borrowing bylaws. Only 229 of 8,267 future Rose Valley Water Treatment Plant (RVWTP) property owners submitted petition-against forms prior to the Oct. 2 deadline. Council subsequently adopted the bylaws Oct. 13, creating one water service area for users of the future RVWTP and permitting long-term borrowing of up to \$23.5 million in 2022.

Staff prepared the loan authorization bylaw, which Council adopted on Oct. 6, to enable borrowing of up to \$11 million for a first City Hall in 2022 with no new municipal tax increases. Council adopted the first three readings of the bylaw in February, but postponed the process due to COVID-19 and a required focus on other priorities. A site selection process and details on a public consultation process on the design will follow. At present, City administration inefficiently spans six locations, including three portables and a converted community centre. The municipality will give Mt. Boucherie Community Centre back to the community as promised upon completion of the first City Hall.

Did you know?

Council meets on the second Tuesday of the month at 1:30 p.m. and on the fourth Tuesday at 6 p.m. View Council meetings live at westkelownacity.ca/webcasts.



Our neighbourhoods



Casa Loma	1,000
Gellatly/Goats Peak	2,200
Glenrosa	6,700
Lakeview Heights	4,450
Other neighbourhoods	2,200
Rose Valley/West Kelowna Estates	5,850
Shannon Lake	5,800
Smith Creek	1,500
South Boucherie	3,200
Westbank	3,550



Our assets

- 1,750 Streetlights
- 1,300 Fire hydrants
- 522 Lane km of roads
- 277 Linear km of water mains
- 222 Linear km of sewer pipes
- 140 Licensed vehicles and equipment
- 139 Parks
- 80 Linear km of sidewalks
- 64 Water pressure reducing stations
- 30 Playgrounds
- 29 Sewer lift stations
- 25 Unlicensed equipment
- 21 Linear km of multi-use trails
- 15 Dams
- 14 Water pump/booster stations
- 9 Reservoir lakes
- 6 Bridges
- 4 Community centres
- 4 Fire stations
- 3 Water intakes and chlorination facilities
- 2 Arenas
- 2 Boat launches
- 1 Air supported multi-sport centre
- 1 Indoor aquatic centre
- 1 RCMP detachment
- 1 Multi-process water treatment plant



Contact us



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778-797-1000



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[@westkelownacity](https://www.instagram.com/westkelownacity)



Mail or in-person
2760 Cameron Road,
West Kelowna, BC V1Z 2T6



Cash grants in aid: \$117,800

Air Cadet League of Canada 909 Peregrine	\$ 2,000
Canadian Red Cross	\$ 15,000
Central Okanagan Bursary & Scholarship Society	\$ 1,000
Crossing Creek Community Theatre	\$ 1,000
Gellatly Bay Trails and Parks Society	\$ 2,000
Girl Guides of Canada (non-Anders Hall)	\$ 1,000
Glenrosa Residents' Association	\$ 600
Kelowna and District Safety Council	\$ 1,500
Kelowna Rowing Club	\$ 1,500
Kelowna Aqua Jets (Liquid Lightning) Swim Club	\$ 12,500
Okanagan Boys & Girls Club - Youth Justice Program	\$ 5,000
Sukwtemsquilxw West Kelowna Arts Council	\$ 8,000
Telemark Nordic Club	\$ 3,500
Therapeutic Lake Cruises Society	\$ 1,500
West Kelowna Community Policing Society	\$ 7,000
West Kelowna Firefighters' Association	\$ 4,000
West Kelowna Trail Crew Society	\$ 2,200
West Kelowna Yacht Club	\$ 6,000
West Kelowna Youth Ambassador Program	\$ 3,500
Westside Celebration Society	\$ 25,000
Westside Health Network Society	\$ 14,000

Non-cash grants: **\$303,596**

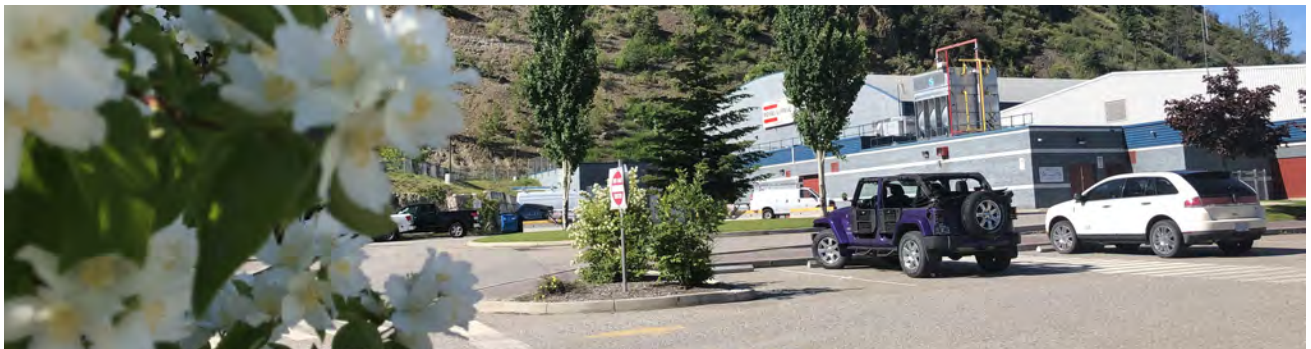
First Lakeview Scouts	\$ 5,305
Girl Guides of Canada (Anders Hall)	\$3,373
Westside Canada Day Classic	\$ 1,503
Lakeview Heights Community Association	\$ 424
Lakeview Heights Thursday Niters' AA Group	\$ 2,466
Royal Canadian Legion	\$ 2,026
Mt. Boucherie Figure Skating Club	\$ 54,215
Westside Girls Softball	\$850
Westside Minor Baseball	\$18,515
Westside Minor Football	\$ 3,785
Westside Minor Hockey	\$ 173,162
Westside Ringette	\$ 29,161
Westside Youth Soccer	\$ 8,812

Permissive tax exemptions

Westbank United Church, Trustees of	\$1,156.92
St. George's Anglican Church, Synod of the Diocese of Kootenay	\$2,866.05
Westbank Bible Chapel, Trustees of	\$1,254.80
Redeemer Lutheran Church of Westbank	\$1,257.14
Our Lady of Lourdes Church and School (private), Roman Catholic Bishop of Nelson	\$5,900.51
Congregation of the Highway Gospel Hall, The Trustees of the	\$1,619.41
Sunridge Community Church, B.C. Conference of the Mennonite Brethren Churches	\$9,323.71
Lakeview Heights Baptist Church	\$3,358.61
Grace Lutheran Church of Westbank	\$5,022.69
Westside Alliance Church, Christian and Missionary Alliance of Canada	\$2,456.99
Glenrosa Congregation of Jehovah's Witnesses	\$4,325.78
Powers Creek Community Church	\$1,781.27
Westbank Seventh-Day Adventist Church and School (Private)	\$8,361.62
Emmanuel Assembly, Pentecostal Assembly of Canada	\$1,851.64
Green Bay Bible Camp (not for profit)	\$80,292.56
Central Okanagan Community Foodbank Society (not for profit)	\$8,339.73
Morning Star Bible Camp (not for profit)	\$30,076.24
School District No. 23, leased by Okanagan Boys and Girls Club (not for profit)	\$22,285.05
Pathways Abilities Society (not for profit)	5,574.02
City of West Kelowna, leased by Greater Westside Board of Trade (not for profit)	\$3,616.97
Nature Trust of BC, park leased by City of West Kelowna (local government property)	\$1,841.72
Westbank First Nation (local government property)	\$58.04
Total	\$202,621.47

Safe ReStart Fund, unaudited

Total Grant received	\$4,600,000
Expended in 2020	\$1,250,000
COVID-19 expenses	\$411,000
Facilities and Recreation revenue shortfall	\$400,000
Other reduced revenues	\$439,000
Carry forward to 2021	\$3,350,000
COVID-19 expenses	\$100,000
Facilities and Recreation revenue shortfall	\$500,000
Postponed FTEs approved in previous year	\$350,000
Other reduced revenues	\$150,000
Capital - sewer line to shelter project	\$500,000
Carry forward to 2022	\$1,750,000
COVID-19 expenses	\$100,000
Facilities and Recreation revenue shortfall	\$350,000
Postponed FTEs approved in previous year	\$200,000
Other reduced revenues	\$100,000
Carry forward to 2023	\$1,000,000
COVID-19 expenses	\$100,000
Facilities and Recreation revenue shortfall	\$200,000
Postponed FTEs approved in previous year	\$100,000
Other reduced revenues	\$100,000
Remaining (contingency)	\$500,000





2020

Audited Financial Statements



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**City of West Kelowna
December 31, 2020**

Management's Responsibility for Financial Reporting

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

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

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

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

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

Warren Everton, CPA, CMA
Chief Financial Officer
May 11, 2021



KPMG LLP
200 - 3200 Richter Street
Kelowna BC V1W 5K9
Tel 250-979-7150
Fax 250-763-0044
www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To Mayor and Council of the City of West Kelowna

Opinion

We have audited the consolidated financial statements of the City of West Kelowna (the City), which comprise:

- the consolidated statement of financial position as at December 31, 2020
- the consolidated statement of operations and accumulated surplus for the year then ended
- the consolidated statement of changes in net financial assets (debt) for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes and schedules 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, 2020, and its consolidated results of operations, its consolidated changes in net financial assets (debt) 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 “***Auditors’ Responsibilities for the Audit of the Financial Statements***” section of our auditors’ 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.

Auditors’ 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.
- 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 auditors' 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 auditors' 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.

The image shows a handwritten signature in black ink that reads "KPMG LLP". The signature is written in a cursive, slightly slanted style. Below the signature, there is a horizontal line that starts under the "K" and ends under the "P", with a small upward tick at the end.

Chartered Professional Accountants

Kelowna, Canada

May 11, 2021

City of West Kelowna
Consolidated statement of financial position
December 31, 2020, with comparative information for 2019

	2020	2019
Financial assets		
Cash and cash equivalents (Note 3)	\$ 65,541,190	\$ 56,060,232
Accounts receivable (Note 4)	<u>18,778,124</u>	<u>18,361,175</u>
	<u>84,319,314</u>	<u>74,421,407</u>
Liabilities		
Accounts payable and accrued liabilities (Note 5)	15,530,937	8,179,785
Security deposits	9,757,377	9,777,243
Deferred revenue (Note 6)	14,694,470	16,969,234
Deferred development cost charges (Note 7)	19,425,058	16,036,488
Equipment debt (Note 8)	472,883	-
Long-term debt (Note 9)	<u>14,343,455</u>	<u>16,563,331</u>
	<u>74,224,180</u>	<u>67,526,081</u>
Net financial assets	<u>10,095,134</u>	<u>6,895,326</u>
Non-financial assets		
Prepaid expenses and inventory	955,970	1,044,349
Tangible capital assets and work in progress (Note 10)	<u>385,349,441</u>	<u>377,344,351</u>
	<u>386,305,411</u>	<u>378,388,700</u>
Accumulated surplus (Schedule 2)	<u>\$ 396,400,545</u>	<u>\$ 385,284,026</u>

Contingent liabilities and commitments (Notes 14 and 15)



Warren Everton, CPA, CMA
 Chief Financial Officer



Gord Milsom
 Mayor, City of West Kelowna

City of West Kelowna**Consolidated statement of operations and accumulated surplus****Year ended December 31, 2020, with comparative information for 2019**

	2020	2020 Budget (Note 17)	2019
Revenue			
Taxation - net (Note 11)	\$ 35,860,409	\$ 36,115,400	\$ 34,603,407
Sales of service and regulatory fees	24,418,233	24,363,954	23,145,843
Government transfers (Note 12)	12,473,908	42,713,766	3,134,271
Other (Note 13)	5,892,851	24,853,324	8,845,263
Total revenues	78,645,401	128,046,444	69,728,784
Expenses (Schedule 3)			
General government services	16,725,161	17,103,952	16,133,306
Protective services	17,770,660	15,421,802	16,762,986
Transportation services	5,808,569	6,024,362	5,723,434
Environmental & health development services	4,574,047	4,858,715	5,205,409
Recreation and cultural services	8,003,597	8,454,376	7,965,619
Water services	8,071,646	8,350,382	7,470,497
Sewer services	6,208,309	6,934,837	5,977,993
Storm drainage	366,893	348,998	381,694
Total expenses	67,528,882	67,497,424	65,620,938
Annual surplus	11,116,519	60,549,020	4,107,846
Accumulated surplus, beginning of year	385,284,026	385,284,026	381,176,180
Accumulated surplus, end of year	\$ 396,400,545	\$ 445,833,046	\$ 385,284,026

City of West Kelowna**Consolidated statement of changes in net financial assets (debt)****Year ended December 31, 2020, with comparative information for 2019**

	2020	2020 Budget (Note 17)	2019
Annual surplus	\$ 11,116,519	\$ 60,549,020	\$ 4,107,846
Acquisition of tangible capital assets and work in progress	(20,595,377)	(79,997,325)	(15,106,946)
Amortization of tangible capital assets	12,384,766	11,856,220	11,856,221
Loss on disposal of tangible capital assets	205,521	-	12,289
Net change in prepaid expenses and inventory	88,379	-	114,330
Increase (decrease) in net financial assets	3,199,808	(7,592,085)	983,740
Net financial assets, beginning of year	6,895,326	6,895,326	5,911,586
Net financial assets (debt), end of year	<u>\$ 10,095,134</u>	<u>\$ (696,759)</u>	<u>\$ 6,895,326</u>

City of West Kelowna**Consolidated statement of cash flows****Year ended December 31, 2020, with comparative information for 2019**

	2020	2019
Cash provided by (used for)		
Operating activities		
Annual surplus	\$ 11,116,519	\$ 4,107,846
Adjustment for non cash items		
Amortization of tangible capital assets	12,384,766	11,856,221
Actuarial adjustment on debt	(701,228)	(709,199)
Loss on disposal of tangible capital assets	205,521	12,289
(Increase) decrease in		
Accounts receivable	(416,949)	2,919,016
Prepaid expenses and inventory	88,379	114,330
Increase (decrease) in		
Accounts payable and accrued liabilities	7,351,152	(3,073,942)
Security deposits	(19,866)	793,223
Deferred development cost charges	3,388,570	4,068,658
Deferred revenue	(2,274,764)	298,358
	<u>31,122,100</u>	<u>20,386,800</u>
Financing activities		
Proceeds from debt	518,274	-
Repayment of debt	(1,564,039)	(1,547,830)
	<u>(1,045,765)</u>	<u>(1,547,830)</u>
Capital activities		
Acquisition of tangible capital assets and work in progress	<u>(20,595,377)</u>	<u>(15,106,946)</u>
	<u>(20,595,377)</u>	<u>(15,106,946)</u>
Increase in cash and cash equivalents	<u>9,480,958</u>	<u>3,732,024</u>
Cash and cash equivalents, beginning of year	<u>56,060,232</u>	<u>52,328,208</u>
Cash and cash equivalents, end of year	<u>\$ 65,541,190</u>	<u>\$ 56,060,232</u>
Supplementary cash flow information		
Interest paid	\$ 790,808	\$ 965,472

See accompanying notes and schedules to the consolidated financial statements.

City of West Kelowna

Notes to the consolidated financial statements

December 31, 2020

1. Nature of operations

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

The pandemic continues to provide uncertainty over the City's future cash flows, and may have a significant impact on the City's future operations. Potential impacts on the City's business could include future decreases in revenue, impairment of investments or reduction in investment income, and delays in completing capital project work. The situation is dynamic and the ultimate duration and magnitude of the impact on the economy and the financial effects of the City is not known at this time.

2. Summary of significant accounting policies

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

a) Basis of consolidation

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

b) Basis of accounting

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

c) Cash and cash equivalents

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

City of West Kelowna

Notes to the financial statements

December 31, 2020

2. Summary of significant accounting policies (continued)

d) Tangible capital assets

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

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

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

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

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

e) Work in progress

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

f) Prepaid expenses and inventory

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

City of West Kelowna
Notes to the financial statements
December 31, 2020

2. Summary of significant accounting policies (continued)

g) 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.

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

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

i) Debt

Outstanding debt is reported net of applicable sinking fund balances.

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

j) Municipal Finance Authority debt reserve deposits

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

	Demand notes	Cash deposits	2020	2019
General Fund	\$ 350,582	\$ 167,834	\$ 518,416	\$ 515,032
Water Funds	11,423	5,722	17,145	17,030
Sewer Fund	434,732	236,752	671,484	762,346
	<u>\$ 796,737</u>	<u>\$ 410,308</u>	<u>\$ 1,207,045</u>	<u>\$ 1,294,408</u>

k) Reserve funds

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

City of West Kelowna

Notes to the financial statements

December 31, 2020

2. Summary of significant accounting policies (continued)

l) Revenue recognition

Taxation revenues are recorded on the accrual basis and recognized in the year they are levied. Sale of services and regulatory fees are recognized when the service or product is provided by the City. Government transfers are recognized as revenue in the period that the transfer is authorized, eligibility criteria or stipulations, if any, have been met by the City, and a reasonable estimate of the amount to be received can be made. Other revenue from own services is recorded as it is earned and measurable. Amounts that have been received in advance of services being rendered are recorded as deferred revenue until the City discharges the obligation that led to the collection of funds.

m) Budget figures

The budget figures are from the City's 10-Year Financial Plan Bylaw, adopted before May 15th of each year. Subsequent amendments have been authorized by Council to reflect changes in the budget as required by law. Such amendments are not reflected in the financial statement budget figures (Note 17).

n) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts, and disclosure of, assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Areas requiring the use of management estimates relate to the determination of payroll liabilities, the existence and measurement of any contingent liabilities and tangible capital asset estimated useful life and related amortization expense. Actual results could differ from management's best estimates as additional information becomes available. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as the period of settlement if the amount is different.

o) Liability for contaminated sites

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

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the City is directly responsible and accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring.

City of West Kelowna
Notes to the financial statements
December 31, 2020

2. Summary of significant accounting policies (continued)

p) Segmented disclosure

A segment is defined as distinguishable activity of group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segmented format in Note 16 and Schedule 3.

3. Financial assets - Cash and cash equivalents

Cash and cash equivalents held by the City include cash with an average interest rate of 1.33% (2019 - 2.19%).

4. Financial assets - Accounts receivable

	2020	2019
Property taxes	\$ 3,251,324	\$ 2,926,110
Federal government	617,644	422,705
Provincial government	3,868,321	4,515,245
Other governments	831	743
Sewer	5,582,470	6,037,871
Utilities	4,468,397	4,102,153
Other	989,137	356,348
	<u>\$ 18,778,124</u>	<u>\$ 18,361,175</u>

5. Liabilities - Accounts payable and accrued liabilities

	2020	2019
Trade	\$ 1,957,177	\$ 4,422,962
Wages and payroll	2,835,980	2,159,573
Accrued liabilities	358,419	673,012
Provincial government - school tax	5,758,109	-
Other governments	4,262,450	645,316
Other	358,802	278,922
	<u>\$ 15,530,937</u>	<u>\$ 8,179,785</u>

City of West Kelowna
Notes to the financial statements
December 31, 2020

6. Liabilities - Deferred revenue

	2020	2019
Property taxes	\$ 3,363,587	\$ 2,979,148
Recreation program fees	133,781	196,491
Cemetery perpetual care fund	167,122	148,106
Utility fees	218,752	171,456
Other	<u>10,811,228</u>	<u>13,474,033</u>
	<u>\$ 14,694,470</u>	<u>\$ 16,969,234</u>

As at December 31, 2020, other deferred revenue includes \$10,743,647 (2019 - \$13,378,656) received from the provincial government in respect of the City's 2018-2022 water infrastructure project.

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

	2020	2019
Balance, beginning of year	\$ 16,036,488	\$ 11,967,830
Contributions from developers	3,532,108	4,952,674
Interest on investments	168,585	270,728
Bylaw expenditures	<u>(312,123)</u>	<u>(1,154,744)</u>
Balance, end of year	<u>\$ 19,425,058</u>	<u>\$ 16,036,488</u>

DCC's are comprised of the following:

	2020	2019
Roads	\$ 10,061,343	\$ 8,158,718
Water	7,085,198	6,673,224
Parks	2,139,662	1,155,612
Sewer	72,713	48,699
Storm Sewer	<u>66,142</u>	<u>235</u>
	<u>\$ 19,425,058</u>	<u>\$ 16,036,488</u>

City of West Kelowna

Notes to the financial statements

December 31, 2020

8. Liabilities - Equipment debt

During the year ending December 31, 2020, the City entered into an Equipment Financing Loan Agreement with the Municipal Finance Authority of BC (MFA). The loan is to be repaid in monthly blended payments of \$6,478 with a maturity date of April 30, 2025. Estimated principal payments on the loan for the duration of the term are as follows:

	2021	2022	2023	2024	2025
\$	73,352	\$ 74,471	\$ 75,607	\$ 76,757	\$ 22,555

Interest is charged on a daily floating rate basis and compounded monthly. At year end, the current floating rate was 1.38% per annum. Interest paid during the year was \$3,132 (2019 - \$nil).

9. Liabilities - Long-term debt

	Current interest rate (%)	Year of Maturity	Balance, beginning of year	Additions	Sinking fund payments	Actuarial adjustment	Balance, end of year
General fund							
MFA issue #95	1.80	2025	\$ 1,257,526	\$ -	\$ 120,896	\$ 71,089	\$ 1,065,541
MFA issue #105	2.25	2029	4,930,195	-	277,414	133,227	4,519,554
			<u>6,187,721</u>	<u>-</u>	<u>398,310</u>	<u>204,316</u>	<u>5,585,095</u>
Water funds							
MFA issue #101	2.25	2027	121,375	-	8,228	4,945	108,202
MFA issue #103	2.65	2028	76,891	-	4,720	2,546	69,625
Province of BC	4.95	2027	5,419,996	-	612,509	-	4,807,487
			<u>5,618,262</u>	<u>-</u>	<u>625,457</u>	<u>7,491</u>	<u>4,985,314</u>
Sewer fund							
MFA issue #73	1.67	2020	5,676	-	2,516	3,160	-
MFA issue #73	1.67	2020	118,269	-	52,425	65,844	-
MFA issue #74	1.75	2021	95,193	-	19,295	27,140	48,758
MFA issue #74	1.75	2021	25,021	-	5,072	7,134	12,815
MFA issue #74	1.75	2021	29,393	-	5,958	8,379	15,056
MFA issue #74	1.75	2021	10,445	-	2,117	2,978	5,350
MFA issue #74	1.75	2021	11,265	-	2,283	3,212	5,770
MFA issue #74	1.75	2021	21,008	-	4,258	5,990	10,760
MFA issue #75	1.75	2021	3,879	-	786	1,106	1,987
MFA issue #75	1.75	2021	141,744	-	28,730	40,413	72,601
MFA issue #75	1.75	2021	56,996	-	11,553	16,250	29,193
MFA issue #77	1.75	2022	418,466	-	57,915	74,827	285,724
MFA issue #79	2.25	2023	557,590	-	59,265	70,103	428,222
MFA issue #85	2.25	2024	330,776	-	28,795	31,067	270,914

City of West Kelowna
Notes to the financial statements
December 31, 2020

9. Liabilities - Long-term debt (continued)

MFA issue #85	2.25	2024	\$ 20,844	\$ -	\$ 1,815	\$ 1,958	\$ 17,071
MFA issue #95	1.80	2025	352,751	-	33,913	19,941	298,897
MFA issue #99	1.75	2027	8,675	-	660	439	7,576
MFA issue #99	1.75	2027	571,197	-	43,433	28,886	498,878
MFA issue #101	2.25	2027	1,286,572	-	87,212	52,417	1,146,943
MFA issue #101	2.25	2027	301,356	-	20,428	12,278	268,650
MFA issue #101	2.25	2027	390,232	-	26,452	15,899	347,881
			<u>4,757,348</u>	<u>-</u>	<u>494,881</u>	<u>489,421</u>	<u>3,773,046</u>
Total long-term debt			<u>\$ 16,563,331</u>	<u>\$ -</u>	<u>\$ 1,518,648</u>	<u>\$ 701,228</u>	<u>\$ 14,343,455</u>

The requirements for future repayments of principal on existing debt for the next five years are as follows:

	2021	2022	2023	2024	2025
General Fund	\$ 411,421	\$ 411,421	\$ 411,421	\$ 411,421	\$ 411,421
Water Funds	656,330	688,760	722,825	758,607	796,192
Sewer Fund	443,616	363,564	305,649	246,384	215,775
	<u>\$ 1,511,367</u>	<u>\$ 1,463,745</u>	<u>\$ 1,439,895</u>	<u>\$ 1,416,412</u>	<u>\$ 1,423,388</u>

10. Tangible capital assets and work in progress

	2020	2019
	Net book value	Net book value
General		
Land	\$ 110,873,279	\$ 110,188,962
Buildings	28,865,061	29,826,398
Equipment	9,367,032	7,179,398
Engineering structures	<u>110,170,153</u>	<u>112,709,871</u>
	259,275,525	259,904,629
Water infrastructure	59,405,998	60,851,046
Sewer infrastructure	50,869,474	51,918,690
Tangible capital assets	\$ 369,550,997	\$ 372,674,365
Work in progress	\$ 15,798,444	\$ 4,669,986
Tangible capital assets and work in progress (Schedule 1)	\$ 385,349,441	\$ 377,344,351

City of West Kelowna
Notes to the financial statements
December 31, 2020

11. Taxation - net

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

	2020	2019
General municipal purposes	\$ 35,860,409	\$ 34,603,407
Collections for other governments		
Provincial Government - Schools	14,995,513	15,768,358
Central Okanagan Regional Hospital District	2,817,754	2,658,959
Regional District of the Central Okanagan	3,684,139	3,553,276
British Columbia Assessment Authority	480,319	436,254
Municipal Finance Authority	2,196	2,153
	<u>57,840,330</u>	<u>57,022,407</u>
Transfers to other governments		
Provincial Government - Schools	(14,995,513)	(15,768,358)
Central Okanagan Regional Hospital District	(2,817,754)	(2,658,959)
Regional District of the Central Okanagan	(3,684,139)	(3,553,276)
British Columbia Assessment Authority	(480,319)	(436,254)
Municipal Finance Authority	(2,196)	(2,153)
	<u>(21,979,921)</u>	<u>(22,419,000)</u>
	<u>\$ 35,860,409</u>	<u>\$ 34,603,407</u>

12. Government transfers

	2020	2019
Provincial unconditional transfers (repayments)		
Other	82,982	64,600
	<u>82,982</u>	<u>64,600</u>
Provincial conditional transfers		
Okanagan Basin Water Board grant	43,408	(25,730)
Safe Start grant	4,602,000	-
Clean water fund grant	5,779,699	-
Other	263,549	50,000
	<u>10,688,656</u>	<u>24,270</u>
Federal unconditional transfers		
Traffic fine revenue sharing grant and Federal grants	271,978	578,691
Federal conditional transfers		
Gas tax community works fund	1,430,292	2,466,710
Total transfers from other governments	<u>\$ 12,473,908</u>	<u>\$ 3,134,271</u>

City of West Kelowna
Notes to the financial statements
December 31, 2020

13. Revenue - other

	2020	2019
DCC contributions (Note 7)	\$ 312,123	\$ 1,154,744
Cost recoveries	1,789,461	2,057,465
Development permits	1,113,229	1,614,732
Interest	507,494	970,280
Actuarial adjustment on long-term debt (Note 9)	701,228	709,197
Licenses and permits	272,818	281,949
Penalties and interest on taxes	299,590	525,502
Rentals	528,110	532,052
Donations	21,024	816,812
Other	347,774	182,530
	<u>\$ 5,892,851</u>	<u>\$ 8,845,263</u>

The City has entered into contracts or agreements in the normal course of operations that it expects will result in the realization of assets and revenues in future fiscal years. The amounts these agreements are shown in Rentals above.

14. Contingent liabilities

Regional District of Central Okanagan

Regional District debt is, under the provisions of the Local Government Act, a direct, joint and several liability of the City and each member municipality within the Regional District, including the City of West Kelowna. The loan agreements with the Regional District of Central Okanagan and the Municipal Finance Authority provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the Authority's obligation with respect to such borrowing, the resulting deficiency becomes a liability of the member municipalities. As at December 31, 2020, the City does not anticipate being required to assume any of the Regional District's debt.

Municipal Insurance Association

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

Legal actions

The nature of the City's operations are such that the City is subject to potential or ongoing litigation, the outcome of which is not determinable at this time. Accordingly, no provision has been made in the accounts for these actions. The amount of loss, if any, arising from ongoing litigation will be recorded in the accounts in the period in which the loss is realized. The City has insurance policies and financial reserves to offset associated risks.

City of West Kelowna

Notes to the financial statements

December 31, 2020

14. Contingent liabilities (continued)

Pension

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2019, the plan has about 213,000 active members and approximately 106,000 retired members. Active members include approximately 41,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City paid \$1,913,260 (2019-\$1,671,513) for employer contributions while employees contributed \$1,579,085 (2019-\$1,382,050) to the plan in fiscal 2020.

The next valuation will be as at December 31, 2021 with results available later in 2022.

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

15. Commitments

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

2021	\$ 1,242,041
2022	\$ 898,070
2023	\$ 664,895
2024	\$ 114,230
2025	\$ 51,810
	<u>\$ 2,971,046</u>

City of West Kelowna

Notes to the financial statement

December 31, 2020

15. Commitments (continued)

Vacation pay and sick leave

Vacation pay, which may be accumulated up to 10 days, is charged to expense in the year earned. The ALGEU Collective Agreement allows for the accumulation of sick leave to a maximum of 100 days, it is expensed in the year it is accumulated. Earned sick leave vests after 10 years of employment and is paid to a maximum of 50 days. Accrued earned sick leave and vacation pay is included in wages and payroll liabilities.

Letters of Credit

The City is holding letters of credit in the amount of \$5,198,070 (2019-\$4,478,124), which are received as security related to performance deposits.

Operating Line

The City has revolving credit facilities with two Canadian chartered banks providing for borrowing of up to \$8,000,000 (2019 - \$2,000,000). The facilities bear interest at the bank prime rate less 0.5% and are due on demand. As at December 31, 2020, the \$nil (2019 - \$nil) has been drawn on these facilities.

16. Segmented information

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

The various segments are described as follows:

a) General government services

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

City of West Kelowna
Notes to the financial statements
December 31, 2020

16. Segmented information (continued)

b) Protective services

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

c) Transportation services

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

d) Environmental health and development services

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

e) Recreation and cultural services

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

f) Water services

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

g) Sewer services

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

h) Storm drainage

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

City of West Kelowna
Notes to the financial statements
December 31, 2020

17. Budget

The budget amounts presented reflect the statutory financial plan as adopted by Council on April 7, 2020, adjusted for amortization and other items for comparability with the actual results. The following table reconciles the balanced statutory financial plan to the budget surplus reported on the statement of operations and accumulated surplus.

Surplus as per 10 year Financial Plan Bylaw No. 0263, 2019	\$ -
Adjust for non-operating items included in Financial Plan:	
Acquisition of tangible capital assets	106,507,127
Repayment of principal portion of long-term debt	1,518,648
Net transfers from reserves	<u>(35,091,989)</u>
	<u>72,933,786</u>
Adjust for operating items excluded in Financial Plan:	
Amortization	<u>(12,384,766)</u>
	<u>(12,384,766)</u>
Budget surplus as per the statement of operations and accumulated surplus	<u>\$ 60,549,020</u>

City of West Kelowna
Schedule 1 - Schedule of tangible capital assets and work in progress
December 31, 2020

	Equipment								Engineering structures							Total
	Land	Buildings & Improvements	Computer	Machinery	Office furniture & equipment	Small tools & equipment	Vehicles	Solid waste carts	Infrastructure	Roads	Sidewalks	Storm drains	Water Infrastructure	Sewer Infrastructure		
Cost, beginning of year	\$110,188,962	\$ 44,210,459	\$ 4,907,301	\$ 2,390,455	\$ 839,496	\$ 1,773,986	\$ 9,529,934	\$ 1,537,145	\$ 15,766,159	\$244,079,550	\$ 8,901,535	\$ 5,051,285	\$ 93,897,581	\$ 68,717,342	\$ 611,791,188	
Additions	684,317	139,869	630,873	898,450	-	109,707	2,202,896	-	449,388	3,919,290	-	104,045	288,622	39,462	9,466,919	
Disposals	-	-	-	(4,200)	-	-	(467,786)	-	-	(999,480)	-	-	-	-	(1,471,466)	
Cost, end of year	<u>110,873,279</u>	<u>44,350,328</u>	<u>5,538,174</u>	<u>3,284,705</u>	<u>839,496</u>	<u>1,883,693</u>	<u>11,265,044</u>	<u>1,537,145</u>	<u>16,215,547</u>	<u>246,999,360</u>	<u>8,901,535</u>	<u>5,155,330</u>	<u>94,186,203</u>	<u>68,756,803</u>	<u>619,786,641</u>	
Accumulated amortization, beginning of year	-	14,384,061	4,065,662	1,434,402	591,347	1,221,984	5,816,738	668,785	4,224,647	152,914,267	2,348,443	1,601,301	33,046,535	16,798,651	239,116,823	
Amortization	-	1,101,206	597,710	261,875	15,513	158,691	559,018	61,485	883,506	5,446,233	178,040	299,141	1,733,670	1,088,678	12,384,766	
Disposals	-	-	-	(4,200)	-	-	(467,786)	-	-	(793,959)	-	-	-	-	(1,265,945)	
Accumulated amortization, end of year	<u>-</u>	<u>15,485,267</u>	<u>4,663,372</u>	<u>1,692,077</u>	<u>606,860</u>	<u>1,380,675</u>	<u>5,907,970</u>	<u>730,270</u>	<u>5,108,153</u>	<u>157,566,541</u>	<u>2,526,483</u>	<u>1,900,442</u>	<u>34,780,205</u>	<u>17,887,329</u>	<u>250,235,644</u>	
Net book value, end of year	<u>\$110,873,279</u>	<u>\$ 28,865,061</u>	<u>\$ 874,802</u>	<u>\$ 1,592,628</u>	<u>\$ 232,636</u>	<u>\$ 503,018</u>	<u>\$ 5,357,074</u>	<u>\$ 806,875</u>	<u>\$ 11,107,394</u>	<u>\$ 89,432,819</u>	<u>\$ 6,375,052</u>	<u>\$ 3,254,888</u>	<u>\$ 59,405,998</u>	<u>\$ 50,869,474</u>	<u>\$ 369,550,997</u>	
Work in progress	<u>\$ -</u>	<u>\$ 590,528</u>	<u>\$ 72,364</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,333</u>	<u>\$ 42,201</u>	<u>\$ -</u>	<u>\$ 471,925</u>	<u>\$ 3,796,619</u>	<u>\$ 461,896</u>	<u>\$ 306,861</u>	<u>\$ 9,781,815</u>	<u>\$ 198,902</u>	<u>\$ 15,798,444</u>	
Tangible capital assets and work in progress	<u>\$110,873,279</u>	<u>\$ 29,455,589</u>	<u>\$ 947,166</u>	<u>\$ 1,592,628</u>	<u>\$ 232,636</u>	<u>\$ 578,351</u>	<u>\$ 5,399,275</u>	<u>\$ 806,875</u>	<u>\$ 11,579,319</u>	<u>\$ 93,229,438</u>	<u>\$ 6,836,948</u>	<u>\$ 3,561,749</u>	<u>\$ 69,187,813</u>	<u>\$ 51,068,376</u>	<u>\$ 385,349,441</u>	

City of West Kelowna
Schedule 2 - Schedule of accumulated surplus
December 31, 2020

	Balance, beginning of year	Transfer to	Transfer from	Interest	Balance, end of year
Reserves					
Capital - general	4,689,694	4,527,616	(4,422,073)	64,619	4,859,856
Capital - water	3,274,062	1,927,434	(511,781)	47,838	4,737,553
Capital - sewer	215,498	450,000	(99,462)	3,764	569,800
Community projects	2,441,608	2,849,789	(2,085,377)	37,557	3,243,577
Equipment replacement	3,515,592	1,220,000	(2,264,038)	42,271	2,513,825
Future expenses	1,608,615	450,000	(527,706)	21,040	1,551,949
Municipal facilities	5,496,558	700,000	-	77,759	6,274,317
Other	6,130,553	28,418,268	(19,129,477)	23,525	15,442,869
Policing	553,560	-	-	7,362	560,922
Property acquisition	132,333	-	-	1,760	134,093
Recreation	255,500	107,116	(77,485)	3,401	288,532
Road maintenance and snow clearing	643,484	-	-	8,558	652,042
Storm drainage	195,561	-	(60,000)	2,202	137,763
	<u>29,152,618</u>	<u>40,650,223</u>	<u>(29,177,399)</u>	<u>341,656</u>	<u>40,967,098</u>
Investment in non-financial assets					
Investment in tangible capital assets	<u>356,131,408</u>	<u>11,686,804</u>	<u>(12,384,765)</u>	<u>-</u>	<u>355,433,447</u>
Accumulated surplus	<u>\$ 385,284,026</u>	<u>\$ 52,337,027</u>	<u>\$ (41,562,164)</u>	<u>\$ 341,656</u>	<u>\$ 396,400,545</u>

City of West Kelowna
Schedule 3 - Schedule of segment disclosure
December 31, 2020

	General Fund								2020 Totals	2019 Totals
	General government services	Protective services	Transportation services	Environmental health & development services	Recreation & cultural services	Water services	Sewer services	Storm drainage		
Revenue										
Taxation-net	\$ 11,412,350	\$ 11,503,660	\$ 4,012,055	\$ 3,071,642	\$ 5,511,871	\$ -	\$ -	\$ 348,831	\$ 35,860,409	\$ 34,603,407
Sale of services and regulatory fees	-	2,236,803	568,484	3,221,478	1,606,514	11,416,630	5,368,323	-	24,418,233	23,145,843
Government transfers	6,378,371	271,978	454	-	-	5,779,699	43,408	-	12,473,908	3,134,273
Other	2,213,698	868,904	193,880	1,142,403	708,492	276,055	489,421	-	5,892,851	8,845,262
Total revenue	<u>20,004,419</u>	<u>14,881,345</u>	<u>4,774,873</u>	<u>7,435,523</u>	<u>7,826,877</u>	<u>17,472,384</u>	<u>5,901,152</u>	<u>348,831</u>	<u>78,645,401</u>	<u>69,728,784</u>
Expenses										
Amortization of tangible assets	9,434,123	-	-	47,961	-	1,814,004	1,088,678	-	12,384,766	11,856,221
Building and grounds maintenance	345,356	72,888	-	-	292,344	222,640	1,091	-	934,319	963,576
Civic grants	352,721	-	-	-	-	-	-	-	352,721	445,283
Contract services	578,538	472,180	2,573,716	1,939,313	1,512,371	787,993	3,884,940	119,840	11,868,891	12,354,111
Interest on long-term debt	248,197	-	-	-	-	238,808	303,803	-	790,808	965,472
Equipment maintenance and fuel	498,541	253,148	107,189	12,743	236,354	378,111	41,228	38,218	1,565,532	1,562,111
Library	-	-	-	-	1,600,118	-	-	-	1,600,118	1,529,052
Recoverable Emergency Operations	-	1,315,350	-	-	-	-	-	-	1,315,350	1,806,527
RCMP E-Division Contract	-	5,387,476	-	-	-	-	-	-	5,387,476	4,479,358
Supplies, small tools and equipment	674,148	401,879	147,933	116,547	310,087	1,141,960	96,171	34,577	2,923,302	2,339,995
Transit	-	-	1,830,136	-	-	-	-	-	1,830,136	2,040,995
Utilities	177,149	138,729	256,280	5,805	675,776	483,978	73,838	-	1,811,555	1,826,676
Wages, benefits & professional development	4,416,388	9,729,010	893,315	2,451,678	3,376,547	3,004,152	718,560	174,258	24,763,908	23,451,561
Total expenses	<u>16,725,161</u>	<u>17,770,660</u>	<u>5,808,569</u>	<u>4,574,047</u>	<u>8,003,597</u>	<u>8,071,646</u>	<u>6,208,309</u>	<u>366,893</u>	<u>67,528,882</u>	<u>65,620,938</u>
Annual surplus (deficit) for the year	<u>\$ 3,279,258</u>	<u>\$ (2,889,315)</u>	<u>\$ (1,033,696)</u>	<u>\$ 2,861,476</u>	<u>\$ (176,720)</u>	<u>\$ 9,400,738</u>	<u>\$ (307,157)</u>	<u>\$ (18,062)</u>	<u>\$ 11,116,519</u>	<u>\$ 4,107,846</u>

