

# 2025 ANNUAL REPORT



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND,  
BRITISH COLUMBIA, CANADA

Year Ending December 31, 2025





The Corporation of the  
District of Summerland  
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[www.summerland.ca](http://www.summerland.ca)

## 2025 Annual Report

For the fiscal period ending December 31, 2025

The Corporation of the District of Summerland 2025 Annual Report has been prepared by the Corporate Services and Financial Services departments pursuant to section 98 of the Community Charter.



[facebook.com/SummerlandBC](https://facebook.com/SummerlandBC)



[instagram.com/districtofsummerland/](https://instagram.com/districtofsummerland/)

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Government Finance Officers Association

**Canadian Award  
for  
Financial Reporting**

Presented to

**The Corporation of the District of Summerland  
British Columbia**

For its Annual  
Financial Report  
for the Year Ended

**December 31, 2024**

*Christopher P. Morill*

Executive Director/CEO

# Mayor's Message

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2025

The Annual Report is an opportunity to reflect on the accomplishments of the past year and to recognize the work being done to advance Council's strategic priorities. In 2025, the District of Summerland made significant progress in strengthening core municipal infrastructure, enhancing community facilities, and planning thoughtfully for the future.

Continued investment in critical infrastructure is needed to support safety, sustainability, and long-term service reliability. During the year, major road and watermain projects were advanced or completed, including the installation of new watermains, a multi-use pathway and road reconstruction on Prairie Valley Road. The work on Wharton Street and the creation of Veterans Memorial Square was more than a downtown revitalization project, it was needed for the replacement of critical infrastructure, including water lines and stormwater infrastructure.

Paving more roads is a key Council priority and that continued in 2025 with overlay paving on Fyffe Road, Lenzi Street, Walters Road, and Canyon View Road. Important infrastructure upgrades also continued at both the Water Treatment Plant and Wastewater Treatment Plant, including progress on a second primary clarifier, dam safety upgrades, and enhanced system monitoring and controls.

Landfill operations and waste diversion also remained a priority. Ongoing optimization of the composting program and supporting infrastructure continued to reduce the volume of waste entering the landfill and support responsible environmental stewardship, while further work progressed toward future landfill expansion and liner installation.

Council also remained committed to enhancing public spaces and recreation opportunities that contribute to quality of life. Investments included the Giant's Head Mountain Trails Project, upgrades to the arena and aquatic facilities, completion of pier enhancements at Rotary Beach with support from the Summerland Rotary Club, improvements to dog parks and playgrounds, accessibility enhancements, and environmental rehabilitation initiatives in local parks. These projects reflect our commitment to inclusivity, recreation, and the stewardship of valued community spaces.

# Mayor's Message

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2025

Downtown planning and long-term community growth were also key areas of focus. Work continued to advance Official Community Plan updates, supporting appropriate growth, housing opportunities, and economic development while respecting Summerland's character. Major development activity in 2025 reflected renewed construction momentum, including record construction values and continued progress on housing and employment-related projects.

Community safety remained a cornerstone of Council's work. In 2025, the Summerland Fire Department strengthened operational readiness through ongoing training, equipment investments, wildfire mitigation initiatives, and FireSmart programming. These efforts help ensure the safety and resilience of our community in the face of increasing emergency and wildfire risks.

None of this work would have been possible without the dedication of District staff, the collaboration of community partners, and the engagement of residents. Council is grateful to everyone who contributes their time, expertise, and care to making Summerland a welcoming, resilient, and forward-looking community.

~ Mayor Doug Holmes



# 2022-2026 District Council

Back row, left to right: Councillors Richard Barkwill, Doug Patan, Adrienne Betts, Martin Van Alphen  
Front row, left to right: Deputy Mayor Erin Trainer, Mayor Doug Holmes, Councillor Janet Peake



1906

Year the District of Summerland was incorporated

12,042

Number of residents (2021 Census) who make Summerland home

74.04

Square km of homes, orchards, mountains & lakes

# 2022 STRATEGIC PRIORITY PROJECTS &

## INITIATIVES

Infrastructure Investment	Good Governance	Community Resiliency	Alternative Energy	Active Lifestyles	Downtown Vibrancy
Asset Management	Process Improvement	Affordable / Supportive Housing Opportunities & Partnerships	Solar & Battery Project (G)	Community Health & Wellness Centre	Downtown Plan
Capital Plan / Priorities Road and water main 10yr plan	Penticton Indian Band Relationship / Priorities	Chamber of Commerce – Industry Engagement / 5yr Plan	Climate Action Plan Implementation	Parks & Recreation Master Plan Implementation	Arts & Culture Centre renovations (G)
Giants Head Road – road and water system	Bylaw Updates	Cultural Plan Implementation	Community Energy Strategy	Arena Assessment	Main Street Outdoor Patio Design Guidelines
Voltage Conversion Project (G)	Short Term Vacation Rentals	South Okanagan Agricultural Food Hub		Memorial Park Playground	Downtown infrastructure
Road Condition Assessment	Tax Base / Agricultural Land Assessment	Community Conversation Eco-Village Development			
Eneas Creek Strategy					
Isintok dam upgrades					
Trout Creek Flume (G)					
Organics Processing Facility (G)					
Watershed Management					
Perpetual Slide					
Deer Ridge Sewer					

# Strategic Priorities 2022–2026



## Our Vision

Growing Tomorrow's Community Today

## Our Strategic Focus (2022 – 2026)

1. To Protect and Enhance Core Infrastructure and Essential Services
2. To Provide Good Governance
3. To Build an Adaptable Community
4. To Enhance Our Quality of Life

## How We Will Service Each Other & Our Citizens

Integrity (Honesty)

Respect

Accountability

Leadership & Collaboration

Creativity

Transparency

# 2025 Council Advisory Committees

---

## **Advisory Planning Commission**

Reviews land use planning applications that require amendments to the Official Community Plan and Zoning Bylaw with recommendations included in the staff report to Council.

## **Agricultural Advisory Committee**

Advises Council on ALR applications, OCP and zoning applications affecting lands in the ALR, and on sustainable agricultural land use from a multiple bottom line (i.e. cultural, economic, environmental, and social) perspective.

## **Community Climate Action Advisory Committee**

Supports Council in achieving the District's community-wide greenhouse gas (GHG) emission reduction targets and accompanying objectives related to Climate Action, as identified in the Official Community Plan.

## **Development Process Improvement Advisory Committee**

Provides advice and assistance to Council and staff to review and update bylaws, processes and procedures as they relate to planning, development and construction in the community.

## **Parks & Recreation Advisory Committee**

Provides a local perspective and advice to Council and staff on the provision of parks and recreation services, programs, and facilities in Summerland with consideration of the District of Summerland Parks & Recreation Master Plan.

## **Code of Ethics**

*Our role in the organization defines what we do each day - this Code of Ethics defines how we will work. What we do each day may differ, but how we do it is consistent through our pride of service and values.*

### **TRANSPARENCY**

*We take personal responsibility for our actions and will speak the truth with honesty and openness in our communication and professional advice.*

### **RESPECT**

*We build relationships from a place of mutual respect, holding equality and diversity in high regard while doing our part to provide a high level of service to the community.*

### **HONESTY**

*We will maintain honourable conduct and welcome feedback from others regarding our work while showing leadership and acting positively in our roles.*

### **STEWARDSHIP**

*We will use public time, resources, and equipment responsibly and efficiently, while also considering the sustainability of the natural environment in our choices and actions.*

### **CREATIVITY**

*We use imagination and ingenuity as we work through problems and opportunities as a team.*

### **Our Values in Action**

*My effort will be to collaborate with others and to pursue innovative solutions, together.*

*I will uphold all policies, regulations, and procedures regarding the safety of my workplace.*

*I will take personal action to be safe while making known to my supervisor any unsafe condition or action that would put my colleagues or myself at risk.*

*Being part of an inclusive workplace means I will do my part to respectfully listen to ideas and perspectives that may not align with my own and be kind and welcoming to others around me.*

*I invite those with whom I work most closely to keep me accountable to this Code of Ethics, and promise to do the same for them, in the appropriate setting and in a respectful manner.*

Transparency – Respect – Honesty – Stewardship – Creativity

Who we serve

How we do it

Mayor & Council

Chief Administrative Officer



### RCMP

- Community Policing
- Community Safety
- Enforcement

### Fire

- Fire Department
- Emergency Management
- Fire Inspection

### Community Services

- Recreation Programs
- Arena
- Parks Planning
- Community Development
- Community Engagement
- Communications
- Landscaping

### Development Services

- Building
- Planning
- Facilitating Development
- Business Licencing
- Building Inspection
- Sustainability

### Utilities

- Electrical
- Water
- Wastewater
- Watershed Protection & Planning
- Regulatory Assurance for Utilities

### Works & Infrastructure

- Linear Infrastructure
- Fleet & Equipment
- Asset Management
- Sanitary Landfill
- Facility Stewardship
- Eng./Capital Works

### Corporate Services

- Legislative Services
- Council Agenda Management
- Contract / Leases Administration / Risk / Procurement
- Bylaw Services & Compliance

### Finance

- Budget
- Accounting
- Payroll & Benefits
- Information Technology
- GIS

### Human Resources

- Performance Management
- Employee & Labour Relations
- Recruitment & Retention
- Compensation
- Orientation & training

# District of Summerland

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## Mission

To foster a progressive, healthy, and innovative community by continually improving our social, environmental, cultural, and economic well-being for present and future generations.

## Vision

We respect our traditional small town character and proactively work to ensure balance among our shared values of protecting our natural environment, supporting a sustained local economy, showcasing cultural and historical legacies and providing quality facilities and services for our diverse population both now and for future generations

## Principles

**Integrity (Honesty)** - We are honest and demonstrate strong ethical principles

**Respect** - We treat everyone equally and justly and hold each other and those we serve in high regard

**Accountability** - We have an obligation and willingness to accept responsibility or to account for our actions and decisions

**Leadership and Collaboration** - Members will demonstrate the ability to positively work with and influence others

**Creativity** - We are imaginative, original, progressive and resourceful in accomplishing our tasks while problem-solving or fostering innovation, together

**Transparency** - We openly share pertinent information and communicate clearly and accurately



# Financial Services

## 2025 Year in review

### Overview

- Operational and Capital Budgeting
- Financial Reporting
- Long-Term Financial Planning
- Grant Administration
- Payroll
- Property Taxation
- Annual Agricultural Water Billing
- Monthly Utility and Receivable Billing
- Invoice Processing and Payment
- Dog Licensing



### Accomplishments

- Fees and Charges Updates
- Paper Billing Fee Implementation
- Municipal and Regional District Tax (Hotel Tax) Investigation and Application
- Annual Budgeting
- Financial Reporting
- Not-for-Profit Permissive Tax Exemption
- Staff Recruitment and Training

### 2026 Priorities

- Staff Recruitment and Training
- Places of Worship Permissive Tax Exemption Bylaw Review
- Development Cost Charges Bylaw Review
- Online Property Taxes – Resident Portal
- Implement Municipal and Regional District Tax (Hotel Tax)

6,887

Vendor invoices  
processed

80,994

Invoices Issued

6,883

Property Tax Notices  
Issued

# Corporate Services

2025 Year in review

## Overview

- Statutory Role of Corporate Officer
- Coordination of Council Meetings and Agendas
- Legislative Services
- Elections Management
- Records Management
- Claims/Risk Management
- Freedom of Information Requests
- Contracts/Lease Management
- Procurement
- Communications
- Bylaw Enforcement (joined July 2025)



## Accomplishments

- Alternative Approval Process - Wharton Street Revitalization
- Alternative Approval Process - Victoria Road South Upgrades
- Council Committee Membership Renewal
- 32 Media Releases issued
- Increased social media engagement by 62.2% (visits) and by 56.6% (follows)
- Over \$16M in contracts awarded via procurement processes
- Negotiated a License of Occupation with Telus to secure property for year-round public washrooms in the downtown core

## 2026 Priorities

- 2026 General Local Election
- Onboarding & Orientation of new Council
- Website Renewal
- Community-centered services
- Service & Engagement Improvements
- Onboard Freedom of Information/Records Management Coordinator



69

Meetings of Council /  
Public Hearings

43

Freedom of Information  
Requests Processed

45

Procurements  
Managed

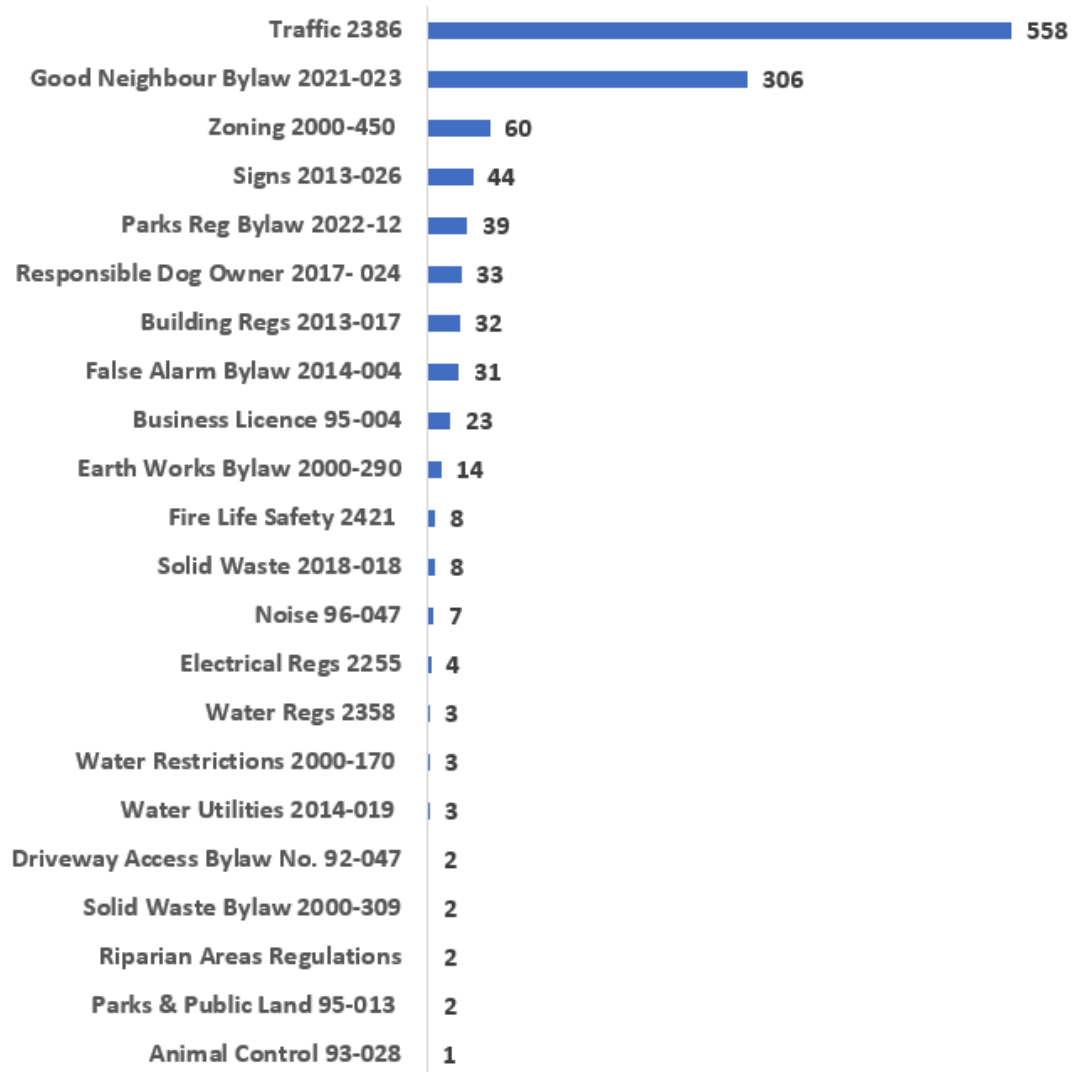
# Corporate Services

2025 Year in review

## Bylaw Enforcement

- A total of 1186 complaint files were opened and processed by the Bylaw Enforcement team
- A total of 369 files were opened and processed by the District's Animal Control team, of which 233 were park patrols
- 476 Bylaw Offence Notice (Tickets) were issued
- The unhoused continues to be a bylaw resources draw, with multiple encampment clean-ups in 2025.

2025 Bylaw Files YTD



## Short Term Rentals

- The Provincial Registry and Compliance Enforcement unit is operational
- Listing agencies are conforming
- Nearly 100% compliance achieved of Short- Term Rental listings in Summerland
- 87 Short-Term Rental Business Licences at 2025 year end

## Business Licencing

- 99 New Business Licence Applications approved
- 739 active Business Licences in Summerland at 2025 year end (not including Short-Term Rental Business Licences)

**1186**

Bylaw Files Generated

**826**

Business Licences

**87**

Short-Term Rental Licences

**476**

Tickets Issued

# Community Services

2025 Year in review

## Our Vision

Enriching the community in parks, recreation and culture by providing inclusive, innovative, sustainable facilities, programs and services while fostering community partnerships and progressive planning for current and future needs.

## What We Do

- Recreation Facilities, Programs & Services
- Parks Administration & Maintenance
- Parks & Trails Planning Projects
- Community Development
- Arts, Culture and Heritage



**15,458**

Registered Recreation  
Members\*

**2,132**

Red Cross Swim Lesson  
registrations

**1,923**

Recreation program  
registrations

\* Number of active clients in the Recreation Department Database since 2017; does not include drop-in users

# Community Services

## 2025 at a Glance

### 2025 Accomplishments

- Summerland Aquatic & Fitness Centre - maintenance plan, solar panels reinstalled, awaiting results of GICB grant
- Arena roof replacement substantially complete
- Arena concourse flooring replaced
- Giant's Head Mountain Trails Project (phases 3&4) - project 90% complete
- Conkle Mountain & Cartwright Mountain draft Trail Plans completed
- Pier at Rotary Beach enhancements completed (Summerland Rotary Club contributions)
- Peach Orchard Dog Park accessible pathway constructed
- Summerland Rodeo Grounds - Clubhouse repairs, south bleachers removed, new bleachers purchased, new road gate
- Peach Orchard Campground washroom roof replaced
- Peach Orchard Pickleball Court surface repairs
- New bear-resistant garbage bins installed
- Rotary Beach mobility mat installed
- George Ryga Arts & Cultural Centre & Museum sidewalk upgrades and repairs
- Living Memorial Park Field 96 Project partnership with Summerland Minor Baseball Association

**6,878**  
Recupe  
(aquatic rehab)  
visits

**562**  
Giant's  
Head Run  
participants



- Over 60 parks and greenspaces maintained
- 115 garbage receptacles emptied weekly
- 900 nozzles on sprinklers were upgraded
- 30 shade trees planted in parks
- 20 danger trees trimmed or removed
- Grass seed rehabilitation over 800,000 sqft
- 8 arena tournaments (minor hockey, ball hockey, lacrosse)
- 12 hockey school summer camps
- 24 outdoor community events

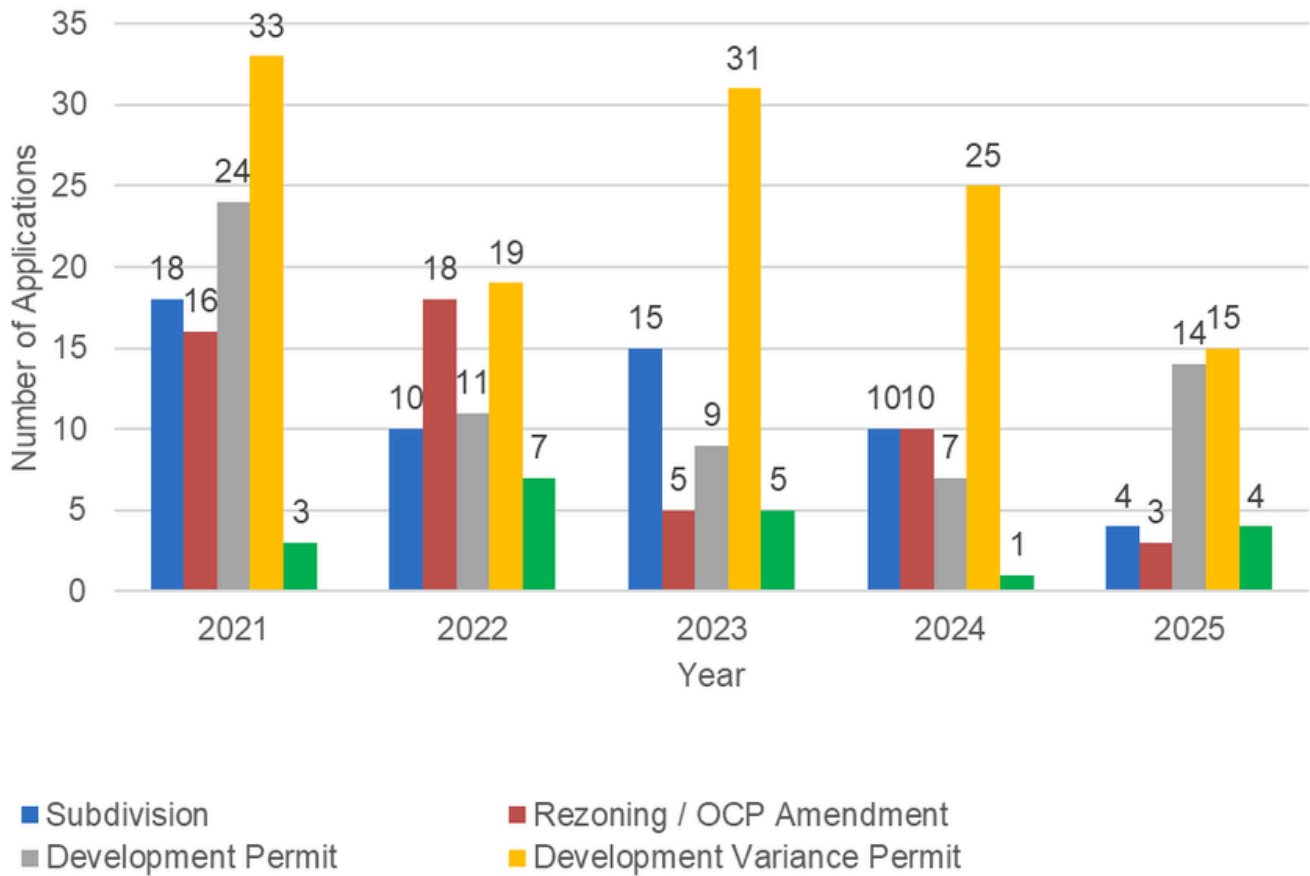
# Community Services

## 2026 Priorities

- **Celebration of 50<sup>th</sup> Anniversary of the Summerland Aquatic & Fitness Centre and Summerland Arena & Curling Club**
- **Giant's Head Mountain Trails Project (phases 3&4) completion**
- **Peach Orchard Beach Park new playground installation**
- **Living Memorial Athletic Park grand opening of Field 96**
- **Peach Orchard Beach Park volleyball court upgrades**
- **Rotary Beach upgrades**
- **Memorial Park bandshell exterior painting**
- **Dale Meadows washroom upgrades**
- **Summerland Rodeo Grounds north bleachers removal**
- **Mobility mats at Powell Beach and Peach Orchard dog park and new mobility chair**
- **AED machine at Peach Orchard Park Beach and lifejacket loaner station**
- **Geese-away lights**
- **Landry Park environmental rehabilitation**
- **Julia Street Playground final upgrades**
- **Summerland Arena condenser replacement**
- **Creation of a Public Art Policy**

# Development Services

## 2025 Year in review



## Planning & Development

- Planning applications reached a five-year low, allowing greater focus on strategic planning and long-term policy work
- Strong progress was made on the Official Community Plan (OCP) update, with three of four phases completed, including community visioning, growth boundary analysis, engagement, and a draft OCP
- Watercourse Development Permits increased, accounting for nearly half of the 14 Development Permits issued, reflecting ongoing attention to environmentally sensitive areas
- Four Agricultural Land Commission applications were received, indicating continued activity in the agricultural sector

4

Subdivisions

15

Variances

3

Rezoning

14

Development Permits

# Development Services

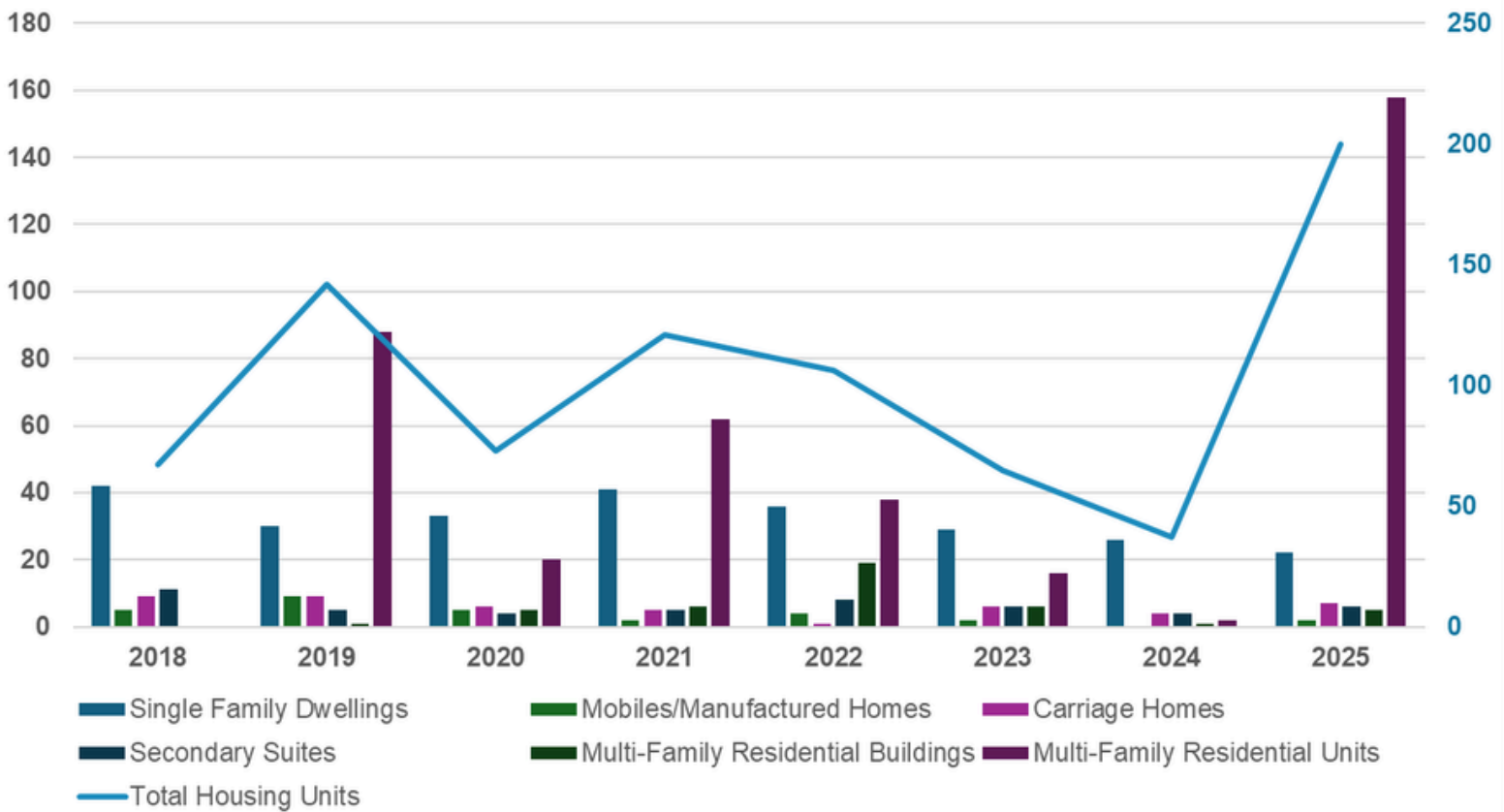
2025 Year in review

## Building and Construction

- Total construction value reached \$99,498,885, representing the highest level recorded over the past five years
- Building permits for the Okanagan Food and Innovation Hub (15815 Highway 97) were under review during the reporting period
- Significant projects under construction included Parkdale Housing and Turning Points Affordable Housing
- The Oasis Development project received occupancy approval
- In total, 200 new housing units were added (see chart below)



Housing Units Constructed - by Dwelling Type from 2018 to 2025



**\$99.5M**

Total Construction Value

**204**

Building Permits

# Sustainability & Alternative Energy

## 2025 Year in Review

### Our Future

The District of Summerland has both a Community-Wide and a Corporate Energy & Emissions Plan to guide climate action in our community. In 2020, Council adopted a new Community Energy & Emissions Reduction Plan, which includes updated GHG emissions reduction targets of 18% below 2007 levels by 2025, 30% by 2030, and 80% by 2050. Additionally, as a signatory to the BC Climate Action Charter, the District of Summerland has committed to working towards becoming carbon neutral in operations.

### Accomplishments

#### Regional Hazard, Risk and Vulnerability Analysis (HRVA) project

- Summerland participated in a Data Collection and Hazard Identification workshop hosted by the Regional District of Okanagan-Similkameen (RDOS) to identify hazards that may cause an emergency and the potential consequences
- The HRVAs will inform local and regional emergency response plans, land-use policies, and climate adaptation initiatives across the RDOS. The project will take place over two years (2025 to 2026)

#### Corporate EV Upgrades

- Infrastructure upgrades and the installation of chargers is completed except for two chargers that need to be installed at the Water Treatment Plant

### 2026 Priorities

#### Summerland Free Fare Program

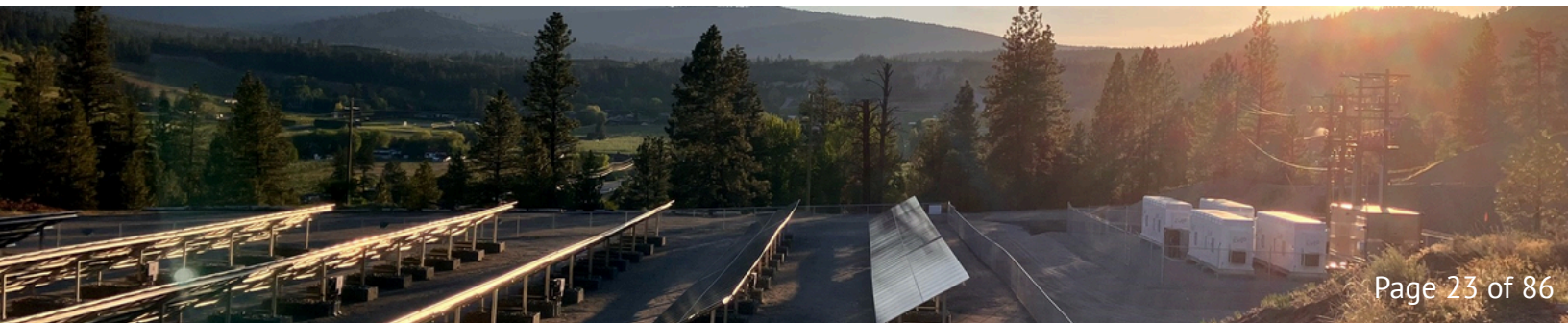
- Continue to provide Council with quarterly updates on ridership on Route 30 Penticton/Summerland

#### Climate Adaptation

- Grant funding was secured for the development of a Climate Adaptation Plan that will take place over two years, from May 2026 to December 2027

#### South Okanagan Transit Fare Review

- BC Transit is beginning the South Okanagan-Similkameen Transit System fare review process in 2026
- The objective of the review is to collaboratively assess the current fare structure and determine whether adjustments are appropriate



# Works & Infrastructure

2025 Year in Review

## About Us

The Works & Infrastructure team consists of 30 full-time and 2 seasonal staff.

## Services We Provide

- Water & sewer service installations/repairs
- Hydrant maintenance & flushing
- Storm sewers & drainage
- Snow removal & ice control
- Street sweeping & roadside mowing
- Dike Maintenance & creek maintenance
- Banners & seasonal decorative lighting
- Cemetery interments & maintenance
- Landfill operations
- Curbside collection
- Municipal building maintenance
- Fleet & equipment maintenance
- Signage & line painting



150km

Paved Roadways

220km

Watermains

80km

Sanitary Sewer

# Works & Infrastructure

## 2025 Accomplishments

### Road and Watermain Projects

- Prairie Valley Road Watermain and Multi-use Pathway project from Morrow to Cartwright construction completed
- Wharton Street Critical Infrastructure Replacement project nearing completion
- Transportation Plan completed

### Landfill Projects

- Testing wells installed below landfill
- Compost site optimization work continued

### Works Projects

- Significant overlay paving completed on Fyffe Road, Lenzi Street, Walters Road, and Canyon View Road
- Installation of asphalt millings from Ministry of Transportation road work installed on several roads and parking lots throughout Summerland



# Works & Infrastructure

## 2026 Priorities

- **Road & Watermain improvements**
  - Finalize Wharton Street Critical Infrastructure Replacement project
  - Victoria Road Multi-use Pathway and Watermain Upgrade project
  - Alder Street Storm upgrades
- **Fleet Replacement Program**
- **Landfill Compost Facility expansion**
- **Landfill expansion liner installation**



# Utilities

2025 Year in Review



Electrical

## About Us

The Utilities team consists of 19 full-time staff; 6 electric utility, 4 wastewater utility, 6 water utility, 1 electrician and 2 managers

## Services We Provide

- Clean drinking water
- Safe treatment of wastewater
- Safe delivery of electricity



Wastewater



Water

**330km**

Powerlines

**7,582ML**

of water treated

**877ML**

of wastewater treated

# Water Utility

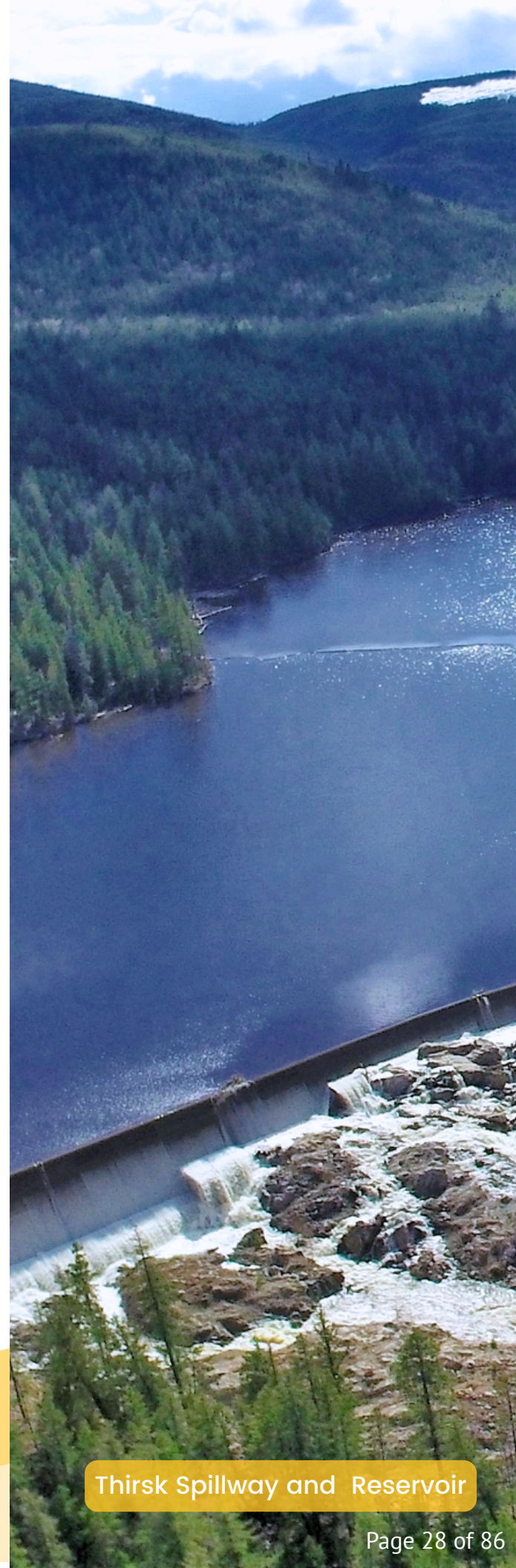
## 2025 Year in review

### Accomplishments

- **Water Treatment Plant**
  - Chemical cost savings initiatives
  - Coagulant storage
  - Disinfection upgrades
  - Control upgrade design
  - Safety equipment
  - Process equipment upgrades
- **Watershed**
  - Isintok dam spillway replacement
  - Thirsk and Headwaters dam safety upgrades
  - Source Water Protection Work Plan
- **Distribution System**
  - Pump house upgrades
  - SCADA system upgrades
  - System separation plan

### 2026 Priorities

- **Water Treatment Plant**
  - Lamella block replacement
  - Pump and mixer rebuilds
  - Disinfection final upgrades
  - Forklift replacement
- **Watershed**
  - Headwaters Dam Safety Upgrades
  - Garnet Dam Safety Upgrades
  - Thirsk Dam Safety Upgrades
  - Source water protection plan initiation
- **Distribution System**
  - PRV repair /replacement
  - System separation plan finalization
  - Leak detection program initiation



Thirsk Spillway and Reservoir

# Wastewater Utility

2025 Year in review



Wastewater Treatment Plant

## Accomplishments

- **Wastewater Treatment Plant**
  - Second Primary Clarifier construction
  - Headworks fine screen / compactor spare assessment
  - Pump replacements
  - SCADA system upgrades
  - Safety plans for confined spaces
- **Collection System**
  - Industrial areas sewer expansion study
  - Lift station communication upgrades

## 2026 Priorities

- **Wastewater Treatment Plant**
  - Second Primary Clarifier construction
  - Headworks fine screen / compactor spare rebuild
  - Liquid Waste Management Plan
- **Collection System**
  - Industrial areas sewer expansion study
  - Valve replacements
  - SCADA controls and telemetrugrades



Primary Clarifier Project

# Electric Utility

## Power History

Summerland is one of only five municipalities in BC that owns its electrical utility. For over 110 years, the District has proudly served the community with safe, reliable, and economical energy.

Most of the Summerland Electrical Utility's employees all live within the community and are dedicated to keeping your lights on no matter the weather, temperature or time of day.

**PUBLIC UTILITIES, 1918.**  
**ELECTRIC LIGHT AND POWER.**  
**Profit and Loss Statement for the Year Ending 31st December, 1918.**

To Discounts	\$ 575.10	By Gross Earnings—	
Maintenance	1,068.08	Electric Light	\$4,602.67
Operating	2,228.88	Amount which had to be	
Debenture Interest	975.00	made up from Taxation	533.08
Sinking Fund	379.19		
	<u>\$5,225.75</u>		<u>\$5,225.75</u>

Note—Proportion of Overhead Charges, Salaries, Office Expense, Postage, Telegrams, Printing and Stationery included in above charges.

## Power Generation

Currently, our Electric Utility purchases the majority of its electrical energy from the local transmission wholesaler and small amounts from individual customers with solar installations. In late 2023 Summerland commissioned the Summerland Energy Centre - this facility hosts a 412kW solar array and a 1MW, 4MWh Battery Energy Storage System. Using this new generating and storage system Summerland has returned to its roots as an electrical power producer. Around 100 years ago Summerland operated one of the first hydro plants in BC which was commissioned around 100 years ago.



## Power Distribution

Our electrical distribution network is the backbone of our power delivery system and is currently meeting the needs of existing customers. This electric distribution system consists of over 3,000 power poles, 2,500 transformers, 5,000 revenue meters and over 330km of wire!

# Electric Utility

2025 Year in review



Summerland Power Line Technician

## Accomplishments

- Streetlight Upgrades
  - Kelly, Wharton, Brown streets
  - Jubilee rd
- Wharton Upgrades
  - Civil work for undergrounding powerline
  - Pathway lighting and event power
- Field 96 electrical upgrades
- Power pole replacements

## 2026 Priorities

- Line truck replacements
- Wharton Upgrades
  - Electrical wiring from substation to post office
  - Pathway and event power
- Pole replacements
- Inventory storage upgrades



# Fire Department

## 2025 Year in review

### About Us

The Summerland Fire Department was established in 1949, with the current Fire Hall constructed in 1963. The Summerland Fire Department has five full-time staff: the chief, two deputy chiefs, two career firefighters and 29 auxiliary (paid on-call) firefighters with an average age of 46.3 years.

### Accomplishments

- Delivery of a new 4x4 Spartan Fire Engine and early delivery of a new 1800 imp. gallon water tender
- Grant Funded - Completion of fuel modification and fire mitigation work of an area west of Deer Ridge totaling 104 hectares
- Purchase of a Self Contained Breathing Apparatus fill station - to meet Work Safe Regulations
- Union of British Columbia Municipalities (UBCM) grant purchase of new structural fire gear
- Ongoing firefighter professional development and training certifications



# 279

Open burning permits issued

# 49

Public education sessions

# 940

Firefighter training hours

# Fire Department

## 2026 Priorities

- Recruited and onboarded seven Auxiliary Firefighters, who are progressing through training to meet NFPA Firefighter II standards.
- Strengthened firefighter mental health supports, reinforcing wellness, resiliency, and long-term workforce sustainability.
- Introduced a new FireSmart Coordinator, expanding public education initiatives and delivering FireSmart programming throughout the community.
- Continued wildfire mitigation and fuel-reduction efforts in the west area of Deer Ridge and other priority locations identified in the Community Wildfire Protection Plan.
- Delivered live fire training exercises at the Summerland Fire Training Ground, enhancing operational readiness and hands-on skills for firefighters.

**1139**

Property inspections conducted

**329**

Emergency response incidents





# Police (RCMP)

## Year in review

The Summerland RCMP Detachment is committed to keeping our community safe. We have a partnership with our community, providing safety and security through professional service based on our traditions of fairness and equality.



Our mandate is multi-faceted in that we prevent and investigate crime, maintain order, enforce laws on matters as diverse as health, contribute to national security, and provide vital operational support services to other agencies.

The Summerland RCMP Detachment administers and supports the Citizens on Patrol program and works closely with the South Okanagan Similkameen Crime Stoppers organization as well as our District Bylaw Enforcement Staff.

# MESSAGE FROM THE DIRECTOR OF FINANCE

May 19, 2026

## MAYOR HOLMES AND MEMBERS OF COUNCIL,

I am pleased to present the District of Summerland's audited financial statements for the year ended December 31, 2025.

As noted in the management report, Council has delegated the responsibility for the accuracy, integrity and objectivity of the financial information presented in the financial statements to the management staff of the District. The financial statements, as required by the Community Charter, have been prepared and meet the reporting standards for local governments.

The financial statements are externally and independently audited by BDO Canada LLP, in accordance with Canadian generally accepted auditing standards. As expressed in the audit report, it is the opinion of BDO Canada LLP that the District's financial statements present fairly, in all material respects, the financial position of the District of Summerland as at December 31, 2025, and the results of operations, changes in net financial assets, and cash flows for the year then ended.

The financial statements reflect continued stability in the financial position of the District of Summerland. 2025 Net Financial Assets, which measures a municipalities ability to cover its financial liabilities (\$43.9 million) with its financial assets (\$52.2 million), increased by \$422,274.

Overall, revenues have increased by \$5.16 million. Property tax revenues increased by \$1.1 million due to an approved tax rate increase of 7.25%. User fees increased by \$2.6 million, which were anticipated, following utility rate increases of 5.66% for electrical rates, 8.08% for sewer rates and 7.35% for water rates. \$1.8 million of development cost charges were utilized to help fund a portion of the Wharton Street revitalization project as well as the primary clarifier at the sewer treatment plant. As part of the 2025 fiscal audit, the District revised our estimated asset retirement obligation to reflect a 1.14% increase in the discount rate and a 0.51% increase in the inflation rate. These adjustments triggered a \$1.5 million accounting gain which is shown as revenue on the District's Statement of Operations and Accumulated Surplus. These revenue increases were offset by a \$2.9 million decrease in capital grant funding when compared to 2024.

2025 expenses of \$43.9 million increased \$3.9 million over 2024. As in previous years some departments saw expenditures increase, while other departments had expenditures decrease. In reviewing detailed expenditure reports the three most significant increases were to: labour and benefits of \$1.1 million, amortization of tangible capital assets of \$805,800 and increased wholesale electricity of \$370,500 which was purchased from FortisBC.

The District ended the year with a \$1.21 million increase to accumulated surplus, which has an overall balance of \$187.4 million. Accumulated surplus includes investment in tangible capital assets, funds held in reserve and unappropriated surplus. The General Fund ended the year with \$17.89 million in unappropriated surplus, an increase of \$2.18 million. The Water Fund ended the year with \$1.76 million deficit in unappropriated surplus, an increase of \$859,240. The Sewer Fund ended the year with \$247,835 in unappropriated surplus, an increase of \$10,225. The Electric Fund ended the year with \$6.4 million in unappropriated surplus, a decrease of \$19,825. The surplus increases and decreases are primarily due to higher or lower than budgeted spending.

Funds held in reserve decreased \$5.3 million and total \$43.8 million. This decrease in reserve funds is attributed to capital acquisitions. The District's 2025 budget included \$32.6 million in capital acquisitions, with \$15.7 million in funding from reserve transfers. Actual capital acquisition spending was \$18.4 million with \$14.0 million being transferred from reserves.

Council's ongoing commitment to ensure the financial stability of the District will provide a strong framework in meeting community needs in future years.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'David Svetlichny', written in a cursive style.

David Svetlichny, CPA, CA  
Director of Finance

**The Corporation of the District of Summerland**  
**Financial Statements**  
*For the year ended December 31, 2025*

## Management's Responsibility

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To the Mayor and Council of The Corporation of the District of Summerland:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian generally accepted accounting principles for local governments and ensuring that all information in the annual report is consistent with the statements. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of the financial statements.

The Mayor and Council are composed entirely of individuals who are neither management nor employees of the District. The Mayor and Council are responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial information included in the annual report. The Mayor and Council fulfill these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Mayor and Council are also responsible for appointing the District's external auditors.

BDO Canada LLP, an independent firm of Chartered Professional Accountants, is appointed by the Mayor and Council to audit the financial statements in accordance with Canadian generally accepted auditing standards and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically with, both the Council and management to discuss their audit findings.

May 5, 2026



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Director of Finance

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## Independent Auditor's Report

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### To the Mayor and Council of the District of Summerland

#### Opinion

We have audited the financial statements of the District of Summerland (the "District"), which comprise the statement of financial position as at December 31, 2025, and the statement of operations and accumulated surplus, the statement of changes in net financial assets and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the District as at December 31, 2025, and its results of operations, its change in net financial assets, and its 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 report. We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

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



### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **Unaudited Information**

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the schedules to the District's Financial Statements.

*BDO Canada LLP*

**Chartered Professional Accountants**

Kelowna, British Columbia

May 5, 2026


**The Corporation of the District of Summerland**  
**Statement of Financial Position**

*As at December 31, 2025*

	<b>2025</b>	2024
<b>Financial assets</b>		
Cash and cash equivalents	<b>\$ 10,501,347</b>	\$ 8,684,096
Accounts receivable (Note 2)	<b>7,176,340</b>	8,297,292
Portfolio investments (Note 3)	<b>34,115,905</b>	36,483,580
Deposit - Municipal Finance Authority (Note 4)	<b>440,523</b>	549,371
	<b>52,234,115</b>	54,014,339
<b>Financial liabilities</b>		
Accounts payable and accrued liabilities (Note 5)	<b>11,895,230</b>	7,653,374
Asset retirement obligations (Note 6)	<b>9,066,383</b>	11,864,526
Deferred revenue (Note 7)	<b>8,215,349</b>	9,317,786
Deposits	<b>1,635,597</b>	2,143,299
Long-term debt (Note 8)	<b>13,065,971</b>	15,102,043
	<b>43,878,530</b>	46,081,028
<b>Net financial assets</b>	<b>8,355,585</b>	7,933,311
<b>Non-financial assets</b>		
Tangible capital assets (Note 9)	<b>171,285,449</b>	160,138,286
Prepays	<b>581,237</b>	692,970
Inventories of supplies	<b>7,191,715</b>	6,527,419
	<b>179,058,401</b>	167,358,675
<b>Accumulated surplus</b> (Note 10)	<b>\$ 187,413,986</b>	\$ 175,291,986

Contingent liabilities and commitments (Note 14)

  
 \_\_\_\_\_  
 Director of Finance

  
 \_\_\_\_\_  
 Mayor

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

**The Corporation of the District of Summerland**  
**Statement of Operations and Accumulated Surplus**

*For the year ended December 31, 2025*

	Budget	2025	2024
	(Note 16)		
<b>Revenue</b>			
Taxation, net (Note 12)	\$ 15,055,960	<b>\$ 15,137,414</b>	\$ 14,042,345
Government transfers (Note 13)	5,862,860	<b>2,152,449</b>	5,131,601
User fees, sales and rentals	28,491,527	<b>29,259,790</b>	26,613,088
Permits, licenses and fines	955,000	<b>1,106,701</b>	700,704
Investment income	400,000	<b>1,629,919</b>	1,716,022
Actuarial earnings	758,339	<b>758,342</b>	693,640
Penalties and interest on taxes	102,500	<b>172,789</b>	127,866
Franchise	125,300	<b>126,617</b>	156,272
Contributions	1,317,500	<b>1,435,019</b>	984,277
Development cost charges	2,382,945	<b>1,817,522</b>	77,675
Other	1,502,502	<b>462,159</b>	518,095
Gain on disposal of tangible capital assets	-	<b>464,793</b>	56,050
Gain from change in estimate of asset retirement obligation	-	<b>1,456,392</b>	-
	56,954,433	<b>55,979,906</b>	50,817,635
<b>Expenses</b>			
General government services	2,941,183	<b>3,105,554</b>	2,592,464
Protection services	4,896,302	<b>4,338,064</b>	3,543,171
Transportation services	6,210,787	<b>4,680,631</b>	4,017,954
Environmental services	2,614,782	<b>2,521,058</b>	2,425,645
Health services	191,315	<b>153,571</b>	215,595
Planning and development	1,731,310	<b>1,302,502</b>	1,238,609
Parks and recreation	5,005,266	<b>4,390,839</b>	4,118,637
Water services	7,709,762	<b>6,043,919</b>	5,742,046
Sewer services	3,600,364	<b>3,015,187</b>	2,859,898
Electrical services	15,576,836	<b>14,306,581</b>	13,191,094
	50,477,907	<b>43,857,906</b>	39,945,113
<b>Annual surplus</b>	6,476,526	<b>12,122,000</b>	10,872,522
<b>Accumulated surplus, beginning of year</b>	175,291,986	<b>175,291,986</b>	164,419,464
<b>Accumulated surplus, end of year</b>	\$181,768,512	<b>\$187,413,986</b>	\$175,291,986

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

**The Corporation of the District of Summerland**  
**Statement of Changes in Net Financial Assets**  
*For the year ended December 31, 2025*

	Budget	2025	2024
	(Note 16)		
<b>Annual surplus</b>	\$ 6,476,526	<b>\$ 12,122,000</b>	\$ 10,872,522
Acquisition of tangible capital assets	(32,642,093)	<b>(16,903,821)</b>	(14,287,951)
Amortization of tangible capital assets	7,062,000	<b>5,732,262</b>	4,926,427
Gain on disposal of tangible capital assets	-	<b>(464,793)</b>	(56,050)
Proceeds on sale of tangible capital assets	-	<b>489,189</b>	56,050
	(19,103,567)	<b>974,837</b>	1,510,998
Change in prepaids	-	<b>111,733</b>	(252,483)
Change in inventory of supplies	-	<b>(664,296)</b>	(1,599,663)
Increase (decrease) in net assets	(19,103,567)	<b>422,274</b>	(341,148)
<b>Net financial assets, beginning of year</b>	7,933,311	<b>7,933,311</b>	8,274,459
<b>Net financial assets, end of year</b>	\$(11,170,256)	<b>\$ 8,355,585</b>	\$ 7,933,311

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

**The Corporation of the District of Summerland**  
**Statement of Cash Flows**  
*For the year ended December 31, 2025*

	2025	2024
<b>Operating transactions</b>		
Annual surplus	\$ 12,122,000	\$ 10,872,522
<b>Items not involving cash</b>		
Amortization	5,732,262	4,926,427
Gain on disposal of tangible capital assets	(464,793)	(56,050)
Gain from change in estimate of asset retirement obligation	(1,456,392)	-
Contributed tangible capital assets	(154,313)	(130,103)
	<b>3,656,764</b>	4,740,274
<b>Changes in non-cash operating balances</b>		
Accounts receivable	1,120,952	93,133
Prepays	111,733	(252,484)
Inventories of supplies	(664,296)	(1,599,662)
Accounts payable and accrued liabilities	4,241,856	(119,487)
Accretion expense	315,095	309,669
Deferred revenue	(1,102,437)	(368,274)
Actuarial reduction of long-term debt	(758,342)	(693,640)
Deposit - Municipal Finance Authority	108,848	(54,942)
Deposits	(507,702)	(462,277)
	<b>2,865,707</b>	(3,147,964)
	<b>18,644,471</b>	12,464,832
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(18,406,354)	(14,157,847)
Proceeds on disposal of tangible capital assets	489,189	56,050
	<b>(17,917,165)</b>	(14,101,797)
<b>Investing transactions</b>		
Disposal (acquisition) of portfolio investments	2,367,675	(4,882,867)
<b>Financing transactions</b>		
Repayment of long-term debt	(1,277,730)	(1,145,763)
Proceeds of long-term debt	-	3,732,000
	<b>(1,277,730)</b>	2,586,237
<b>Net change in cash and cash equivalents</b>	<b>1,817,251</b>	<b>(3,933,595)</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>8,684,096</b>	<b>12,617,691</b>
<b>Cash and cash equivalents, end of year</b>	<b>\$ 10,501,347</b>	<b>\$ 8,684,096</b>

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

# The Corporation of the District of Summerland

## Notes to the Financial Statements

*For the year ended December 31, 2025*

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The Corporation of the District of Summerland (the "District") was incorporated under the laws of the Province of British Columbia in 1906 and operates under the provisions of the Local Government Act and the Community Charter of British Columbia. Its principal activities include the provision of local government services to residents of the incorporated area. These include general government, fire protection, planning and development, parks and cultural services, utilities, and fiscal services. Under Section 149(1)(c) of the Income Tax Act, the District is exempt from taxation.

### 1. Significant accounting policies

The financial statements of the District are prepared by management in accordance with Canadian generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the District are as follows:

(a) Basis of consolidation

i) Consolidated entities

The District does not control any significant external entities and accordingly no entities have been consolidated in the financial statements.

ii) Accounting for other government organizations and School Board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the other government entities and the School Boards with which the District interacts are not reflected in these financial statements. Funds collected by the District on behalf of these other entities and transmitted to them are summarized in Note 12. Funds received by the District as transfers from other government entities are summarized in Note 13.

(b) Basis of accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(c) Revenue recognition

Revenues from transactions with performance obligations are recognized when or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

The District recognizes revenue from users of the water, sewer, solid waste disposal, and rentals of District property services on a straight-line basis over the period of time that the relevant performance obligations are satisfied by the District.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**1. Significant accounting policies (continued)**

The District recognizes revenue from administrative services, building permits, development permits, sales of goods and other licenses and permits at the point in time that the District has performed the related performance obligations and control of the related benefits has passed to the payors.

Revenue from transactions without performance obligation is recognized at realizable value when the District has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

The District recognizes revenue from tax penalties and interest, parking ticket fines, and other revenue without associated performance obligations at the realizable value at the point in time when the District is authorized to collect these revenues.

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

(d) Deferred revenue

Funds received from non-government sources for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

(e) Investment income

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(f) Reserves

Non-statutory reserves represent an appropriation of surplus for specific purposes. Statutory reserves are restricted by the Community Charter and the associated municipal bylaws that established the reserves.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**1. Significant accounting policies (continued)**

(g) Cash and cash equivalents

Cash and cash equivalents include cash and highly liquid investments with a term to maturity of 90 days or less at acquisition and readily convertible to cash.

(h) Financial instruments

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

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

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

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

For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

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

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

(i) Inventory

Inventory is valued at the lower of cost and net realizable value. Cost is determined principally on a weighted average and specific item basis, or replacement cost.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**1. Significant accounting policies (continued)**

(j) Long-term debt

Long-term debt is recorded net of related sinking fund balances.

(k) Liability for contaminated sites

A liability for remediation of a contaminated site is recognized at the best estimate of the amount required to remediate the contaminated site when contamination exceeding an environmental standard exists, the District is either directly responsible or accepts responsibility, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount is determinable. The best estimate of the liability includes all costs directly attributable to remediation activities and is reduced by expected net recoveries based on information available at December 31, 2025.

At each financial reporting date, the District reviews the carrying amount of the liability. Any revisions required to the amount previously recognized is accounted for in the period revisions are made. The District continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

(l) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use for the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings	20-50
Roads and sidewalks	20-50
Machinery and equipment	5-20
Water utility	10-80
Sewer utility	10-50
Electric utility	10-50

Annual amortization is charged in the year following acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**1. Significant accounting policies (continued)**

(ii) Contributions of tangible capital assets

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

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Interest capitalization

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(m) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period.

Significant estimates include assumptions used in estimating provisions for useful lives of tangible capital assets, liability for landfill closure and post-closure and liability for contaminated sites.

(n) Asset retirement obligations

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.

Liabilities are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. The liability is initially recorded at fair value, which is an amount that is the best estimate of the expenditure required to retire a tangible capital asset determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. The changes in the liability for the passage of time are recorded as accretion expense in the Statement of Operations and Accumulated Surplus and all other changes are adjusted to the tangible capital asset. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**2. Accounts receivable**

	<b>2025</b>	<b>2024</b>
Property taxes	<b>\$ 1,030,168</b>	\$ 709,461
Utilities	<b>2,530,026</b>	2,406,862
Other governments	<b>1,559,287</b>	3,140,180
Trade and other	<b>2,128,573</b>	2,101,140
Allowance for doubtful accounts	<b>(71,714)</b>	(60,351)
	<b>\$ 7,176,340</b>	\$ 8,297,292

**3. Portfolio investments**

	<b>2025</b>	<b>2024</b>
MFA short-term bond fund	<b>\$ 28,771</b>	\$ 10,968
MFA money market fund	<b>80,079</b>	77,842
Guaranteed Investment Certificates, interest ranging 3.88% to 6.35% and maturing from April to October 2025	-	36,394,770
Guaranteed Investment Certificates, interest ranging from 3.10% to 4.00% and maturing from July to December 2026	<b>34,007,055</b>	-
	<b>\$ 34,115,905</b>	\$ 36,483,580

The income from portfolio investments for the year was \$1,628,083 (2024 - \$1,931,064), where \$222,948 (2024 - \$283,699) has been deferred. The market value of the District's portfolio investments was \$34,115,588 (2024 - \$36,496,743).

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**4. Municipal Finance Authority debt reserve**

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

	Demand Notes	Cash Deposits	<b>2025</b>	<b>2024</b>
General fund	<b>\$ 288,947</b>	<b>\$ 139,009</b>	<b>\$ 427,956</b>	\$ 421,569
Water fund	<b>440,561</b>	<b>245,010</b>	<b>685,571</b>	953,983
Sewer fund	<b>105,719</b>	<b>56,504</b>	<b>162,223</b>	197,004
	<b>\$ 835,227</b>	<b>\$ 440,523</b>	<b>\$ 1,275,750</b>	\$ 1,572,556

**5. Accounts payable and accrued liabilities**

	<b>2025</b>	<b>2024</b>
Trade and other	<b>\$ 10,745,776</b>	\$ 6,499,365
Wages and benefits	<b>836,822</b>	822,039
Due to funds held in trust	<b>312,632</b>	331,970
	<b>\$ 11,895,230</b>	\$ 7,653,374

As of December 31, 2025, 47% (2024 - 97%) of accounts payable are aged less than 60 days.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**

*For the year ended December 31, 2025*

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**6. Asset retirement obligation**

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

a) Asbestos obligation

The District owns and operates several buildings that are known to have asbestos which represents a health hazard upon remediation, that creates a legal obligation to remove it. The buildings all have an estimated useful life of 20 to 70 years from the date of completion of construction, of which various numbers of years remain. Estimated costs have been discounted to the present value using a discount rate of 3.82% per annum (2024 – 2.68%).

b) Landfill closure and post-closure costs

The District owns and operates a landfills for which a liability for closure and post closure has been recognized. The final closure of the last landfill is currently expected to occur in 2094. Monitoring of the landfill will be required for an additional 100 years after final closure of the landfill. The closure and post-closure costs were discounted using a rate of 3.82%.

c) Summerland Skatepark

The District entered into a lease agreement for the Summerland Skatepark in 2018, which required that the District decommission the Skatepark upon termination of the agreement, creating a legal obligation for retirement. The lease term is 30 years. Estimated costs have been discounted to the present value using a discount 3.82% per annum (2024 – 2.68%).

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**

*For the year ended December 31, 2025*

**6. Asset retirement obligation (continued)**

Changes in the asset retirement obligation in the year are as follows:

	Asbestos removal	Landfill liability	Summerland Skatepark	<b>2025</b>
Opening balance	\$ 2,444,584	\$ 9,350,158	\$ 69,784	\$ 11,864,526
Accretion expense	62,641	250,584	1,870	315,095
Change in estimated cash flows	(162,819)	(2,938,588)	(11,831)	(3,113,238)
Closing balance	<b>\$ 2,344,406</b>	<b>\$ 6,662,154</b>	<b>\$ 59,823</b>	<b>\$ 9,066,383</b>

	Asbestos removal	Landfill liability	Summerland Skatepark	<b>2024</b>
Opening balance	\$ 2,380,779	\$ 9,106,114	\$ 67,963	\$ 11,554,856
Accretion expense	63,805	244,044	1,821	309,670
Closing balance	<b>\$ 2,444,584</b>	<b>\$ 9,350,158</b>	<b>\$ 69,784</b>	<b>\$ 11,864,526</b>

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**7. Deferred revenue**

	Opening balance	Deferred transactions	Externally restricted investment income	Revenue recognized	<b>2025 Ending balance</b>
Development cost charges	\$ 6,966,621	\$ 84,856	\$ 222,948	\$ (1,817,521)	\$ 5,456,904
Property taxes and business licenses	2,351,165	2,247,914	-	(1,840,634)	2,758,445
	<b>\$ 9,317,786</b>	<b>\$ 2,332,770</b>	<b>\$ 222,948</b>	<b>\$ (3,658,155)</b>	<b>\$ 8,215,349</b>

**8. Long-term debt**

	<b>2025</b>	<b>2024</b>
Outstanding debt, beginning of year	<b>\$ 15,102,043</b>	\$ 13,209,446
Repayment of debt	<b>(1,277,730)</b>	(1,145,763)
Actuarial reduction of principal	<b>(758,342)</b>	(693,640)
New Borrowing	-	3,732,000
Outstanding debt, end of year	<b>\$ 13,065,971</b>	\$ 15,102,043

Future payments on net outstanding debt for the next five years and thereafter are as follows:

	<b>General Fund</b>	<b>Water Fund</b>	<b>Sewer Fund</b>	<b>Total</b>
2026	\$ 485,344	\$ 924,316	\$ 216,945	<b>\$ 1,626,605</b>
2027	502,331	517,299	78,056	<b>1,097,686</b>
2028	519,913	100,096	80,761	<b>700,770</b>
2029	538,110	103,600	83,562	<b>725,272</b>
2030	556,943	107,226	71,744	<b>735,913</b>
2031 and thereafter	4,580,038	2,519,776	1,079,911	<b>8,179,725</b>
	<b>\$ 7,182,679</b>	<b>\$ 4,272,313</b>	<b>\$ 1,610,979</b>	<b>\$ 13,065,971</b>

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
**For the year ended December 31, 2025**

**8. Long-term debt (continued)**

Bylaw Number	Purpose	Year Maturing	%	2025 Cash Payments		Balance Outstanding	
				Interest	Principal	2025	2024
<b>General fund</b>							
00-385	Road Improvements	2030	3.380	\$ 46,600	\$ 73,524	\$ 648,016	\$ 764,772
00-399	RCMP Building	2031	1.470	45,938	114,880	1,194,956	1,371,219
22-005	Road Improvements	2047	4.090	130,138	81,691	2,928,109	3,015,619
24-004	Road Improvements	2044	3.830	95,750	88,403	2,411,597	2,500,000
				318,426	358,498	7,182,678	7,651,610
<b>Water fund</b>							
00-161	Water works upgrade	2025	0.910	54,600	244,491	-	412,127
00-213	Thirsk Dam Expansion	2026	1.530	91,800	201,490	424,510	832,693
00-195	Water works upgrade	2027	3.900	234,000	225,308	826,951	1,219,574
22-005	Water works upgrade	2047	4.090	134,260	84,279	3,020,852	3,111,133
				514,660	755,568	4,272,313	5,575,527
<b>Sewer fund</b>							
00-192	Sewer System construction	2025	0.910	7,280	32,599	-	54,950
00-207	Sewer System construction	2026	1.530	30,600	67,163	141,503	277,564
00-192	Sewer System construction	2029	4.100	8,200	6,716	53,419	65,514
16-023	Sewer System construction	2036	2.100	7,686	13,621	227,623	244,878
24-005	Sewer works upgrade	2044	3.830	47,186	43,565	1,188,435	1,232,000
				100,952	163,664	1,610,980	1,874,906
				\$ 934,038	\$ 1,277,730	\$ 13,065,971	\$ 15,102,043

During the year, Council adopted Loan Authorization Bylaws No. 2024-035 and No. 2024-036 authorizing borrowing of up to \$2,693,470 for Victoria Road Upgrades and up to \$3,365,080 for Wharfton Street Upgrades, respectively. As at December 31, 2025, no debt had been issued under either bylaw, and accordingly, no liability has been recorded in the financial statements. The timing and amount of any borrowing under these authorizations will be determined based on project requirements and market conditions.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
For the year ended December 31, 2025

**9. Tangible capital assets**

	Land	Land Improvements	Buildings	Machinery and Equipment	Roads and Sidewalks	Water Utility	Sewer Utility	Electric Utility	Work in Progress	2025 Total	2024 Total
Cost, beg. of year	\$ 15,711,429	\$ 14,899,003	\$ 15,457,951	\$ 25,019,276	\$ 43,154,984	\$ 64,884,995	\$ 40,522,167	\$ 23,617,446	\$ 8,926,340	\$ 252,193,591	\$ 238,429,253
Additions	-	418,219	578,339	2,093,487	411,672	3,136,893	880,973	1,556,513	13,046,416	22,122,512	34,563,212
Disposals	-	(2,709,468)	(878,951)	(157,660)	-	-	-	-	(3,561,847)	(7,307,926)	(20,798,874)
Cost, end of year	15,711,429	12,607,754	15,157,339	26,955,103	43,566,656	68,021,888	41,403,140	25,173,959	18,410,909	267,008,177	252,193,591
Accumulated amortization, beg. of year	-	1,096,231	8,569,161	10,113,525	26,764,886	21,996,821	19,193,083	4,331,598	-	92,055,305	87,652,491
Amortization	-	24,990	369,624	1,303,449	1,163,351	1,322,708	977,945	570,195	-	5,732,262	4,926,427
Disposals	-	(1,106,724)	(824,849)	(133,266)	-	-	-	-	-	(2,064,839)	(523,613)
Accumulated amortization, end of year	-	14,497	8,113,936	11,283,708	27,928,237	23,309,529	20,171,028	4,901,793	-	95,722,728	92,055,305
Net carrying amount, end of year	\$ 15,711,429	\$ 12,593,257	\$ 7,043,403	\$ 15,671,395	\$ 15,638,419	\$ 44,712,359	\$ 21,232,112	\$ 20,272,166	\$ 18,410,909	\$ 171,285,449	\$ 160,138,286

The net book value of tangible capital assets, not being amortized as they are under construction or development or have been removed from service is \$18,410,909 (2024 - \$8,926,340). Contributed infrastructure tangible capital assets with a value of \$154,313 recognized in the financial statements during the year (2024 - \$130,103). Asset additions include \$3,561,846 of work in progress transfers from 2024 (2024 - \$20,275,262). Net cash additions for 2025 are \$18,406,354 (2024 - \$14,157,847).

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**10. Accumulated surplus**

The District segregates its accumulated surplus in the following categories:

	2025	2024
Current funds	<b>\$ 30,275,592</b>	\$ 30,184,548
Community Works	<b>1,276,212</b>	630,269
Net current funds	<b>31,551,804</b>	30,814,817
Investment in tangible capital assets	<b>149,153,095</b>	133,171,718
Statutory reserve funds (Note 11)	<b>6,709,087</b>	11,305,451
	<b>\$ 187,413,986</b>	\$ 175,291,986

The investment in tangible capital assets represents amounts already spent and invested in infrastructure and other non-financial assets.

Reserve funds represent funds set aside by bylaw or council resolution for specific purposes.

	Opening balance	Transfer receipts	Interest earned	Expenditure	Ending balance
Community Works	\$ 630,269	611,730	34,213	-	<b>\$ 1,276,212</b>

**11. Statutory reserve funds**

	Opening balance	Contributions received	Investment income	Expenditure	Ending balance
Land sale	\$ 294,587	\$ 424,098	\$ 13,999	\$ (247,213)	<b>\$ 485,471</b>
Capital works	9,297,084	2,864,516	276,458	(6,329,878)	<b>6,108,180</b>
Parking	111,180	-	4,063	-	<b>115,243</b>
Asset management	1,602,600	1,014,668	28,763	(2,645,838)	<b>193</b>
	<b>\$ 11,305,451</b>	<b>\$ 4,303,282</b>	<b>\$ 323,283</b>	<b>\$(9,222,929)</b>	<b>\$ 6,709,087</b>

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**12. Taxation, net**

	<b>2025</b>	<b>2024</b>
Property taxes and payments-in-lieu	<b>\$ 15,137,414</b>	\$ 14,042,345
Collections for other governments		
Province of British Columbia - school tax	<b>7,560,674</b>	7,139,774
Regional District	<b>1,179,304</b>	1,085,089
Regional Hospital District	<b>1,072,115</b>	943,458
Municipal Finance Authority	<b>1,053</b>	1,039
British Columbia Assessment Authority	<b>193,725</b>	185,274
Okanagan Regional Library	<b>603,999</b>	582,593
	<b>25,748,284</b>	23,979,572
Transfers		
Province of British Columbia - school tax	<b>7,560,674</b>	7,139,774
Regional District	<b>1,179,304</b>	1,085,089
Regional Hospital District	<b>1,072,115</b>	943,458
Municipal Finance Authority	<b>1,053</b>	1,039
British Columbia Assessment Authority	<b>193,725</b>	185,274
Okanagan Regional Library	<b>603,999</b>	582,593
	<b>10,610,870</b>	9,937,227
Available for general municipal purposes	<b>\$ 15,137,414</b>	\$ 14,042,345

**13. Government transfers**

	<b>2025</b>	<b>2024</b>
Provincial Transfers		
Small community grants	<b>\$ 325,000</b>	\$ 360,400
Traffic fine revenue sharing	<b>68,000</b>	49,000
Community works	<b>611,730</b>	611,730
Capital grants	<b>446,556</b>	3,042,749
Other contributions	<b>596,719</b>	1,037,325
	<b>2,048,005</b>	5,101,204
Regional transfers		
Okanagan Basin Water Board	<b>104,444</b>	30,397
Total government transfer revenues	<b>\$ 2,152,449</b>	\$ 5,131,601

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**14. Contingent liabilities and commitments**

- (a) The District is responsible, as a member of the Regional District of the Okanagan-Similkameen, for its proportion of any operating deficits or long-term debt related to functions in which it participates.
  
- (b) The District 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 are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 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, 2024, indicated a \$2.675 million funding surplus for basic pension benefits on a going concern basis.

The District paid \$785,874 (2024 - \$742,182) for employer contributions while employees contributed \$714,526 (2024 - \$674,124) to the plan in fiscal 2025.

The next valuation will be as at December 31, 2027, with results available in 2028.

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.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

**14. Contingent liabilities and commitments (continued)**

- (c) From time to time the District is brought forth as a defendant in various lawsuits. The District reviews its exposure to any potential litigation for which it would not be covered by insurance and assesses whether a successful claim against the District would materially affect the financial statements of the District. The District reserves a portion of its operating surplus for future payment of insurance deductibles and payment of claims for which it would not be covered by insurance. The District is currently not aware of any claims brought against it that if not defended successfully would result in a material change to the financial statements of the District.

**15. Funds held in trust**

At the year end, the District held \$1,122,150 (2024 - \$1,110,386) in trust. Certain assets have been conveyed or assigned to the District to be administered as directed by agreement or statute. The District holds the assets for the benefit of and stand in fiduciary relationship to the beneficiaries. The following trust funds and assets are excluded from the District's financial statements:

	2025	2024
Summerland scholarship	\$ 24,015	\$ 24,133
Cemetery perpetual care	412,470	406,294
Abernethy memorial	92,820	89,547
Summerland education funding	592,845	590,412
	\$ 1,122,150	\$ 1,110,386

**16. Annual budget**

The financial statements have included the Annual Budget as approved by Council on March 4, 2025. No amendments subsequent to this date have been included. The following is a reconciliation of the budget presentation required for the financial statements and the annual financial plan bylaw:

	2025	2024
Annual surplus	\$ 6,476,526	\$ 6,738,174
Capital expenditures	(32,642,093)	(29,719,035)
Principal repayment of debt	(1,277,731)	(1,238,223)
Transfers from accumulated surplus and reserves	18,613,240	20,387,084
Borrowing proceeds	8,830,058	3,832,000
Net annual budget	\$ -	\$ -

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**17. Financial Instruments**

Financial Instrument Risk Management

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

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

Credit risk

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

The Municipality manages its credit risk by:

- using credit approval processes,
- the highly diversified nature of the residents,
- holding cash on deposit at a provincially regulated Credit Union. Unlimited depositor protection is provided from the Credit Union Deposit Insurance Corporation of British Columbia (CUDIC). All money on deposit with a BC credit unions is 100% guaranteed, including accrued interest, regardless of the length of the term of maturity.

The Municipality measures its exposure to credit risk based on how long amounts have been outstanding and based on historical experience regarding collections. The maximum exposure to credit risk at the financial statement date is the carrying value of its cash and accounts receivable as outlined in Note 2. Accounts receivable arise primarily as a result of utilities, and grants receivable. Based on this knowledge, credit risk of cash and accounts receivable are assessed as low.

The Municipality manages exposure to credit risk for portfolio investments by ensuring adequate diversification and by maintaining its investments in the Ministry of Finance Authority which meets the investment requirements of Section 183 of the Community Charter of the Province of BC. As a result, the Municipality has reduced exposure to market or value risk. The maximum exposure to credit risk on portfolio investments is outlined in Note 3.

**The Corporation of the District of Summerland**  
**Notes to the Financial Statements**  
*For the year ended December 31, 2025*

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**17. Financial Instruments (continued)**

Liquidity risk

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

The Municipality manages this risk by:

- maintaining a balance of highly liquid investments,
- staggering maturity dates of investment portfolio for cash flow needs,
- ability to increase tax rates per bylaw in order to increase cash,
- and monitoring cash activities and expected outflows through budgeting.

Also to help manage the risk, the Municipality has in place a planning, budgeting and forecasting process to help determine the funds required to support the normal operating requirements. The Municipality's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments. The Municipality measures its exposure to liquidity risk based on the results of cash forecasting and expected outflows and extensive budgeting.

Interest rate risk

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

The Municipality manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to long-term debt. See Note 8 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are MFA pooled investment funds (see note 3). The risk is caused by changes in interest rates. As interest rates rise, the fair value of the MFA pooled investment funds notes decrease and, as interest rates fall, the fair value of these investments increase.

**18. Comparative Figures**

Certain comparative figures have been adjusted to conform to changes in the current year presentation.

# The Corporation of the District of Summerland

## Notes to the Financial Statements

For the year ended December 31, 2025

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### 19. Segmented information

The District is a municipal government which provides a wide range of services to the citizens and businesses for Summerland. The District is governed by an elected Council comprised of a Mayor and six Councilors whose authority is set in the *Community Charter* and *Local Government Act*. The District'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 District such as general government services, protective services, transportation services environmental services, health services planning and developmental services, parks and recreation services. The utility operations are comprised of the water, sewer and electrical systems, and each accounting for its own operations and programs within their own funds. Operating results of the following segments are reported as follows:

**General Government services** are comprised of a number of functions including Corporate Services and Finance which involves staff working closely with Council and community partners to coordinate the delivery of a wide range of functions and services. Corporate Services is responsible for Administration, Information Technology, Human Resources, Occupational Health and Safety and Legislative Service functions. Finance is responsible for the collection of tax revenues, utility billing and all treasury and accounting functions. Revenues associated with this segment include all those amounts that cannot be directly attributed to other segments including taxation, grants in lieu, and interest revenue.

**Protective services** include police services under contract with the Royal Canadian Mounted Police, bylaw enforcement and animal control under contract to a third party, emergency measures services, and building inspection. Fire protection is provided by a composite department responsible for fire suppression, fire inspections and public education training.

**Transportation services** include equipment and civic building maintenance, and the maintenance of roads, signs, sidewalks, street lighting and storm drains. This segment is also responsible for the planning and implementation of the capital works program for all infrastructure as well as climate action program reporting.

**Environmental services** include garbage collection and recycling.

**Health services** include the operations related to cemetery functions.

**Planning and Development services** include all planning and building related process, long range and current planning, land use applications and economic development functions.

**Parks and Recreation services** include providing and coordinating leisure and recreational services, and maintaining recreational facilities, parks and trails.

**Water services** include the operating activities that relate to the treatment, distribution and maintenance of the water system including the dams and the water treatment plant.

**Sewer services** include the operating activities that relate to the collection and treatment of wastewater, maintenance of the related equipment including the wastewater treatment plant.

**Electrical services** include the operating activities that relate to power distribution and maintenance of the electrical system and related equipment.

# The Corporation of the District of Summerland

## Notes to Financial Statements

For the year ended December 31, 2025

### 19. Segmented information (continued)

	General Government Services	Protective Services	Transportation Services	Environmental Services	Health Services	Planning & Develop Services	Parks & Recreation Services	Water Services	Sewer Services	Electrical Services	Actual 2025
<b>Revenue</b>	\$ 12,716,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,716,995
Property tax	-	-	-	-	-	-	-	1,607,685	812,734	-	2,420,419
Parcel tax	-	-	-	-	-	-	-	330,393	104,444	-	2,152,449
Government transfers	1,007,223	594,225	-	-	-	-	116,164	-	-	-	2,714,932
User fees, sales and rentals	227,566	6,380	-	2,996,903	95,711	-	1,389,387	6,304,648	1,950,260	16,280,571	29,259,790
Permits, licenses and fines	184,161	39,356	8,364	-	-	883,184	-	-	-	-	1,106,701
Investment income	1,473,519	-	-	-	-	-	-	-	156,400	-	1,629,919
Actuarial earnings	110,434	-	-	-	-	-	-	547,646	100,262	-	758,342
Penalties and interest on taxes	172,789	-	-	-	-	-	-	-	-	-	172,789
Franchise	126,617	-	-	-	-	-	-	-	-	-	126,617
Contributions from developers	87,714	-	34,800	-	-	-	15,000	134,290	621,236	541,979	1,435,019
Development cost charges	-	-	411,800	-	-	-	4,979	32,252	1,368,491	-	1,817,522
Other	90,804	-	146,869	-	-	-	-	44,280	4,250	175,956	462,159
Gain (loss) on disposal of TCA	424,098	-	40,116	-	-	-	-	-	-	-	464,793
Gain (loss) on change in ARO	-	-	-	1,456,392	-	-	579	-	-	-	1,456,392
	16,621,920	639,961	641,949	4,453,295	95,711	883,184	1,526,109	9,001,194	5,118,077	16,998,506	55,979,906
<b>Expenses</b>											
Labour and benefits	1,845,457	1,395,588	1,712,288	423,666	103,632	684,311	2,149,513	1,465,217	782,177	1,049,906	11,611,755
Contracted services	900,583	2,714,932	1,221,105	1,638,795	30,618	575,427	681,872	513,732	497,950	472,505	9,247,519
Materials and supplies	202,310	101,750	(157,628)	47,295	17,833	8,535	658,862	2,205,575	655,665	12,213,974	15,954,171
Interest	-	45,938	272,799	-	-	-	-	510,339	99,799	-	928,875
Amortization	122,740	78,152	1,585,351	160,718	1,488	34,229	878,736	1,322,708	977,944	570,196	5,732,262
Other	34,464	1,704	46,716	250,584	-	-	21,856	26,348	1,652	-	383,324
	3,105,554	4,338,064	4,680,631	2,521,058	153,571	1,302,502	4,390,839	6,043,919	3,015,187	14,306,581	43,857,906
<b>Annual SURPLUS (DEFICIT)</b>	\$ 13,516,366	\$ (3,698,103)	\$ (4,038,682)	\$ 1,932,237	\$ (57,860)	\$ (419,318)	\$ (2,864,730)	\$ 2,957,275	\$ 2,102,890	\$ 2,691,925	\$ 12,122,000

**The Corporation of the District of Summerland**  
**Notes to Financial Statements**  
For the year ended December 31, 2025

**19. Segmented information (continued)**

	General Government Services	Protective Services	Transportation Services	Environmental Services	Health Services	Planning & Develop Services	Parks & Recreation Services	Water Services	Sewer Services	Electrical Services	Actual 2024
<b>Revenue</b>											
Property tax	\$ 11,669,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,669,256
Parcel tax	-	-	-	-	-	-	-	1,579,755	793,334	-	2,373,089
Government transfers	1,398,197	338,329	485,749	131,497	-	169,773	878,527	1,560,885	30,397	138,247	5,131,601
User fees, sales and rentals	186,171	24,357	11,840	2,516,464	71,238	-	1,150,681	5,610,645	1,780,296	15,261,396	26,613,088
Permits, licenses and fines	165,402	34,650	-	-	-	500,652	-	-	-	-	700,704
Investment income	1,716,022	-	-	-	-	-	-	-	-	-	1,716,022
Actuarial earnings	97,566	-	-	-	-	-	-	503,613	92,461	-	693,640
Penalties and interest on taxes	127,866	-	-	-	-	-	-	-	-	-	127,866
Franchise	156,272	-	-	-	-	-	-	-	-	-	156,272
Contributions from developers	101,812	-	73,707	-	-	-	-	91,493	93,774	623,491	984,277
Development cost charges	-	-	-	-	-	-	77,675	-	-	-	77,675
Other	79,968	-	285,288	-	-	-	-	42,505	8,986	101,348	518,095
Gain (loss) on disposal	-	-	56,050	-	-	-	-	-	-	-	56,050
	15,698,532	397,336	912,634	2,647,961	71,238	670,425	2,106,883	9,388,896	2,799,248	16,124,482	50,817,635
<b>Expenses</b>											
Labour and benefits	1,570,857	1,291,231	1,502,248	345,348	106,472	602,974	2,018,135	1,289,618	711,939	1,028,164	10,466,986
Contracted services	667,543	1,999,777	1,351,577	1,660,766	32,239	508,789	740,333	702,550	381,426	758,123	8,804,123
Materials and supplies	207,767	134,852	(294,133)	38,683	76,226	9,469	628,036	1,950,359	744,653	11,123,934	14,619,846
Interest	-	45,938	178,785	-	-	-	-	510,487	61,964	-	797,174
Amortization	156,484	69,715	1,233,276	136,804	658	116,377	710,847	1,262,094	959,299	280,873	4,926,427
Other	(10,187)	1,658	46,201	244,044	-	-	21,286	26,938	617	-	330,557
	2,592,464	3,543,171	4,017,954	2,425,645	215,595	1,238,609	4,118,637	5,742,046	2,859,898	13,191,094	39,945,113
<b>Annual SURPLUS (DEFICIT)</b>	<b>\$ 13,106,068</b>	<b>\$ (3,145,835)</b>	<b>\$ (3,105,320)</b>	<b>\$ 222,316</b>	<b>\$ (144,357)</b>	<b>\$ (568,184)</b>	<b>\$ (2,011,754)</b>	<b>\$ 3,646,850</b>	<b>\$ (60,650)</b>	<b>\$ 2,933,388</b>	<b>\$ 10,872,522</b>

The Corporation of the District of Summerland  
Schedule - COVID-19 Safe Restart Grant

For the year ended December 31, 2025

(Unaudited)

**Schedule - COVID-19 Safe Restart Grant**

	<u>2025</u>
Safe Restart Grant 2025 Opening Balance	<b>\$ 39,749</b>
Eligible costs incurred:	
Recreation, parks and cultural	<b>(39,749)</b>
	<hr/>
Balance, December 31, 2025	<b><u>\$ -</u></b>

The District's 2025 budget utilized the remaining COVID-19 Safe Restart Grant funds on capital upgrades during the year.

**The Corporation of the District of Summerland**  
**Schedule - Growing Communities Fund Grant**

*For the year ended December 31, 2025*

(Unaudited)

**Schedule - Growing Communities Fund Grant**

The Province of British Columbia distributed conditional GCF grants to communities at the end of March 2023 to help local governments 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 District of Summerland received \$4,533,000 of GCF funding in March 2023.

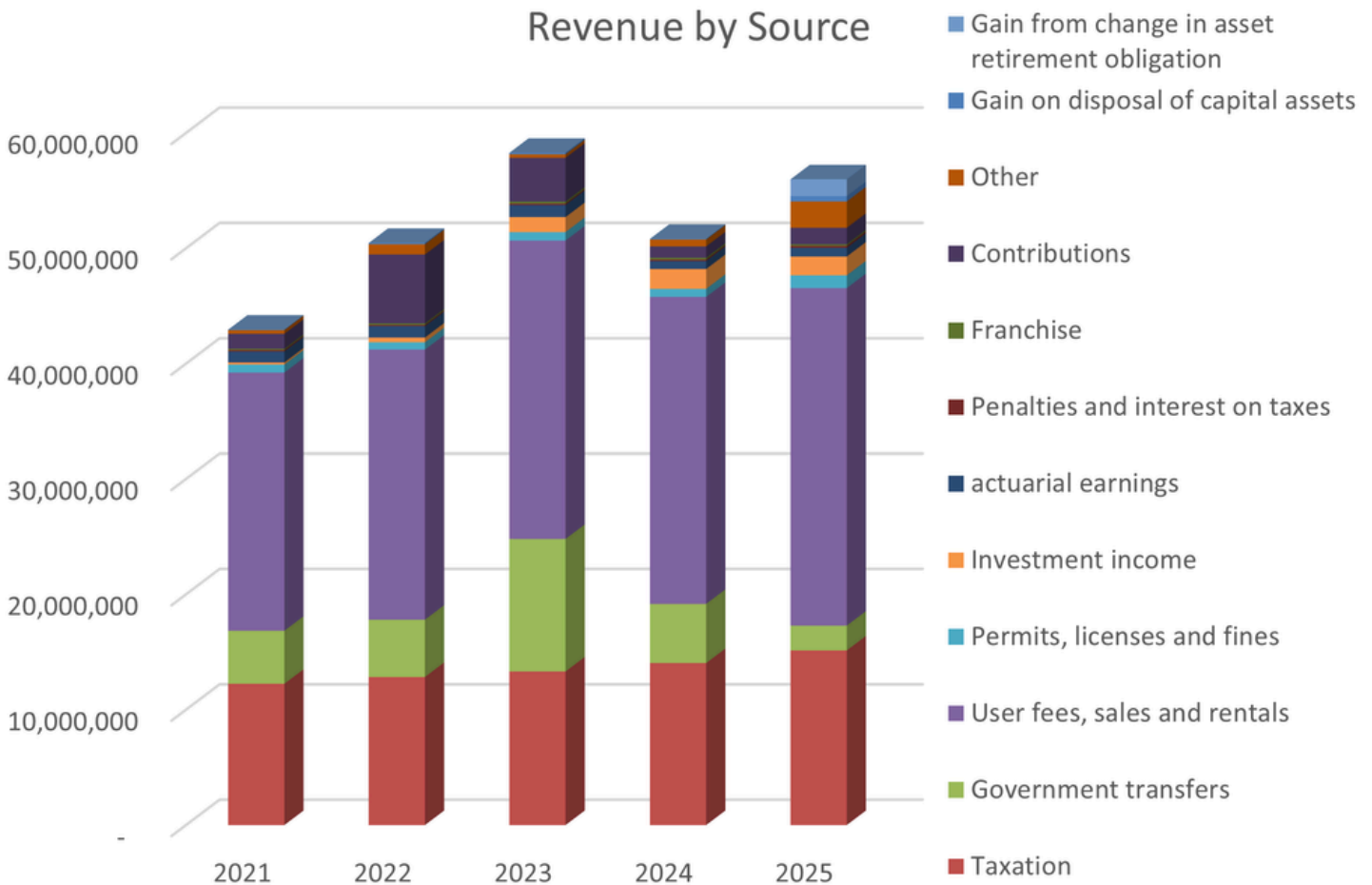
	<b>2025</b>	2024
Balance, beginning of year	<b>\$ 4,041,668</b>	4,533,000
Interest income	<b>253,462</b>	259,107
Funds available for disbursement	<b>4,295,130</b>	4,792,107
Eligible costs incurred:		
Aquatic & fitness centre roof repairs	-	(240,000)
Summerland pier replacement	<b>(100,000)</b>	(510,439)
Wharton street revitalization	<b>(610,220)</b>	-
Development Services operational projects	<b>(56,473)</b>	-
Prairie Valley road watermain replacement	<b>(415,000)</b>	-
Total eligible costs incurred	<b>(1,181,693)</b>	(750,439)
Balance, December 31, 2025	<b>\$ 3,113,437</b>	4,041,668

# Statistical Review

# Revenue by Source

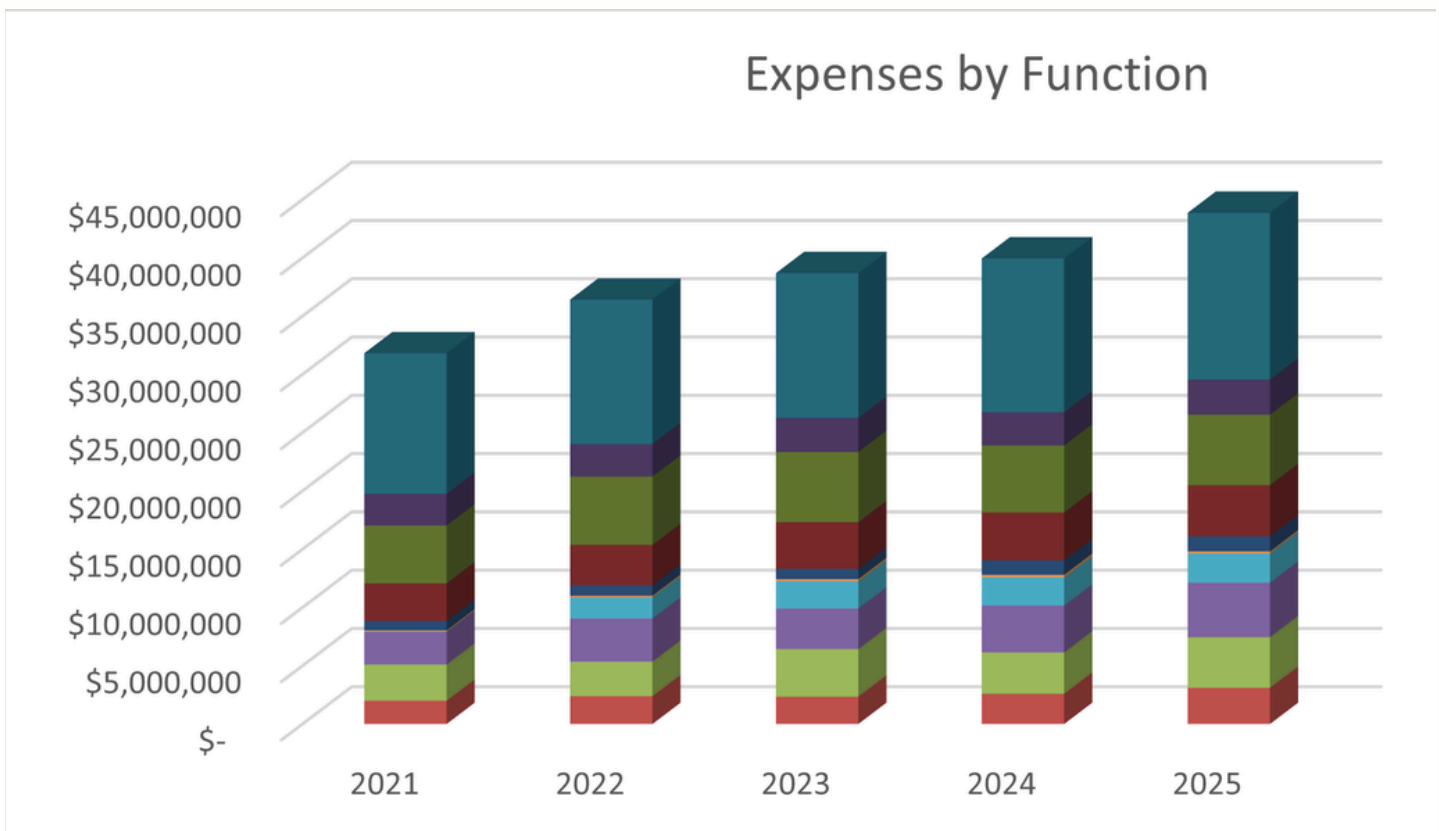
	2021	2022	2023	2024	2025
Taxation	12,248,198	12,838,754	13,315,433	14,042,345	15,137,414
Government transfers	4,597,813	4,967,734	11,489,924	5,131,601	2,152,449
User fees, sales and rentals	22,384,849	23,415,990	25,869,415	26,613,088	29,259,790
Permits, licenses and fines	694,682	632,348	736,521	700,704	1,106,701
Investment income	176,904	409,024	1,297,275	1,716,022	1,629,919
actuarial earnings	955,685	985,675	1,050,749	693,640	758,342
Penalties and interest on taxes	120,083	110,064	121,865	127,866	172,789
Franchise	108,590	126,216	167,070	156,272	126,617
Contributions	1,302,756	5,978,619	3,800,453	984,277	1,435,019
Other	320,447	888,252	300,283	595,770	2,279,681
Gain on disposal of capital assets	37,500	110,768	126,667	56,050	464,793
Gain from change in asset retirement obligation	-	-	-	-	1,456,392
	42,947,507	50,463,444	58,275,655	50,817,635	55,979,906
<b>TOTAL REVENUE PER CAPITA</b>	<b>\$ 3,566</b>	<b>\$ 4,191</b>	<b>\$ 4,839</b>	<b>\$ 4,220</b>	<b>\$ 4,649</b>

## Revenue by Source



# Expenses by Function

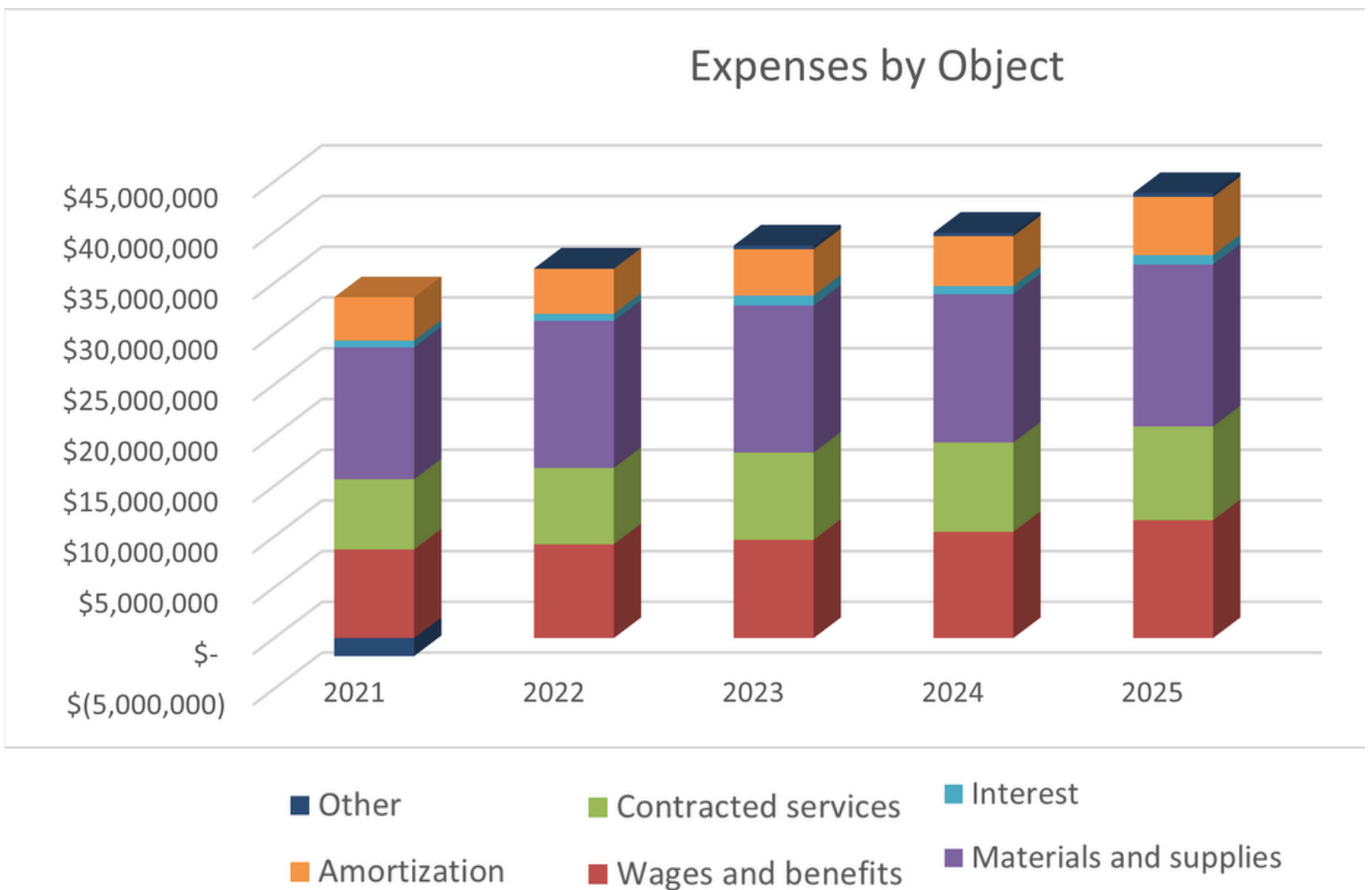
	2021	2022	2023	2024	2025
General government services	\$ 1,990,249	\$ 2,378,852	\$ 2,343,367	\$ 2,592,464	\$ 3,105,554
Protective services	3,109,114	2,970,310	4,079,379	3,543,171	4,338,064
Transportation services	2,815,528	3,698,340	3,482,993	4,017,954	4,680,631
Environmental services	27,216	1,822,602	2,339,808	2,425,645	2,521,058
Health services	85,766	129,245	180,641	215,595	153,571
Planning and development	813,362	888,493	865,663	1,238,609	1,302,502
Parks and recreation	3,231,967	3,474,236	4,027,411	4,118,637	4,390,839
Water services	4,954,986	5,861,742	6,012,079	5,742,046	6,043,919
Sewer services	2,734,123	2,800,073	2,931,992	2,859,898	3,015,187
Electrical services	12,051,011	12,389,848	12,421,014	13,191,094	14,306,581
	\$ 31,813,322	\$ 36,413,741	\$ 38,684,347	\$ 39,945,113	\$ 43,857,906



- Electrical services
- Sewer services
- Water services
- Parks and recreation
- Planning and development
- Health services
- Environmental services
- Transportation services
- Protective services
- General government services

# Expenses by Object

	2021	2022	2023	2024	2025
<b>Wages and benefits</b>	\$ 8,725,144	\$ 9,238,064	\$ 9,669,986	\$ 10,466,986	\$ 11,611,755
<b>Contracted services</b>	6,928,199	7,531,578	8,607,871	8,804,123	9,247,519
<b>Materials and supplies</b>	12,985,758	14,485,384	14,488,416	14,619,846	15,954,171
<b>Interest</b>	687,991	707,789	994,112	797,174	928,875
<b>Amortization</b>	4,253,753	4,436,743	4,567,819	4,926,427	5,732,262
<b>Other</b>	(1,767,523)	14,183	356,143	330,557	383,324
	<b>\$ 31,813,322</b>	<b>\$ 36,413,741</b>	<b>\$ 38,684,347</b>	<b>\$ 39,945,113</b>	<b>\$ 43,857,906</b>



# Statement of Reserves Surplus

	2021	2022	2023	2024	2025
<b>Statement of Annual &amp; Accumulated Surplus</b>					
Accumulated surplus, beginning	118,380,268	129,514,453	144,828,156	164,419,464	175,291,986
Annual surplus	11,134,185	15,313,703	19,591,308	10,872,522	12,122,000
Accumulated surplus, ending	129,514,453	144,828,156	164,419,464	175,291,986	187,413,986
<b>Statement of Annual &amp; Accumulated Surplus</b>					
Internally restricted & operating reserves	15,954,606	14,513,708	15,647,615	16,064,239	13,987,811
Surplus	8,654,329	12,997,736	12,875,189	14,750,578	17,563,993
	24,608,935	27,511,444	28,522,804	30,814,817	31,551,804
Statutory reserves	6,279,145	11,151,695	9,884,199	11,305,451	6,709,087
Equity in tangible capital assets	98,626,373	106,165,017	126,012,461	133,171,718	149,153,095
	129,514,453	144,828,156	164,419,464	175,291,986	187,413,986
<b>Net Financial Assets (Debt)</b>					
Financial assets	48,417,257	51,532,132	53,103,258	54,014,339	52,234,115
Financial liabilities	31,035,701	44,173,052	44,828,799	46,081,028	43,878,530
Net financial assets (debt)	17,381,556	7,359,080	8,274,459	7,933,311	8,355,585
Non-financial assets	112,132,897	137,469,076	156,145,005	167,358,675	179,058,401
Accumulated surplus, ending	129,514,453	144,828,156	164,419,464	175,291,986	187,413,986
<b>Statutory Reserves (Detail)</b>					
Land sale	1,686,614	1,014,548	328,817	294,587	485,471
Capital works	3,442,770	8,380,683	7,544,481	9,297,084	6,108,180
Parking	102,346	103,405	106,651	111,180	115,243
Asset management	1,047,415	1,653,059	1,904,250	1,602,600	193
	6,279,145	11,151,695	9,884,199	11,305,451	6,709,087

# Statement of Reserves Surplus (cont.)

	2021	2022	2023	2024	2025
<b>Internally Restricted &amp; Operating Reserves (Detail)</b>					
Development cost charges **	5,104,470	5,168,528	5,627,254	5,838,754	4,287,816
Parks dedication**	1,007,487	1,017,915	1,049,867	1,127,858	1,169,078
Cemetery perpetual care	387,792	393,822	398,947	406,294	421,143
Community works fund	3,926,563	3,394,811	5,323	630,269	1,276,212
Equipment replacement	2,715,493	1,811,784	1,175,189	1,059,041	523,979
Fire services	202,272	224,950	274,950	170,774	188,626
Landfill improvement	279,922	513,520	765,231	813,274	1,141,238
Landfill closure	513,112	513,112	513,112	513,112	513,112
Community contributions	177,688	280,354	312,156	352,297	487,683
Recreation, parks & trails	269,726	239,817	221,292	135,040	79,416
Climate action	352,694	482,784	528,055	723,868	557,970
Cemetery	35,221	20,361	14,361	5,741	5,742
MFA debt and benefit surplus	154,695	169,121	188,878	206,500	222,360
COVID-19 safe restart	827,471	282,829	40,000	39,749	-
Growing communities fund	-	-	4,533,000	4,041,668	3,113,437
	15,954,606	14,513,708	15,647,615	16,064,239	13,987,811
<b>TOTAL RESERVES AND SURPLUSES</b>	30,888,080	38,663,139	38,407,003	42,120,268	38,260,891
<b>ACCUMULATED SURPLUS (FINANCIAL EQUITY) PER CAPITA</b>	<b>2,565</b>	<b>3,211</b>	<b>3,189</b>	<b>3,498</b>	<b>3,177</b>
<b>Per capita figures</b>	12,042	12,042	12,042	12,042	12,042

\*\* Amounts are included in deferred revenue in the District's financial statements.

# Capital Acquisitions

<b>Capital Expenditures</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Land	-	-	1,201,498	-	-
Land improvements	123,914	547,343	3,272,135	2,177,566	872,299
Buildings	982,698	2,095,740	825,042	1,355,058	261,315
Machinery & equipment	1,418,975	2,288,825	3,301,514	2,125,039	2,108,024
Roads and sidewalks	391,423	3,691,559	3,797,171	2,375,745	6,093,620
Water utility	2,268,562	3,884,222	3,876,161	3,627,622	1,697,757
Sewer utility	102,119	1,460,216	353,437	786,237	3,178,203
Electric utility	1,057,771	3,719,039	5,800,937	1,840,684	4,349,449
	<u>6,345,462</u>	<u>17,686,944</u>	<u>22,427,895</u>	<u>14,287,951</u>	<u>18,560,667</u>
<b>TOTAL CAPITAL SPENDING PER CAPITA</b>	<b>\$ 527</b>	<b>\$ 1,469</b>	<b>\$ 1,862</b>	<b>\$ 1,187</b>	<b>\$ 1,541</b>

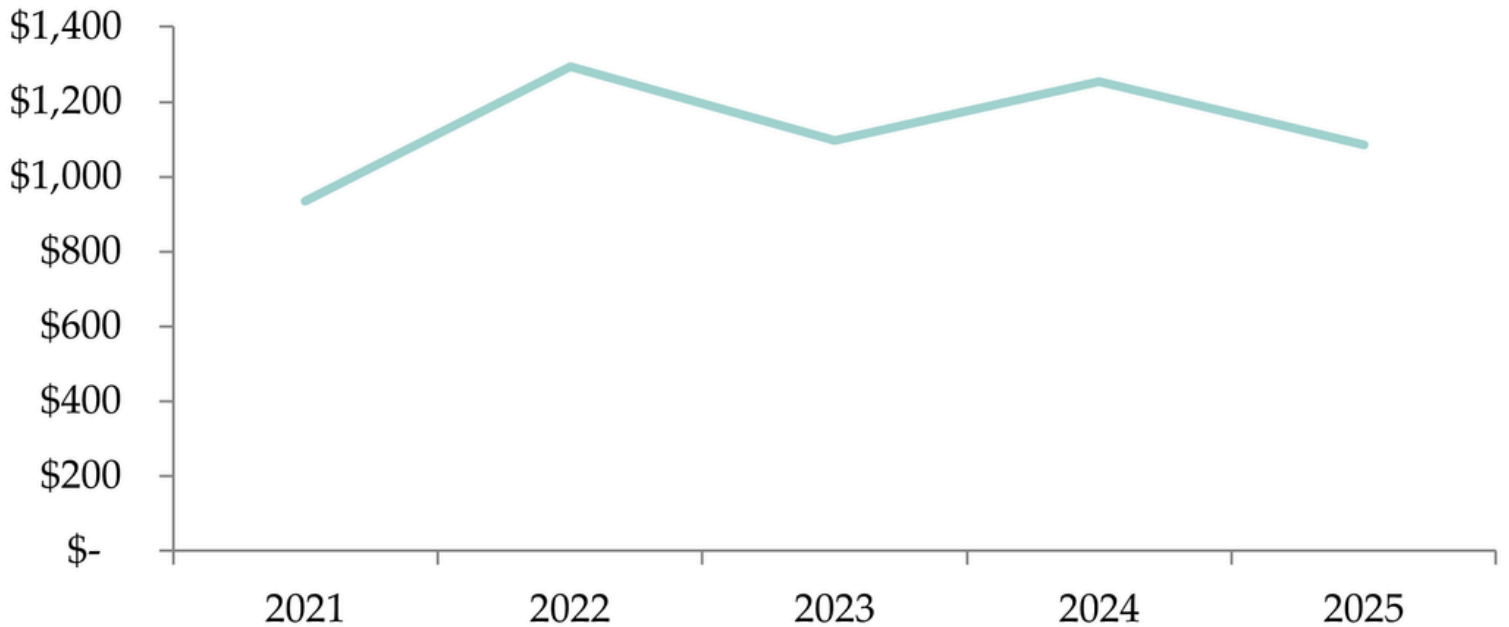
# Long Term Debt Fund

	2021	2022	2023	2024	2025
General	2,956,925	5,874,499	5,519,270	7,651,610	7,182,678
Sewer	2,445,662	1,668,670	855,467	1,874,906	1,610,980
Water	5,857,668	8,051,363	6,834,709	5,575,527	4,272,313
<b>Total Debt Outstanding</b>	<b>11,260,255</b>	<b>15,594,532</b>	<b>13,209,446</b>	<b>15,102,043</b>	<b>13,065,971</b>

The long-term debt of the municipality is funded 26.7% from general taxation and 73.4% from parcel taxes as well as water and sewer user fees.

<b>Population</b>	12,042	12,042	12,042	12,042	12,042
<b>Debt Per Capita</b>	\$ 935	\$ 1,295	\$ 1,097	\$ 1,254	\$ 1,085

## Debt Per Capita

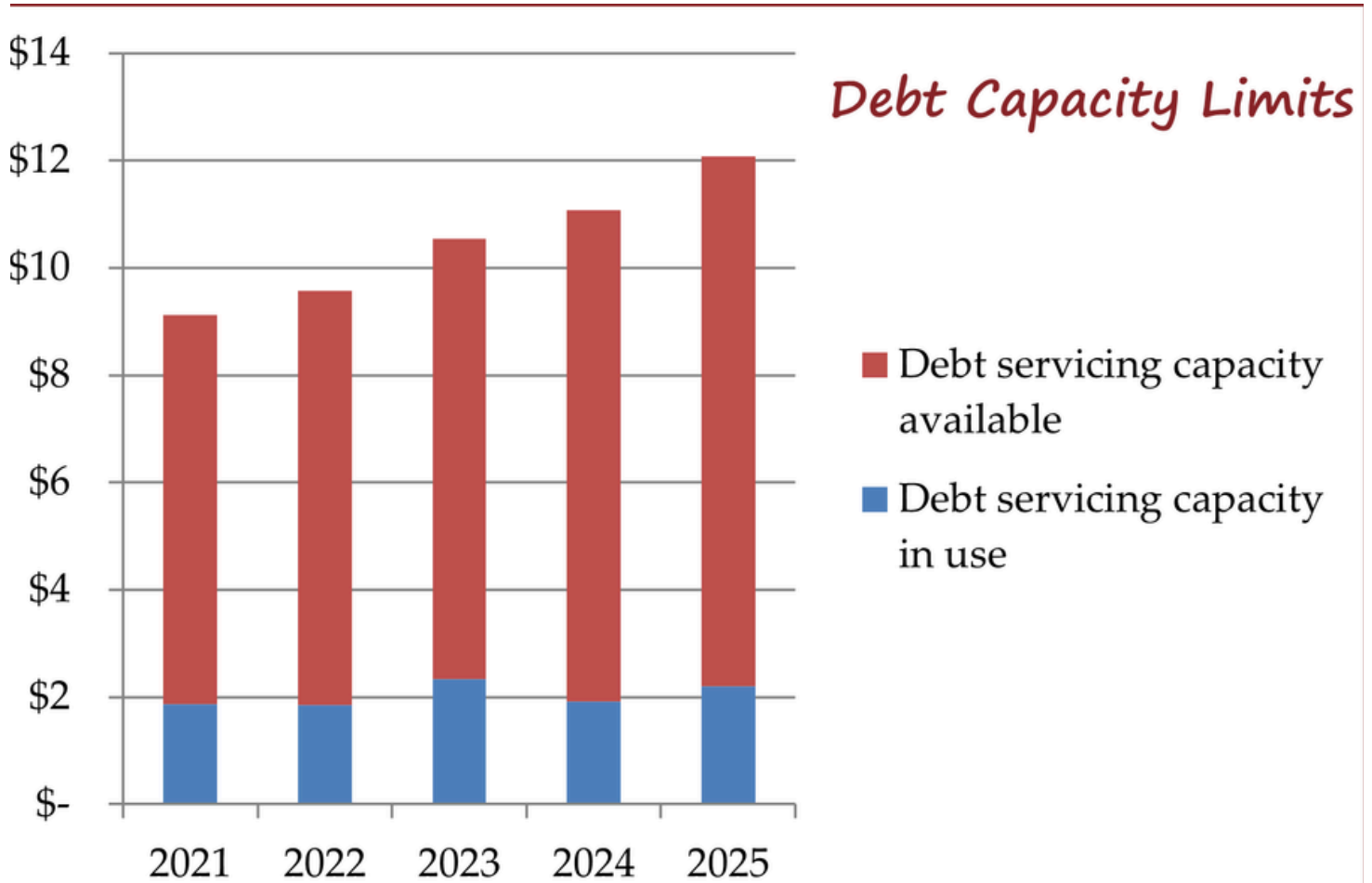


# Long Term Debt Capacity

## Debt Capacity Limits

Debt Servicing	2021	2022	2023	2024	2025
Debt servicing capacity in use	\$ 1,875,313	\$ 1,852,337	\$ 2,339,238	\$ 1,912,165	\$ 2,206,605
Debt servicing capacity available	7,253,390	7,724,749	8,206,337	9,158,783	9,865,492
Debt servicing limit	\$ 9,128,703	\$ 9,577,086	\$ 10,545,575	\$ 11,070,948	\$ 12,072,097

This table reflects the maximum debt servicing capacity as well as the remaining borrowing power available to the District to fund capital projects.



# Taxable Property Assessments

## Taxable Property Assessments

(land and improvements)

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Residential</b>	2,947,164,354	3,942,202,824	4,513,472,117	4,503,644,829	4,553,883,029
<b>Utilities</b>	2,284,500	2,712,100	3,008,900	3,295,300	3,562,900
<b>Major Industry</b>	-	-	-	-	42,700
<b>Light Industry</b>	31,294,400	38,051,900	43,437,900	48,398,400	49,431,200
<b>Business</b>	137,321,920	154,715,320	177,507,869	193,914,032	200,189,770
<b>Recreation/Non-Profit</b>	8,064,900	5,942,400	4,927,400	5,131,200	5,516,400
<b>Farm</b>	5,668,208	5,602,361	5,636,118	5,539,887	5,589,591
<b>Total</b>	<b>3,131,798,282</b>	<b>4,149,226,905</b>	<b>4,747,990,304</b>	<b>4,759,923,648</b>	<b>4,818,215,590</b>

## Municipal Tax Rates and Multiples

### Municipal Tax Rates

(per \$1,000 of assessed value)

<b>Residential</b>	2.88432	2.28380	2.07974	2.22097	2.40586
<b>Utilities</b>	18.46553	21.79977	20.35512	20.60500	20.34483
<b>Major Industry</b>	-	-	-	-	11.50127
<b>Light Industry</b>	5.55270	4.78111	4.24644	4.02211	4.12757
<b>Business</b>	6.48971	6.02523	5.64959	5.49448	5.75625
<b>Recreation/Non-Profit</b>	9.01838	12.61455	14.38895	14.75471	14.53883
<b>Farm</b>	9.54478	9.93254	10.23162	10.85151	11.50822

### Municipal Tax Multiples

<b>Residential</b>	1.00000	1.00000	1.00000	1.00000	1.00000
<b>Utilities</b>	6.40204	9.54541	9.78732	9.27746	8.45637
<b>Major Industry</b>	-	-	-	-	4.78053
<b>Light Industry</b>	1.92513	2.09349	2.04181	1.81097	1.71563
<b>Business</b>	2.25000	2.63825	2.71648	2.47391	2.39260
<b>Recreation/Non-Profit</b>	3.12669	5.52350	6.91862	6.64335	6.04309
<b>Farm</b>	3.30920	4.34913	4.91965	4.88592	4.78341

# Property Tax Revenue

## Municipal Property Tax Revenue

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Residential	8,497,931	8,997,186	9,386,862	9,994,828	10,930,731
Utilities	42,185	59,123	61,246	67,900	72,487
Major Industry	-	-	-	-	491
Light Industry	173,768	181,941	184,457	190,215	204,031
Business	890,195	932,160	1,002,847	1,062,689	1,151,219
Recreation/Non-Profit	72,732	74,960	70,900	71,404	69,894
Farm	54,189	55,913	57,667	60,532	64,667
<b>Total</b>	<b>9,731,000</b>	<b>10,301,283</b>	<b>10,763,979</b>	<b>11,447,568</b>	<b>12,493,520</b>
<b>% of Residential Taxes to Total Municipal Taxes</b>	<b>87.33%</b>	<b>87.34%</b>	<b>87.21%</b>	<b>87.31%</b>	<b>87.49%</b>

## Taxation for other Governments

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
School (Province)	5,770,926	6,226,952	6,838,097	7,139,774	7,560,674
Regional Hospital District	856,964	867,773	884,153	943,458	1,072,115
Municipal Finance Authority	692	901	1,028	1,039	1,053
BC Assessment Authority	146,403	163,320	178,782	185,274	193,725
Regional District Okanagan Similkameen	840,589	919,380	965,348	1,085,089	1,179,304
Okanagan Regional Library	521,776	525,981	555,459	582,593	603,999
<b>Total</b>	<b>8,137,350</b>	<b>8,704,307</b>	<b>9,422,867</b>	<b>9,937,227</b>	<b>10,610,870</b>
	<b>17,868,350</b>	<b>19,005,590</b>	<b>20,186,846</b>	<b>21,384,795</b>	<b>23,104,390</b>
Property Tax Collected Includes HOG & Parcel Taxes	19,261,406	20,909,991	22,180,954	23,289,674	24,884,670
Water Parcel Tax	1,548,120	1,562,940	1,572,630	1,579,755	1,607,685
Sewer Parcel Tax	740,134	754,334	760,334	793,334	812,734
Property Taxex Collected - Less Parcel Taxes	16,973,152	18,592,717	19,847,990	20,916,585	22,464,251
<b>% of Current Taxes Collected</b>	<b>95.0%</b>	<b>97.8%</b>	<b>98.3%</b>	<b>97.8%</b>	<b>97.2%</b>

# Principal Corporate Tax Payers

## Tax Revenue

### Business, Light Industry & Utility Corporate Customers (Top 15 - Municipal levy)

Property Owner	Category	Municipal Tax Levy	% Paid By Top 15
SUMMER FAIR MALL LTD	Business	45,215	3.17%
1539647 BC LTD	Business	38,037	2.66%
INLAND NATURAL GAS CO LTD	Utilities	34,281	2.40%
297296 BC LTD	Business	31,901	2.23%
MILLER, DAVID & LORRAINE	Light Industry	20,840	1.46%
CENTURY ALUMINUM PRODUCTS INC	Light Industry & Business	19,501	1.37%
ROMANCE VENTURES LTD	Business	18,765	1.31%
TERRA NOVA ENTERPRISES LTD	Business	18,570	1.30%
RIPLEY STAINLESS LTD	Light Industry	18,318	1.28%
1400968 BC LTD	Business	17,603	1.23%
MBW PROPERTIES LTD	Business	16,647	1.17%
CASCADIA CREDIT UNION	Business	16,008	1.12%
AFFORDABLE STORAGE CENTRE INC	Business	15,692	1.10%
BROWN, DONNA MAY	Business	15,415	1.08%
681522 BC LTD	Business	15,276	1.07%

#### Total Revenue on Business, Light Industry & Utilities Assessments (Top Fifteen)

**342,069 23.95%**

#### Total Tax Revenue on Business, Light Industry & Utilities

**1,428,228**

## Building Values and Permit Fees

### Building Permit Fees and Building Values

	2021	2022	2023	2024	2025
Building value	\$ 59,735,300	\$ 49,632,000	\$ 47,210,000	\$ 35,189,100	\$ 99,498,885
Permit fees charged	597,404	444,635	501,036	475,863	855,720
Number of permits issued	203	232	182	194	204
<b>AVERAGE PERMIT FEES BASED ON NUMBER OF PERMITS</b>	<b>\$ 2,943</b>	<b>\$ 1,917</b>	<b>\$ 2,753</b>	<b>\$ 2,453</b>	<b>\$ 4,195</b>

# Schedule of Payments

Supplier Name		Total
1000 1025609 ONTARIO INC.	\$	31,951.50
AARDVARK PAVEMENT MARKING SERVICES 647354 BC LTD		105,708.10
ACERA INSURANCE SERVICES LTD.		250,983.00
ACKLANDS GRAINGER INC.		48,671.56
ADVANCED POWERLINES		45,203.20
AE CONCRETE PRODUCTS INC.		402,483.06
AECOM CANADA ULC		162,185.76
ALTEC INDUSTRIES LTD.		38,854.13
ALUMICHEM CANADA INC		362,479.97
AMAZON.CA (CREDIT CARD)		25,712.38
ANDREW SHERET LIMITED		95,172.30
ANIXTER POWER SOLUTIONS CANADA INC.		65,444.83
APPLIED INDUSTRIAL TECHNOLOGIES LP		37,879.48
ASSOCIATED ENGINEERING (B.C.) LTD.		348,636.31
ASSOCIATED FIRE SAFETY		35,865.76
BARRY BEECROFT FUEL DISTRIBUTORS LTD.		297,262.10
B C ASSESSMENT AUTHORITY		193,732.98
BC TRANSIT		244,252.85
BDO CANADA LLP		40,434.77
BETTS ELECTRIC LIMITED		103,369.22
BIGG E'S ANIMAL CONTROL SERVICES LTD.		79,402.72
BLACK ARMOUR ASPHALT PRODUCTS INC.		42,942.36
BLACK TOP PAVING		63,484.05
BLUEPOINT CONSTRUCTION LIMITED.		925,316.95
BRANDT TRACTOR LTD.		85,086.47
BRENNTAG CANADA INC.		27,404.26
BROGAN FIRE & SAFETY		78,357.36
BRONAG CONTRACTING LTD.		109,716.56
BURTON MARINE PILE DRIVING INC.		78,751.20
CABIN RESOURCE MANAGEMENT LTD.		98,913.40
CABIN OPERATIONS LTD.		145,317.65
CANADIAN RECREATION SOLUTIONS INC		199,990.00
CANTEX-OKANAGAN CONSTRUCTION (2024) LTD.		484,822.47
CARO ANALYTICAL SERVICES		53,383.66
CBU LTD - CHANCES BULK UNLOADING LTD		47,039.82
CENTRAL INTERIOR TRAFFIC CONTROL LTD.		58,658.89
CENTRALSQUARE CANADA SOFTWARE INC.		82,074.21
CINTAS CANADA LIMITED		50,426.46
CITYVIEW A DIVISION OF N HARRIS COMPUTER CORP.		92,414.64
CITY ELECTRIC SUPPLY		44,555.78

## Schedule of Payments (cont.)

Supplier Name	Total
CLEARTECH INDUSTRIES INC.	320,650.84
COMMERCIAL TRUCK EQUIPMENT CORP.	46,794.41
COMMERCIAL EMERGENCY EQUIPMENT	637,280.00
COOPER INDUSTRIES (ELECTRICAL) INC.	784,177.52
CREATIUM INC.	44,044.00
CUPE LOCAL 1136	132,376.17
DELL CANADA INC.	58,578.69
DESCHAMPS MATS SYSTEMS INC.	26,878.02
ELECTRIC MOTOR & PUMP SERVICE LTD.	30,423.41
EVLO ENERGY STORAGE INC.	33,573.13
FINNING (CANADA) a division of FINNING	41,327.69
FIRST TRUCK CENTRE INC. (DBA VELOCITY TRUCK)	402,707.20
FLOWSYSTEMS DISTRIBUTION INC.	409,890.30
FOREMAN EQUIPMENT LTD.	427,757.95
FORTIS BC - ELECTRICITY	11,300,232.44
FORTIS BC - NATURAL GAS	121,545.02
FRANK CUNSOLO CONSULTING LTD	47,512.50
HORSMAN & SON E.B.	65,259.02
HUSKA HOLDINGS LTD.	82,989.73
ICONIX WATERWORKS LP	68,023.33
INTERIOR DAMS INC.	32,645.19
KAL TIRE	42,308.38
KERR WOOD LEIDAL	195,986.55
KON KAST CONCRETE PRODUCTS INC.	75,804.39
LINE STAR UTILITY SUPPLY INC.	57,912.51
LINEMANS TESTING LABORATORIES of Canada	64,692.33
LORDCO PARTS LTD.	73,032.35
MACKINLEY-CLARK PAVING LTD	77,301.53
MAPLE REINDERS CONSTRUCTORS LTD.	1,429,049.60
MARTENS ELECTRICAL CONTRACTING	105,756.48
METAL POLE LITE	95,083.52
METRO MOTORS LTD	82,797.13
MILLAR TREE CARE	58,941.75
MINISTER OF FINANCE - WATER REVENUE PAYMENTS	26,102.91
MUNICIPAL INSURANCE ASSOCIATION OF BRITISH	199,423.00
NET2PHONE CANADA	27,934.41
NOVA POLE INTERNATIONAL INC.	166,084.80
OKANAGAN FINE SHINE JANITORIAL	138,990.50
OKANAGAN CIVIL CONSTRUCTORS LTD.	4,400,981.09
OKANAGAN REGIONAL LIBRARY DISTRICT	602,854.20

## Schedule of Payments (cont.)

Supplier Name	Total
PENTICTON & AREA COOPERATIVE ENTERPRISES	60,276.72
PENTICTON THE CITY OF	33,570.60
PENTICTON INDIAN BAND	27,163.96
PERFECTMIND INC.	26,035.52
PRAIRIE COAST EQUIPMENT	79,348.10
PRECISION SERVICE & PUMPS INC.	41,077.86
PRIMARY ENGINEERING AND CONSTRUCTION CORP.	323,063.96
PRIVACYWORKS CONSULTING INC.	80,955.00
PROVINCE OF BRITISH COLUMBIA	7,560,674.45
RC STRATEGIES INC.	25,457.38
RECEIVER GENERAL - RCMP CONTRACT	1,259,491.32
RECEIVER GENERAL - PAYROLL DEDUCTIONS	3,094,118.53
REGIONAL DISTRICT OKANAGAN - SIMILKAMEEN	4,475,205.82
ROCK WELDING LTD.	50,324.82
ROGERS	29,413.14
ROSE SECURITY SERVICES	45,152.04
SCHOOL DISTRICT NO. 67	183,924.02
SCV WASTE SOLUTIONS TOGETHER WITH KAMLOOPS	57,344.79
SEAL TEC INDUSTRIES LTD.	30,816.92
SNPINK'TN FORESTRY LP	451,426.49
SOFTCHOICE CANADA CORP.	108,817.84
SOUTHERN BUTLER PRICE LLP	28,716.80
SPARTAN CONTROLS LTD.	76,599.04
SUMMERLAND TIMBER MART	53,948.74
SUMMERLAND CHAMBER OF COMMERCE	40,320.00
SUMMERLAND HOMES LTD INC. NO BC0497828	111,559.25
SUMMERLAND RENTAL CENTRE	53,686.86
SUMMIT VALVE AND CONTROLS INC.	39,239.20
SUPERIOR EXCAVATING SERVICES	141,439.55
TELUS COMMUNICATIONS (B.C.) INC.	36,842.78
TWIN CON ENTERPRISES LTD.	2,131,933.48
UNIVAR SOLUTIONS CANADA LTD.	87,802.51
URBAN SYSTEMS LTD.	993,149.94
VAN KAM FREIGHTWAYS LTD.	81,476.08
WASTE CONNECTIONS OF CANADA INC	702,442.76
WASTE MANAGEMENT	58,975.78
WE CONSULTING & BENEFITS SERVICES LTD.	40,914.21
WESTECH	249,442.20
ENVIRONMENTAL 360 SOLUTIONS (BC) LTD	298,373.72

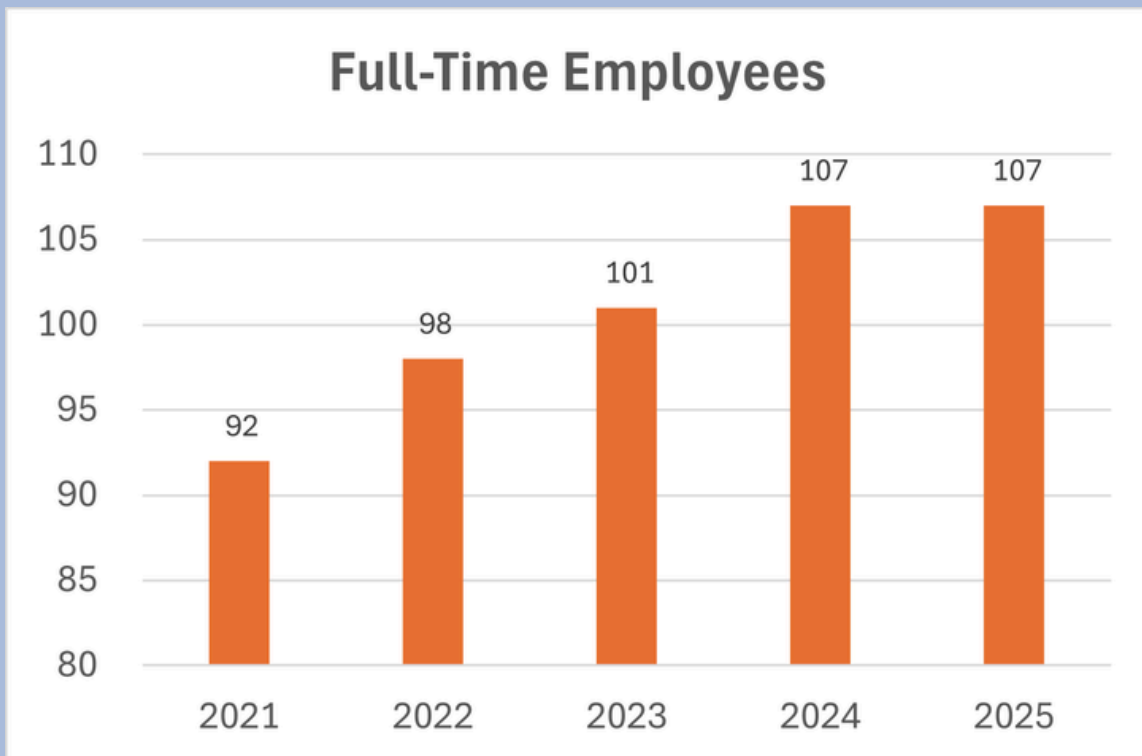
## Schedule of Payments (cont.)

<b>Supplier Name</b>	<b>Total</b>
WSP CANADA INC	60,788.60
YOUNG ANDERSON	343,978.71
	<b>\$ 52,495,335.65</b>
Various Suppliers / Individuals	<b>\$ 3,270,514.29</b>

### Grants exceeding \$25,000

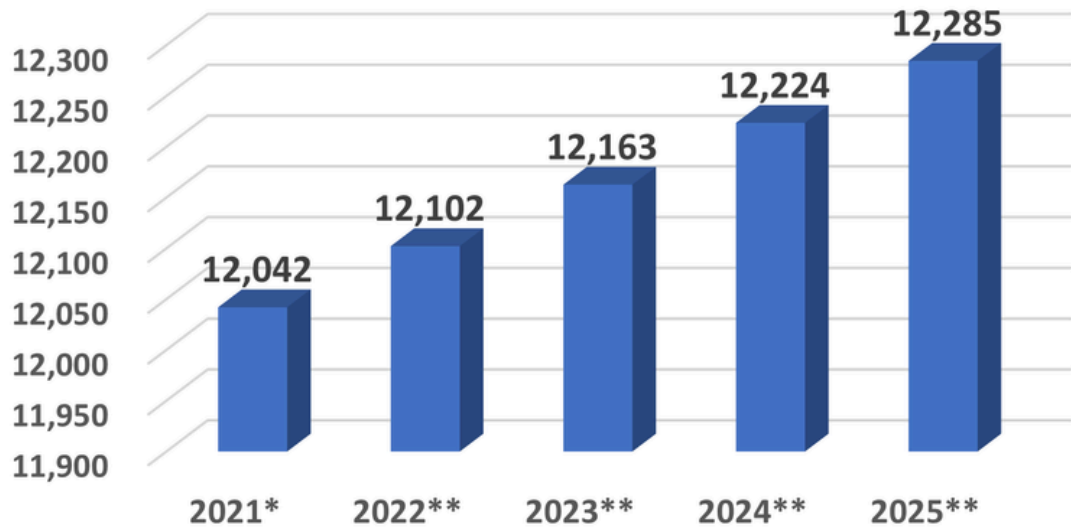
<b>Supplier Name</b>	<b>Total</b>
SUMMERLAND MUSEUM & ARCHIVES SOCIETY	\$ 60,500.00
SUMMERLAND MINOR BASEBALL ASSOCIATION	185,000.00
	<b>\$ 245,500.00</b>

## Full Time Employees



# Population Demographics

## Summerland Historical Population

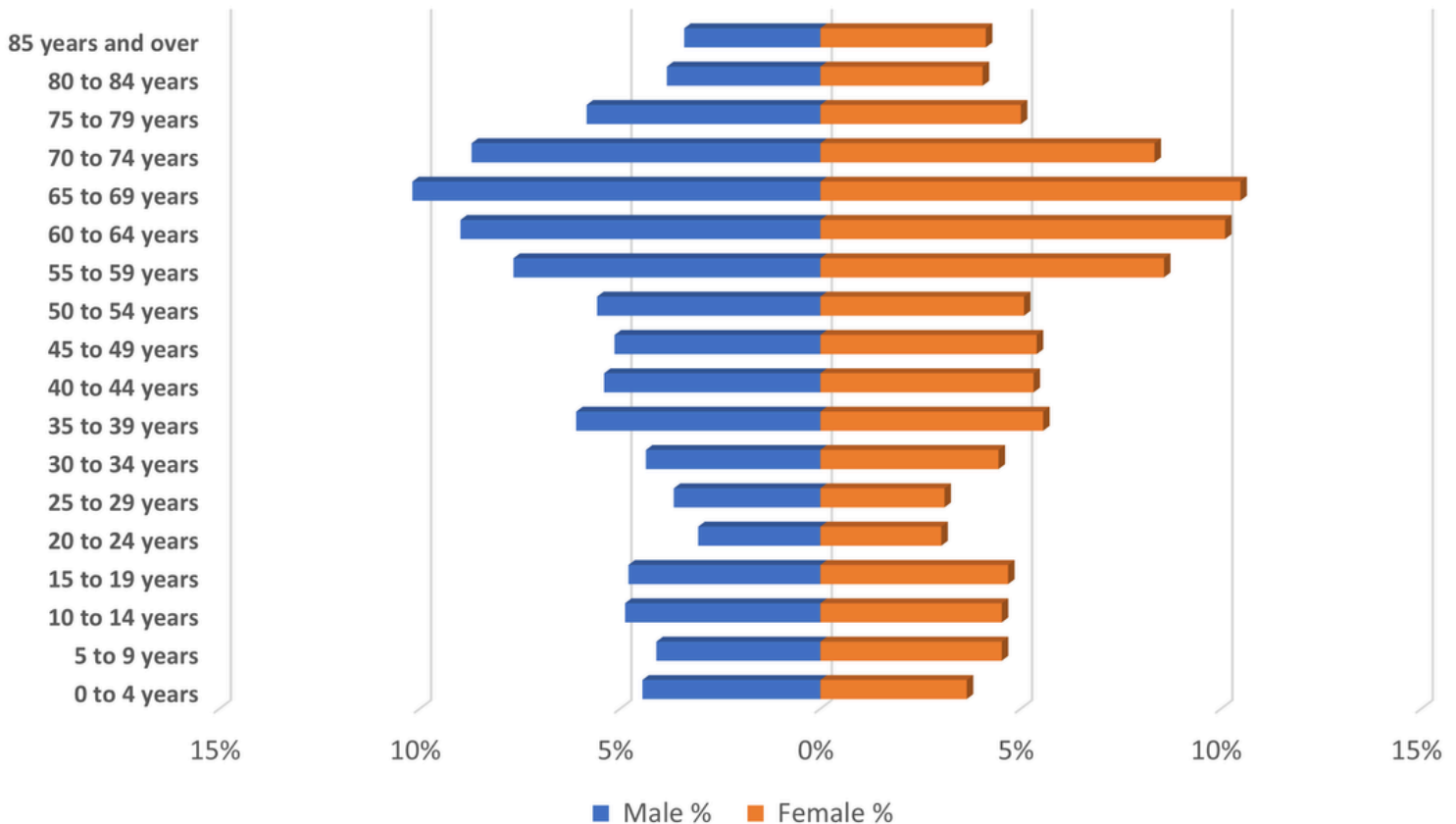


\* 2021 Census Data - [www.12.statcan.gc.ca/census-recensement/2021](http://www.12.statcan.gc.ca/census-recensement/2021)

\*\* Population estimate based on 2016 Census data with an annual growth rate of 0.80% from 2017 to 2020

\*\*\* Population estimate based on 2021 Census data with an annual growth rate of 0.50%

## 2021 District of Summerland Population - 12,042





DISTRICT OF  
**SUMMERLAND**

**Municipal Hall**  
**13211 Henry Ave**  
**Summerland, BC V0H 1Z0**

**Tel 250-494-6451**  
**[www.summerland.ca](http://www.summerland.ca)**