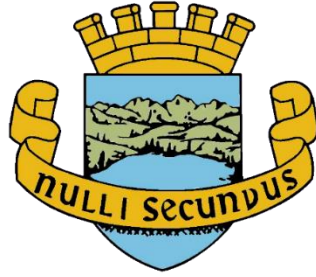


District of



Coldstream

Five Year Financial Plan

2025-2029

Public Consultation



FINANCIAL PLAN 2025-2029

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FINANCIAL PLAN 2025-2029

Introduction & Budget Summary

The District of Coldstream is required to have a Financial Plan (commonly referred to as a budget) that is adopted annually by bylaw. The bylaw adoption must be completed by mid-May.

The 2025–2029 Financial Plan Bylaw (the “Financial Plan”) was assembled with the Finance Committee over several meetings and reviewed with Council on November 25, 2024, at which time it received 1st reading. The Financial Plan maintains current service levels, completes the financing requirement for the new \$8.5 million borrowing related to the public works facilities, fills in a human resources and safety capacity gap, meets the obligations of a new union Collective Agreement and policing contract among other considerations. The Financial Plan also sets out planned capital projects, such as a new sewer main along Aberdeen Road, the rebuilding of the Sarsons sewer lift station, Coldstream Park irrigation system replacement, and scheduled replacements of vehicles and equipment.

The Financial Plan Public Consultation Package is being presented in a format consistent with prior years. The District’s Director of Finance is available to respond to questions that Council or residents have about this document. Feedback can be provided numerous ways, such as email to treasurer@coldstream.ca, attending the in-person public consultation opportunity, or completing and returning the comment sheet included at the end of this document.

A public consultation process provides residents an opportunity to provide input, ask questions and comment on the Financial Plan prior to its adoption. The process will include the following:

- From November 26, 2024, to January 21, 2025, a public comment sheet will be available on the District’s website (www.Coldstream.ca) and at the Municipal Hall (9901 Kalamalka Road).
- An in-person opportunity with District staff on Thursday January 9th and Wednesday January 15th at the Coldstream Municipal Hall (9901 Kalamalka Road) from 3:00pm until 7:00pm.
- Notice will be issued through the District’s Facebook and Instagram accounts, placed on the District website, and advertised in multiple editions of the Vernon Morning Star.



FINANCIAL PLAN 2025-2029

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Understanding Your Tax Bill



Property taxation is used to fund most local government services, such as road repairs, snow clearing, park maintenance, planning and development services and more.

Pursuant the *Community Charter*, sewer levies are required to fund the operation, improvement, maintenance, and expansion of the infrastructure that supports the delivery of sewer service to Coldstream residents.

There are two components to property taxes:

- the assessed value of your property, set by B.C. Assessment each year; and
- the mill rate, set by the District each year.

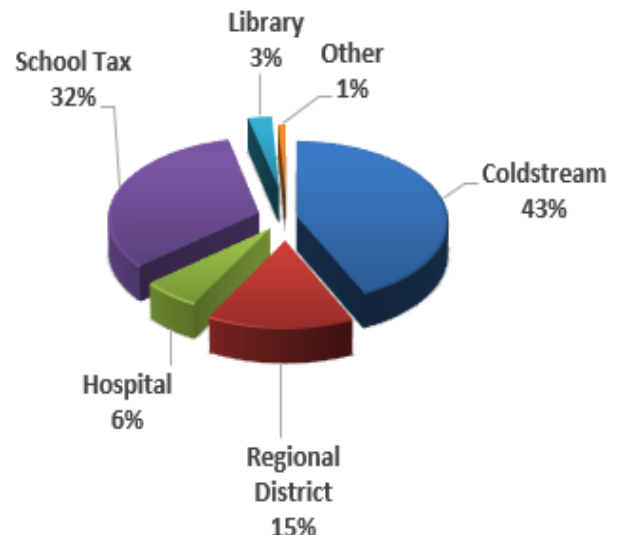
Example: You receive your property assessment and the total assessed value is \$888,000

The District sets its budget, and the amount required is divided by the total assessed value of ALL properties in the District. This result in a mill rate of \$1.7928 per \$1,000 of assessed value (this is not the current year mill rate, as the current year mill rate has not yet been established - this is an illustrative example only).

District of Coldstream property taxes would be:
(\$888,000 Assessed Value divided by 1,000) x mill rate 1.7928 = \$ 1,592.00

This is not the total on your annual tax notice. The District acts as a collection agent for other taxing authorities such as the Province (school taxes), the Regional District of North Okanagan, the Regional Hospital, the Regional Library, and B.C. Assessment. Each authority will set its own budget/rates and will submit their requisition to the District of Coldstream for inclusion on the property tax notice. Legislation requires the District to collect whatever amounts these other taxing authorities indicate.

As depicted in the chart to the right, the District controls only a portion of the total property taxes that you pay. The District's portion of taxes represents approximately 43% of your total property taxes. Property tax notices are usually mailed in late May and payment is due in the first week of July.



FINANCIAL PLAN 2025-2029

B.C. Assessment has produced a short, informative video titled *Understanding Property Assessment & Property Taxes* that residents may find helpful to understand the relationship between assessments and property taxes: <https://www.youtube.com/watch?v=GJ1mzeCm5jw>

Assessment Change in 2025

Assessment notices are mailed out directly from BC Assessment in the beginning of January. According to BC Assessment, the typical residential property in Coldstream had an assessment decrease of -2% from \$921,000 to \$902,000. This is due to a variety of factors which may include selling prices of homes, economic conditions, or BC Assessment conducting more thorough property assessments.

Property owners who disagree with their assessed value can contact BC Assessment to dispute it. There are strict deadlines for this process. Further information on the appeals process can be found at: <https://info.bcassessment.ca/Services-products/appeals> or by calling BC Assessment at 1-866-825-8322.

Tax Increase for 2025

The draft budget being considered by Council includes a net tax rate increase of 9.44%. This amounts to approximately \$165 per year to the average single family residential property, or an additional \$13.75 per month if taxes are paid in monthly installments.

This increase is reflective of difficult, mostly unavoidable, circumstances such as long-term debt payments, collective agreement settlement with the Districts unionized employees, increases in policing costs and general inflationary impacts.

In October 2022 a referendum was conducted to borrow for a replacement public works facility (<https://www.coldstream.ca/node/594>). A 3-year incremental tax increase was established for years 2023, 2024 and 2025 to accumulate the funding needed to pay the debt servicing. Of the above noted tax increase, 1.97% relates to the public works facility project. This is the final tax increase related to this borrowing.

Budget Adoption

The *Community Charter* requires the Financial Plan (Budget) to be adopted and submitted to the Province before May 15th each year.



FINANCIAL PLAN 2025-2029

Capital Projects for 2025



The budget has \$6,967,265 allocated for Capital Projects in 2025. The capital projects include:

- Street paving/maintenance
- Irrigation replacement at Coldstream Park
- Replacement of several older fleet vehicles
- Aberdeen Road sewer main extension
- Rebuilding a Sarsons sewer lift station
- Receipt of a new fire department vehicle

A complete listing of the capital projects is included on page 19.

Utility Rates for 2025

Sewer

The sewer rate for 2025 is comprised of a two-part calculation. For the first 15 cubic meters of consumption, a flat fee of \$94.10 is charged. Once quarterly consumption exceeds 15 cubic meters, the sewer charge is calculated as a flat fee of \$94.10 plus a consumption rate of \$2.51 per cubic meter over 15 cubic meters.

There is no increase planned to the sewer rates for 2025.

Water

The District does not have control over the water utility. The Greater Vernon Water Utility (GVWU) is under the jurisdiction of the Regional District of North Okanagan. Rates are set by the Regional District board based upon the recommendation of the Great Vernon Advisory Committee, for which the District of Coldstream has one seat out of five.

The current water rates for residential properties are a flat base rate per quarter, plus a consumption rate which varies per cubic meter depending on consumption. It is anticipated that water rates will be increased for 2025.

Question or comments regarding water utility rates can be directed to the Regional District at 250-550-3700 or by email to: info@rdno.ca

FINANCIAL PLAN 2025-2029

Consolidated 5-Year Financial Plan

REVENUES	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Municipal Taxation, Net	10,103,277	10,379,510	10,664,030	10,957,085	11,258,933
Grants, Conditional & Unconditional	1,135,255	968,755	968,755	968,755	968,755
Grants in Lieu, Parcel & Utility Tax	213,335	217,770	220,910	224,110	227,350
Return on Investments	226,128	226,128	226,128	226,128	226,128
Revenue from Own Sources	991,048	999,430	1,006,420	1,013,470	1,020,600
Sale of Services	317,135	325,304	333,730	342,377	351,253
Sewer Fees	1,611,593	1,642,759	1,674,549	1,706,969	1,740,049
Development Cost Charges	883,894	-	-	-	-
	15,481,665	14,759,656	15,094,522	15,438,894	15,793,068
EXPENSES					
Cemetery & Other Services	153,080	154,460	158,220	162,090	166,070
Development Services	561,636	464,999	475,077	485,370	495,889
Fiscal Services	561,298	561,298	561,298	561,298	561,298
General Government Services	1,447,387	1,216,364	1,222,472	1,248,062	1,274,180
Parks Services	2,255,410	2,272,996	2,312,681	2,353,236	2,394,623
Protective Services	3,316,854	3,275,582	3,363,401	3,457,831	3,555,443
Sewer Services	1,750,102	1,773,991	1,802,686	1,831,991	1,861,921
Transportation Services	4,552,119	4,411,585	4,466,306	4,522,314	4,579,622
	14,597,886	14,131,275	14,362,141	14,622,192	14,889,046
ANNUAL SURPLUS	883,779	628,381	732,381	816,702	904,022
ADJUST FOR NON-CASH ITEMS					
Amortization	2,877,975	2,877,975	2,877,975	2,877,975	2,877,975
TOTAL CASH FROM OPERATIONS	3,761,754	3,506,356	3,610,356	3,694,677	3,781,997
ADJUST FOR CASH ITEMS					
Capital Expenditures	(6,967,265)	(2,241,500)	(2,306,500)	(989,000)	(957,000)
Debt principal - General	(372,280)	(372,280)	(372,280)	(372,280)	(372,280)
Debt principal - Sewer	(27,403)	(27,403)	(27,403)	(27,403)	(27,403)
Debt proceeds	-	-	-	-	-
Net transfers from (to) Reserves	3,605,194	(865,173)	(904,173)	(2,305,994)	(2,425,314)
	(3,761,754)	(3,506,356)	(3,610,356)	(3,694,677)	(3,781,997)
FINANCIAL PLAN BALANCE	-	-	-	-	-

FINANCIAL PLAN 2025-2029

REVENUE AND TAX POLICY DISCLOSURE

The District has determined the funding priority for revenues to be applied firstly to operations, secondly to infrastructure and thirdly to growth and opportunities. This priority is important based on the need to provide essential services and socially beneficial services to the community at a reasonable standard on an annual basis; the need to ensure assets supporting the services provided are adequately funded for replacement; and the need for a progressive approach to the District's future.

Funding Sources

In accordance with Section 165(7) of the Community Charter, the proposed funding sources for inclusion in the financial plan include property value taxes, parcel taxes, fees, other sources and proceeds from borrowing. The proration of these revenue sources for the District are comprised of the following:

Property Value Taxes	66.6%
Parcel Taxes	0.1%
Sale or Services / Fees	12.5%
Grants	7.3%
Other Sources	13.5%
	100.0%

Objective

Council will determine which services provided by the District are subject to user fees and charges. To establish rates Council will consider information such as market rates, rates of other local governments, the cost of providing the service, and whether Council wishes to incentivize or disincentivize a service. The objective is to have user fees and charges that are consistent with Council's evolving priorities.

Policies

The District will periodically review all user fee levels to ensure they are consistent with Council's objectives. Where possible, the District will endeavor to supplement revenues from user fees and charges rather than taxation.

Seek available grants for projects to mitigate the potential impact on property tax.

Distribution of Property Taxes

Objective

In the longer term, ensure that the light industry and major industry rates are aligned with those of other competitive municipalities.

The share of property tax paid by Farm (class 9) will be reviewed regularly by Council.

When possible, supplement revenues from user fees and charges will help offset the tax burden.

FINANCIAL PLAN 2025-2029

Policies:

Class 2 rate will be set at the maximum rate as permitted under current legislation

Class 4 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 13.1 to 1

Class 5 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 4.3 to 1

Class 6 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 2.8 to 1

Class 8 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 1.0 to 1

Class 9 rate will be calculated as a multiplier of the residential rate. The District will seek to maintain this multiplier at a rate of 4.9 to 1

The Distribution of the property tax revenue across the different property classes will adhere to the policy multipliers and is expected to distribute as follows:

Class 1	Residential	89.9%
Class 2	Utilities	1.0%
Class 4	Major Industry	2.7%
Class 5	Light Industry	1.2%
Class 6	Business and Other	4.0%
Class 8	Recreation / Non-Profit	0.2%
Class 9	Farm	1.0%
		100%

Permissive Tax Exemptions

The Annual Report contains a list of permissive exemptions granted for the taxation year and the amount of tax revenue foregone. This list demonstrates the policy of council that permissive exemptions are granted to not-for-profit institutions that form a valuable part of our community. These include religious institutions, social service organizations, community service organizations, cultural/educational organizations and recreational organizations.

Objective

The District will continue to provide permissive tax exemptions to Non-Profit organizations

The tax revitalization program will target development within the District based on the predefined neighborhood plans that have been developed.

Policies

Develop a revitalization tax exemption program which details the kinds of activities the program will target and the location of the targeted activities.

Integrate the revitalization tax exemption program into the District's existing initiatives as a means of attracting retail and commercial businesses to further invest in the community.

FINANCIAL PLAN 2025-2029

Tax Implications - Summary

Item No.	Description	Tax Impact	Yearly Impact to a Typical Home	Mandatory (M) Discretionary (D)
1	Public works facility debt servicing (final year)	1.97%	\$ 34.51	M
2	Union employee (CUPE) contract	1.60%	\$ 28.03	M
3	General inflation (excludes salaries/wages)	1.50%	\$ 26.28	M
4	WorkSafe BC (WCB) premiums	0.17%	\$ 2.98	M
5	RCMP contract (no change to member strength)	0.96%	\$ 16.82	M
6	CFNO - Rural Community Immigration Pilot	0.10%	\$ 1.75	M
7	Restorative Justice & Living Lakes Canada	-0.10%	-\$ 1.75	-
8	Professional services (collective bargaining)	-0.10%	-\$ 1.75	-
9	Allowance for non-market change (new growth)	-1.08%	-\$ 18.92	-
10	Reserve funding (accumulated deficit reduction)	2.00%	\$ 35.04	D
11	HR & Safety Advisor – additional FTE (2025: 1/2 Year)	0.71%	\$ 12.44	D
12	Bylaw services delivery model	0.28%	\$ 4.91	D
13	Exempt staff adjustments	0.79%	\$ 13.84	D
15	Paid-on-Call Firefighter wages	0.14%	\$ 2.45	D
17	RCMP additional member savings	0.50%	\$ 8.76	D
		9.44%	\$ 165.39	

The result is a property tax increase of 9.44% on the typical single-family home (assessed at \$902,000) equivalent to \$165 for the year.



FINANCIAL PLAN 2025-2029

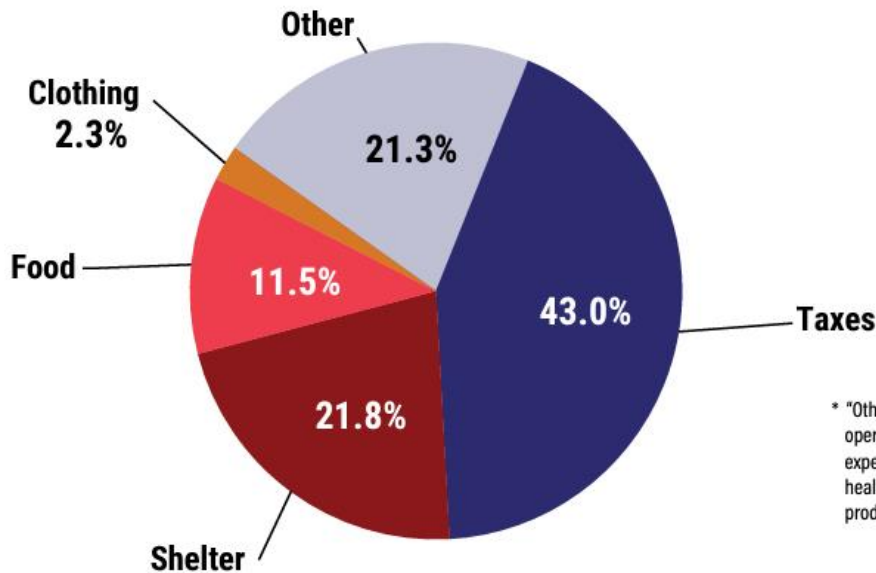
Tax Bill of the Average Canadian Family

Source:
The Fraser Institute:
The Canadian Consumer Index, 2024 Edition

According to the report, the total cash income of the average Canadian family in 2023 was \$109,235.

Total taxes paid were \$46,988 (43.0% of income).

The municipal portion of property taxation on a single-family residence is estimated at \$1,917, which represents 4.08% of the estimated total taxes paid or 1.75% of the average Canadian family income.



* "Other expenditures" include household operations (communications, child care expenses, pet expenses), transportation, health care, recreation, education, tobacco products, and alcoholic beverages

FINANCIAL PLAN 2025-2029

Municipal Services

What services do you get for your property taxes?

- **Legislative Services**
- **Financial Services**
- **Policing Services**
- **Fire Protection Services**
- **Building Permits**
- **Bylaw Compliance**
- **Planning Services**
- **Parks Services**

- **Engineering Services**
- **Road Maintenance**
- **Drainage Maintenance**
- **Street Lighting**
- **Cemetery**
- **Public Transit**
- **Snow Removal**
- **Community Centre**



FINANCIAL PLAN 2025-2029

CEMETERY & OTHER SERVICES (TRANSFER STATION, ENVIRONMENTAL & CEMETERY) SUMMARY OF SERVICES 2025 - 2029 BUDGET
--

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
TRANSFER STATION	36,290	36,290	37,150	38,030	38,930	39,860
ENVIRONMENTAL	15,000	15,000	15,000	15,000	15,000	15,000
CEMETERY	101,790	101,790	102,310	105,190	108,160	111,210
	153,080	153,080	154,460	158,220	162,090	166,070

Expense analysis:						
Wages & Benefits	73,080	73,080	75,270	77,530	79,860	82,250
Equipment	12,000	12,000	12,300	12,610	12,930	13,250
Materials & Supplies	25,000	25,000	25,520	26,050	26,590	27,150
Contracted services	29,000	29,000	27,020	27,320	27,630	27,950
Miscellaneous	14,000	14,000	14,350	14,710	15,080	15,460
	153,080	153,080	154,460	158,220	162,090	166,060

Comments:

- No comments.

FINANCIAL PLAN 2025-2029

DEVELOPMENT SERVICES SUMMARY OF SERVICES 2025 - 2029 BUDGET
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	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
PLANNING/ZONING	426,888	561,636	464,999	475,077	485,370	495,889

Expense Analysis:	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Advertising	6,000	6,000	6,150	6,300	6,460	6,620
Contract Services	15,500	123,500	15,700	16,100	16,500	16,920
Internal Charges	128,008	131,081	133,703	136,377	139,105	141,887
Legal	9,140	9,140	9,370	9,600	9,840	10,090
Salaries & Wages	258,840	282,515	290,436	296,810	303,325	309,982
Supplies & Miscellaneous	1,900	1,900	1,950	2,000	2,050	2,100
Telephone	1,000	1,000	1,030	1,060	1,090	1,120
Training/Travel & Development	6,500	6,500	6,660	6,830	7,000	7,170
	426,888	561,636	464,999	475,077	485,370	495,889

Comments:

- Contract Services includes \$108,000 in grant funded activities for the ongoing Official Community Plan (OCP) update, Cost of Growth Assessment and Recreation/Amenity Study with Council Workshop.
- Salary & Wage changes, including impact to benefit costs, are as per the union collective agreement, and outcome of the exempt staff compensation review for the non-union (exempt/management) staff.

FINANCIAL PLAN 2025-2029

DISTRICT OF COLDSTREAM FISCAL SERVICES 2025 - 2029 BUDGET

DESCRIPTION	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Interest Charges						
Interest - Prepaid Taxes	30,000	30,000	30,000	30,000	30,000	30,000
Interest - Bank Charges	2,074	2,074	2,074	2,074	2,074	2,074
Interest Expense - Building Deposits	4,000	5,000	5,000	5,000	5,000	5,000
Interest Expense - Deposits	2,000	1,000	1,000	1,000	1,000	1,000
	38,074	38,074	38,074	38,074	38,074	38,074
Interest Payments on Long-Term Debt						
LTD Interest - Fire Halls	135,600	135,600	135,600	135,600	135,600	135,600
LTD Interest - Pointe Sage	741	741	741	741	741	741
LTD Interest - Mechanic	45,267	45,267	45,267	45,267	45,267	45,267
LTD Interest - Public Works	255,946	341,616	341,616	341,616	341,616	341,616
	437,554	523,224	523,224	523,224	523,224	523,224
Subtotal - Fiscal Services (Interest)	475,628	561,298	561,298	561,298	561,298	561,298
Principal Payments on Long-Term Debt						
Principal - Fire Halls	123,462	123,462	123,462	123,462	123,462	123,462
Principal - Pointe Sage	1,852	1,852	1,852	1,852	1,852	1,852
Principal- Mechanic	53,366	53,366	53,366	53,366	53,366	53,366
Principal - Public Works	100,000	193,600	193,600	193,600	193,600	193,600
Subtotal - Debt Principal (General)	278,680	372,280	372,280	372,280	372,280	372,280
TOTAL FISCAL SERVICES	754,308	933,578	933,578	933,578	933,578	933,578

Comments:

- The Fiscal Services schedule includes the full impact of the \$8,500,000 public works facilities borrowing.
- Interest and principal payments are as per Municipal Finance Authority (MFA) loan schedules.

FINANCIAL PLAN 2025-2029

GENERAL GOVERNMENT SERVICES SUMMARY OF SERVICES 2025 - 2029 BUDGET

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
LEGISLATIVE	213,370	212,432	216,927	221,523	226,220	231,014
ADMINISTRATIVE	394,345	410,312	422,223	430,429	438,798	447,336
FINANCE & HR/SAFETY	260,330	311,051	320,413	327,059	333,848	340,780
GENERAL ADMINISTRATION	187,301	513,592	256,801	243,461	249,196	255,050
TOTAL EXPENSES	1,055,346	1,447,387	1,216,364	1,222,472	1,248,062	1,274,180

Expense Analysis:						
Advertising	19,000	19,000	19,480	19,970	20,470	20,980
Amortization	79,860	93,935	96,280	98,690	101,160	103,690
Building Maintenance	50,000	53,200	54,650	56,130	57,640	59,190
Council	213,370	212,432	216,927	221,523	226,220	231,014
Grants	72,994	391,165	66,364	48,400	49,400	50,400
Insurance	212,765	217,000	222,170	227,470	232,900	238,480
Internal Recovery	(1,191,940)	(1,275,624)	(1,307,882)	(1,335,772)	(1,364,260)	(1,393,382)
Professional Services	103,500	102,300	104,310	106,363	108,460	110,590
Salaries & Wages	1,164,682	1,290,868	1,393,247	1,421,066	1,449,447	1,478,394
Software Licenses/Subscriptions	147,740	150,940	154,710	158,580	162,540	166,600
Supplies & Miscellaneous	94,975	102,630	104,750	106,931	109,164	111,458
Training/Travel & Development	27,790	29,491	29,792	29,998	30,209	30,424
Telephone, Internet & Utilities	60,610	60,050	61,566	63,123	64,712	66,342
	1,055,346	1,447,387	1,216,364	1,222,472	1,248,062	1,274,180

Comments:

- Finance & HR/Safety includes the new Human Resources and Safety Advisor position for half the year, which is predominantly salary and benefits totaling around \$62,000. Other increases to salary & wages come from the new union collective agreement implementation that affects 4.7 full-time equivalent finance staff, and the increase for the exempt staff following completion of the exempt staff compensation review by the professional consultant during 2024.
- General Administration includes a \$324,801 payment, grouped in the Expense Analysis with "Grants", to the Regional District of North Okanagan for the Cultural Centre land purchase. This payment is funded through the Land Reserve.

FINANCIAL PLAN 2025-2029

PARKS SERVICES SUMMARY OF SERVICES 2025 - 2029 Budget

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
OPERATIONS	658,873	754,180	753,863	765,847	778,097	790,632
TRAILS & PATHS	120,830	112,330	114,860	117,450	120,090	122,790
PARKS CONTRACTS	398,430	394,430	401,270	408,220	415,310	422,520
PARKS SUB REGIONAL FACILITIES	555,430	551,930	555,200	566,950	578,980	591,250
	388,432	442,540	447,803	454,214	460,759	467,431
	2,121,995	2,255,410	2,272,996	2,312,681	2,353,236	2,394,623
Expense Analysis:						
Amortization	300,104	338,960	338,960	338,960	338,960	338,960
Contract Services	660,830	675,530	688,326	701,375	714,717	728,312
Equipment Expenses	67,770	80,270	82,265	84,321	86,427	88,584
Insurance	23,652	21,652	22,190	22,741	23,314	23,898
Internal charges	64,359	76,542	65,639	66,794	67,972	69,172
Maintenance	127,200	125,200	126,050	129,200	132,430	135,740
Materials & Supplies	65,280	77,986	73,493	75,035	76,608	78,230
Software	9,500	11,000	11,000	11,000	11,000	11,000
Utilities	120,180	135,855	139,423	143,075	146,819	150,647
Wages & Benefits	683,120	712,415	725,650	740,180	754,990	770,080
	2,121,995	2,255,410	2,272,996	2,312,681	2,353,236	2,394,623

Comments:

The majority of the increase is a result of the following:

- Amortization of Parks tangible capital assets (there is no tax implication from increased amortization);
- Contract services for season bylaw and security;
- Utilities at the Community Hall/Daycare, which are partially recovered from the daycare tenant (Maven Lane) as the District establishes what the baseline utilities are (reminder: the facility only opened in May 2023); and
- Wages and benefits as the District implements the first full year of the CUPE union collective agreement in 2025, which included a small “catch up” related to 2024 as the negotiated outcome was slightly greater than the budgeted amount in 2024.

FINANCIAL PLAN 2025-2029

PROTECTIVE SERVICES SUMMARY OF SERVICES 2025 - 2029 BUDGET

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
POLICE SERVICES	1,452,166	1,565,773	1,622,731	1,682,468	1,744,308	1,808,593
FIRE PROTECTION - ADMIN	155,110	238,284	163,331	166,652	170,059	173,545
FIRE PROTECTION - COLDSTREAM	496,983	523,540	533,006	538,831	548,617	558,650
FIRE PROTECTION - LAVINGTON	332,650	338,147	343,582	349,142	354,862	360,682
EMERGENCY MANAGEMENT	161,030	167,502	146,010	149,660	153,390	157,210
BUILDING INSPECTION	292,389	332,097	316,452	323,342	330,385	337,591
BYLAW ENFORCEMENT	145,600	151,511	150,470	153,306	156,210	159,172
	3,035,928	3,316,854	3,275,582	3,363,401	3,457,831	3,555,443

Expense Analysis:						
Amortization	242,000	262,738	262,738	262,738	262,738	262,738
Building/Equipment Maintenance	41,450	41,450	42,440	43,450	44,480	45,540
Contract Services	220,070	187,070	142,500	146,060	149,710	153,450
Emergency Management	161,030	167,502	146,010	149,660	153,390	157,210
Fire Fighting Force	316,270	327,156	335,960	344,834	353,948	363,307
Insurance	9,290	10,590	10,810	11,040	11,280	11,520
Legal Services	10,000	10,000	10,000	10,000	10,000	10,000
Supplies & Miscellaneous	63,000	60,640	56,870	53,403	53,648	53,896
Policing	1,452,166	1,565,773	1,622,731	1,682,468	1,744,308	1,808,593
Salaries & Wages	323,702	466,295	429,545	438,340	447,329	456,514
Telephone, Internet & Utilities	4,500	5,500	4,620	4,740	4,870	5,000
Training/Travel & Development	87,210	100,800	97,180	99,610	102,110	104,660
Utilities	35,040	35,540	36,440	37,350	38,290	39,230
Vehicle Expenses	70,200	75,800	77,738	79,708	81,731	83,786
	3,035,928	3,316,854	3,275,582	3,363,401	3,457,831	3,555,443

Comments:

- There is an increase to amortization of Protective Services tangible capital assets (there is no tax implication from increased amortization);
- Contract Services is down due to the structural change in Bylaw Service delivery
- Policing is up due to the increase Officer cost, expected increase in accommodation costs from the City of Vernon, and increased union wages for the two RCMP support staff.
- Training/Travel & Development is up to account for the FireSmart Coordinator budget, which is paid for by Provincial funding;
- Salaries and wages are up due to:
 - additional union staff support in development services, which is paid for by Provincial funding related to the housing legislation implementation;
 - Bylaw services being delivered by union staff instead of through Contract Services;
 - FireSmart union staff, which is paid for by Provincial funding;
 - the union wage increases as per the Collective Agreement; and
 - salary increases of exempt staff following the outcome of the exempt staff compensation review.

FINANCIAL PLAN 2025-2029

DISTRICT OF COLDSTREAM SEWER OPERATIONS - SUMMARY 2025 - 2029 BUDGET

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
REVENUES						
User rates	1,555,000	1,558,504	1,589,670	1,621,460	1,653,880	1,686,960
Other fees	9,510	9,510	9,510	9,510	9,510	9,510
Grant - OBWB	10,887	10,887	10,887	10,887	10,887	10,887
Interest	32,088	32,692	32,692	32,692	32,692	32,692
	1,607,485	1,611,593	1,642,759	1,674,549	1,706,969	1,740,049
Development Cost Charges		883,894				
Transfer from Reserve/Surplus	220,000	2,944,003	1,000,000			
	1,827,485	5,439,490	2,642,759	1,674,549	1,706,969	1,740,049
EXPENDITURES						
Administration/Collection	467,545	485,442	502,980	513,580	524,420	535,510
Interest on Debt	23,520	23,520	23,520	23,520	23,520	23,520
Amortization	359,000	365,594	365,594	365,594	365,594	365,594
Lift Stations	165,000	165,000	157,150	160,760	164,450	168,220
Treatment & Disposal	724,939	710,546	724,747	739,232	754,007	769,077
	1,740,004	1,750,102	1,773,991	1,802,686	1,831,991	1,861,921
CAPITAL EXPENDITURES						
Aberdeen Trunk	10,000	3,427,897	1,000,000			
Sarsons Lift Station		400,000				
Lift Station Check Valves	150,000					
Kalavist Lift Station	35,000					
Jib Crane for Lift Station	25,000					
	220,000	3,827,897	1,000,000	-	-	-
PRINCIPAL PAYMENTS ON DEBT						
	27,403	27,403	27,403	27,403	27,403	27,403
TRANSFER TO EQUITY IN TANGIBLE CAPITAL ASSETS						
	(359,000)	(365,594)	(365,594)	(365,594)	(365,594)	(365,594)
TRANSFER TO RESERVES						
Transfer to Sewer Capital	199,078	199,682	206,959	210,054	213,169	216,319
	1,827,485	5,439,490	2,642,759	1,674,549	1,706,969	1,740,049

Expense analysis:	2024	2025	2026	2027	2028	2029
Administration	321,385	337,632	344,380	351,270	358,300	365,470
Amortization	359,000	365,594	365,594	365,594	365,594	365,594
Contract Services	75,920	75,920	77,820	79,770	81,770	83,810
Equipment	30,140	30,140	30,900	31,670	32,460	33,270
Hydro	16,000	16,000	16,400	16,810	17,230	17,660
Interest on Debt	23,520	23,520	23,520	23,520	23,520	23,520
Salaries & Wages	111,030	111,030	109,450	111,640	113,870	116,150
Supplies & Miscellaneous	74,020	71,170	72,410	74,180	76,010	77,890
Telephone	7,000	7,000	7,170	7,350	7,530	7,720
Training & Development	2,050	2,050	2,100	2,150	2,200	2,260
Treatment Contract	719,939	710,046	724,247	738,732	753,507	768,577
	1,740,004	1,750,102	1,773,991	1,802,686	1,831,991	1,861,921

Comments:

- Total sewer expenses are budgeted to change by a negligible 0.58% from \$1,740,004 to \$1,750,102. The increase comes from amortization of Sewer tangible capital assets and internal allocations.
- The Aberdeen Trunk and Sarsons Lift Station capital work are funded by DCC's and Reserves and do not impact sewer rates or taxation.

FINANCIAL PLAN 2025-2029

TRANSPORTATION SERVICES SUMMARY OF SERVICES 2025 - 2029 Budget

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
ADMINISTRATION	2,520,282	2,586,379	2,550,806	2,563,370	2,576,168	2,589,201
FLEET	470,000	522,000	535,535	549,439	563,694	578,333
FLEET RECOVERY	(465,700)	(529,400)	(542,330)	(555,600)	(569,200)	(583,100)
PW YARD	107,790	109,610	107,510	110,120	112,790	115,520
ROADS	1,185,986	1,377,300	1,264,364	1,294,959	1,326,317	1,358,407
TRAFFIC SERVICES	259,180	262,670	270,590	277,318	284,215	291,261
TRANSIT	267,560	223,560	225,110	226,700	228,330	230,000
	4,345,098	4,552,119	4,411,585	4,466,306	4,522,314	4,579,622

Expense Analysis:	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Amortization	1,596,860	1,816,748	1,816,748	1,816,748	1,816,748	1,816,748
Contract Services	782,706	837,620	661,000	676,327	692,009	708,068
Equipment Maintenance	198,900	212,000	217,270	222,682	228,225	233,880
Fleet Recovery	(465,700)	(529,400)	(542,330)	(555,600)	(569,200)	(583,100)
Internal Charges	69,842	89,122	111,201	111,710	112,200	112,658
Materials & Supplies	484,990	505,780	518,400	531,350	544,630	558,240
Public Transit	267,560	223,560	225,110	226,700	228,330	230,000
Salaries & Wages	1,259,750	1,235,399	1,238,766	1,266,726	1,295,353	1,324,640
Telephone, Internet & Utilities	131,890	132,690	135,990	139,381	142,853	146,406
Training/Travel & Development	18,300	28,600	29,430	30,282	31,166	32,082
	4,345,098	4,552,119	4,411,585	4,466,306	4,522,314	4,579,622

Comments:

- Amortization of Transportation tangible capital assets has been increased to agree with the 2023 actual expense (there is no tax implication from increased amortization);
- The increase in Contract Services is a combination of a decrease resulting from most, but not all, of the Asset Management grant work being completed during 2024, an increase in the Mapping/GIS service provided by the Regional District of North Okanagan, and an increase to the annual street sweeping budget.
- Internal charges are an allocation from General Government, which changes as expenses in that service increase. General Government is the service for which most administrative functions are captured such as Legislative/Council, CAO, Corporate Services, Finance/IT, insurance, legal, etc.
- The increase to Material & Supplies comes mostly from parts purchases for the District's fleet, equipment and small tools.

FINANCIAL PLAN 2025-2029

**DISTRICT OF COLDSTREAM
FIVE YEAR CAPITAL PLAN
2025 - 2029 BUDGET**

Ref.	Department	Description	2025	2026	2027	2028	2029
46	Cemetery	Cemetery Master Plan, Cost: \$2,888,600	No Budget				
42	Drainage	Lavington Wetland	No Budget				
47	Drainage	Bel Air drainage					
49	Drainage	Ricardo Road culvert					
96	Drainage	Storm Sewer - Scenic Drive / Rockland Drive	\$ 25,000				
33	Fire Dept	Air Compressor (Coldstream Fire Hall)	\$ 27,500				
34	Fire Dept	Lavington Fire Hall - Thermal Imaging Camera				\$ 14,000	
35	Fire Dept	Fire Department (Coldstream + Lavington) regular renewals	\$ 54,000	\$ 54,000	\$ 58,000	\$ 60,000	\$ 60,000
36	Fire Dept	Fire Department (Coldstream + Lavington) radio's	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000	\$ 13,000
37	Fire Dept	Unit 48 - 1999 Ford Crew Cab Rescue Truck Replacement		\$ 170,000	\$ 713,000		
38	Fire Dept	Unit 57 - Coldstream 1999 International Rescue Replacement	\$ 679,298				
88	Fire Dept	25 x chairs for Lavington firehall					
91	Fire Dept	Rescue trucks					
101	Fire Dept	Fire Hall interior painting	\$ 8,500				
7	General Govt	Technology renewal	\$ 20,000	\$ 21,000	\$ 22,000	\$ 23,000	\$ 24,000
76	General Govt	Refurbishments to the Clock Tower		\$ 90,000			
84	General Govt	Front reception security gate					
93	Parks	Lavington Community Space	No Budget				
94	Parks	Log house demo / return to greenspace	\$ 100,000				
95	Parks	Kalavista boat launch parking ticket meter	\$ 15,000				
13	Parks	Irrigation Replacement (Lavington Park)					
14	Parks	Irrigation Replacement (Coldstream Park)	\$ 520,000				
104	Parks	Irrigation Replacement (Sovereign Park)		\$ 20,000	\$ 520,000		
28	Parks	Lavington Park - Tennis Court		\$ 130,000			
29	Parks	Coldstream Park - Picnic Shelter	\$ 50,000				
44	Parks	North Kal Neighbourhood Plan (formerly Head of the Lake)	\$ 42,687				
77	Parks	Lavington Park Washrooms		\$ 75,000			
82	Parks	Kirkland beach playground equipment (installed 2003)			\$ 60,000		
85	Parks	Lavington pool outdoor showers replacements					
86	Parks	Marine barrier line for Kal Beach					
87	Parks	Surf rake for beach maintenance					
97	Parks	Cricket pitch at Coldstream Creek parks	\$ 20,000				
98	Parks	Replacement #73 Kubota tractors	\$ 67,000				
100	Parks	Waste bins ("bear bins") x 2	\$ 12,500	\$ 12,500	\$ 13,500		
69	Parks	Pier Replacement at Kal Beach					
43	Parks	SHIM /Environmental projects	No Budget				
103	Parks	Lavington Park dog/safety fencing	\$ 16,000				
8	Public Works (PW)	Pavement/road maintenance	\$ 870,000	\$ 800,000	\$ 850,000	\$ 820,000	\$ 800,000
80	Public Works (PW)	School Road (Lavington Way to Hwy 6)					
90	Public Works (PW)	Unit #34 dumptruck retrofit for snow clearing					
99	Public Works (PW)	Unit #19 2005 Ford F550 Service Truck Replacement	\$ 170,000				
92	Public Works (PW)	Bike lane from Mariposa/Sunflower Pl to 1207 Husband Rd					
11	PW/Utilities/Parks	Vehicle replacements	\$ 58,000	\$ 58,000	\$ 58,000	\$ 60,000	\$ 60,000
61	PW/Utilities/Parks	2011 Ford Ranger (#5) replacement (may be substituted)					
62	PW/Utilities/Parks	2005 Ford F150 (#15) replacement					
75	PW/Utilities/Parks	Public Works Facilities					
39	Sewer	Aberdeen Trunk Sanitary Sewer	\$ 2,805,000	\$ 1,000,000			
39A	Sewer	Aberdeen Trunk Sanitary Sewer	\$ 622,897				
40	Sewer	Kalavista Sewer Lift Station					
54A	Sewer	Lift Station check valves (Middleton)					
54B	Sewer	Lift Station check valves (Postill)					
89	Sewer	Jib crane for Kalavista Lift Station					
102	Sewer	Rebuilding of Sarson Sewer Lift Station	\$ 400,000				
105	Various	LGCAP projects, 20% matching	\$ 77,218				
106	Parks/Facilities	Solar Panels (net of rebate)	\$ 110,000				
108	Sewer	e-truck for Utilities	\$ 85,000				
109	General Govt	e-vehicle for bylaw	\$ 61,665				
110	Fire Dept	Wildfire detection camera *subject to financial partnership	\$ 39,000				
			\$ 6,967,265	\$ 2,441,500	\$ 2,306,500	\$ 989,000	\$ 957,000

FINANCIAL PLAN 2025-2029

Funding of 2025 – 2029 Five Year Capital Plan Funding Table

Description of Funding	2025 Total	2026 Total	2027 Total	2028 Total	2029 Total
Development Cost Charges Debt	\$ 883,894				
Subtotal - DCC's and Debt	\$ 883,894	\$ -	\$ -	\$ -	\$ -
Accumulated Surplus - Sewer	\$ 877,422	\$ 1,000,000	\$ -	\$ -	\$ -
Reserve - Building	\$ 58,500	\$ 165,000	\$ -	\$ -	\$ -
Reserve - CCFC (CWF)	\$ 1,197,798	\$ 202,500	\$ 1,246,500	\$ -	\$ -
Reserve - COVID19 Safe Restart	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve - Drainage	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Reserve - Equipment	\$ 649,718	\$ 274,000	\$ 210,000	\$ 169,000	\$ 157,000
Reserve - Future Expenditure	\$ 602,172	\$ -	\$ -	\$ -	\$ -
Reserve - Growing Communities	\$ 1,464,409	\$ -	\$ -	\$ -	\$ -
Reserve - Parks	\$ 42,687	\$ -	\$ -	\$ -	\$ -
Reserve - Road	\$ 870,000	\$ 800,000	\$ 850,000	\$ 820,000	\$ 800,000
Reserve - LGCAP	\$ 295,665				
Reserve - Sewer Improvement/Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal - reserves & surplus	\$ 6,083,371	\$ 2,441,500	\$ 2,306,500	\$ 989,000	\$ 957,000
Total	\$ 6,967,265	\$ 2,441,500	\$ 2,306,500	\$ 989,000	\$ 957,000



FINANCIAL PLAN 2025-2029

District of Coldstream
2025 – 2029 Financial Plan
Comment Sheet



Name: _____

Address: _____

Phone: _____

Email: _____

Comments/recommendations:

Once completed, please email to treasurer@coldstream.ca or print and deliver it to the Coldstream municipal office located at: 9901 Kalamalka Road. Deadline for response is January 21st. Please call 250-545-5304 ext. 1517 if you require assistance or would like to provide verbal comments only.