

CITY OF PORT MOODY, BRITISH COLUMBIA

# *2023 Annual Report*

FOR THE YEAR ENDING DECEMBER 31, 2023



Photo by Jon Lavoie

CITY OF PORT MOODY, BRITISH COLUMBIA

# *2023 Annual Report*

FOR THE YEAR ENDING DECEMBER 31, 2023



Photo by Roman Dziewanski

# TABLE *of* CONTENTS

## INTRODUCTION

|                                                     |         |
|-----------------------------------------------------|---------|
| Message from the Mayor                              | Page 4  |
| Mayor and Council                                   | Page 5  |
| Message from the City Manager                       | Page 6  |
| City Awards                                         | Page 6  |
| Department Highlights                               | Page 8  |
| Organizational Structure                            | Page 9  |
| Progress Towards our 2023–2026 Strategic Priorities | Page 14 |

## 2023 FINANCIAL STATEMENTS

|                                               |         |
|-----------------------------------------------|---------|
| Chief Financial Officer Letter of Transmittal | Page 21 |
| Auditors' Report                              | Page 30 |
| Statement of Financial Position               | Page 32 |
| Statement of Operations                       | Page 33 |
| Statement of Changes in Net Financial Assets  | Page 34 |
| Statement of Cash Flows                       | Page 35 |
| Notes to Financial Statements                 | Page 36 |

## STATISTICAL ANALYSIS

|                                                                                       |         |
|---------------------------------------------------------------------------------------|---------|
| Population, 2001–2021                                                                 | Page 61 |
| Average Household Income 2010–2020                                                    | Page 61 |
| City of Port Moody Unemployment Rate                                                  | Page 61 |
| 2023 Major Employers in Port Moody                                                    | Page 62 |
| Business Licences, 2019–2023                                                          | Page 62 |
| Building Permit Values, 2019–2023 (in millions of dollars)                            | Page 62 |
| Revenues by Source, 2019–2023                                                         | Page 63 |
| Property Tax Collections, Other Major Levies and Collections, 2019–2023               | Page 63 |
| 2023 Assessed Taxable Values (Includes Processed Supplementary Rolls and Port Credit) | Page 64 |

|                                                                 |            |
|-----------------------------------------------------------------|------------|
| 2023 Mill Rates (per \$1,000 Assessed Taxable Values)           | Page 64    |
| Property Taxes Levied and Collected, 2019–2023                  | Page 65    |
| Assessed Values for General Municipal Purposes, 2019–2023       | Page 65    |
| Composition of Tax Revenue and Assessment, 2009–2023            | Page 66    |
| 2023 Total Tax and Utility Charges for an Average Home          | Page 67    |
| 2023 Principal Taxpayers in Port Moody                          | Page 68    |
| 2023 Tax Exemptions Bylaw No. 3380                              | Page 69    |
| 2023 Standard Household Costs                                   | Page 70    |
| 2023 Revenue Sources                                            | Page 71    |
| 2023 Departmental Expenses                                      | Page 71    |
| 2023 Revenues and Expenses by Department and Service Categories | Page 72    |
| Total Expenses, 2019–2023                                       | Page 73    |
| Expenses by Department, 2019–2023                               | Page 73    |
| Expenses by Category, 2019–2023                                 | Page 74    |
| Number of City Employees, 2019–2023                             | Page 74    |
| Capital Expenses by Source, 2019–2023                           | Page 75    |
| Summary of Statutory Reserve Funds, 2019–2023                   | Page 76    |
| Summary of Reserve Funds, 2019–2023                             | Page 76    |
| Operating Surplus, 2019–2023                                    | Page 77    |
| General, Sewer, and Water Fund Accumulated Surplus, 2019–2023   | Page 77    |
| Tangible Capital Assets Accumulated Surplus, 2019–2023          | Page 77    |
| Annual Surplus, 2019–2023                                       | Page 78    |
| Accumulated Surplus, 2019–2023                                  | Page 78    |
| Net Financial Assets (Net Debt), 2019–2023                      | Page 79    |
| Debt Per Capita, 2008–2028                                      | Page 79    |
| Long Term Debt, 2019–2023                                       | Page 80    |
| Long Term Debt to General Expenses, 2019–2023                   | Page 80    |
| Legal Debt Limit, 2019–2023                                     | Page 81    |
| Contact Information                                             | Back cover |

# MESSAGE FROM THE *Mayor*



We carry out our business on the ancestral and unceded homelands of the kʷikwəłəm (Kwkwetlem), səliwətał (Tsleil-Waututh), xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), qícəy (Katzie), qʷa:níʼən (Kwantlen), qiqéyt (Qayqayt), and Stó:lō (Sto:lo) Peoples, and extend appreciation for the opportunity to work on this territory.

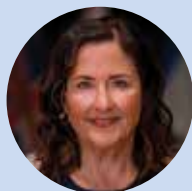
In 2023, Council and City staff made excellent progress toward achieving the goals and objectives outlined in the 2023–2026 Council Strategic Plan. We understand the importance of protecting, integrating, and enhancing Port Moody’s natural assets, as well as advancing climate change mitigation and adaptation. A significant achievement in 2023 was the development of the City’s Urban Forest Management Strategy, which will help us preserve and maximize the benefits that trees provide, and respond to the impacts of climate change and urban growth. We conducted public engagement as part of a review of the City’s Tree Protection Bylaw. This review, which seeks to align the Bylaw with best management practices and community values, is a response to the climate emergency and Port Moody’s strong commitment to environmental stewardship.

In 2023, we continued to focus on creating complete and connected communities as well as providing safe, efficient, and accessible transportation options. We introduced a requirement for developers to include comprehensive transportation demand management strategies in proposals for large development projects. We also modified transit stops and sidewalk spaces to make the user experience safer and more accessible and implemented a traffic pattern change on a section of Brew Street, introducing one-way travel to improve safety and traffic flow.

A constant is our desire to hear from our residents about how we can improve City services and make our community a better place. Last year, our response to Accessible BC legislation included developing an accessibility plan, setting up an internal accessibility committee, and creating a public feedback mechanism so residents can share their thoughts on how we can make services and facilities more accessible. We also hosted the Mayor’s Town Hall on Snow and Ice Response to obtain feedback and ideas for improving winter operations and brought members of the arts and business communities together for the Mayor’s Arts and Business Coalition Task Force, a group that made recommendations aimed at strengthening Port Moody’s branding as City of the Arts.

On behalf of Council, I’m proud to share the 2023 Annual Report with you. I encourage you to read it to see how we are carrying out our mission – to lead bold initiatives and provide our community with exceptional services and a sound financial future – while embracing nature and the arts and working to make Port Moody the most liveable city in the world.

**Mayor Meghan Lahti**  
City of Port Moody



## MAYOR MEGHAN LAHTI

**Chair:** Police Board, Governance and Legislation Committee

**Vice-Chair:** Strategic Priorities Committee

**Representative:** Metro Vancouver Board of Directors, TransLink Mayors' Council on Regional Transportation, Tri-Cities Mayors' Committee, Emergency Measures Policy and Planning Committee, E-Comm Board of Directors

**Metro Vancouver Appointed:** Mayors Committee, Climate Action Committee, Regional Culture Committee, Regional Parks Committee, Regional Planning Committee, North Shore Wastewater Treatment Plant Program Task Force



## SAMANTHA AGTARAP

**Chair:** Climate Action Committee, Economic Development and Tourism Committee, Arts and Business Council Project Task Force

**Vice-Chair:** Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee

**Representative:** Tri-Cities Chamber of Commerce, Tri-Cities Healthier Communities Partnership

**Alternate Representative:** Library Board, Tri-Cities Food Council



## DIANA DILWORTH

**Chair:** Finance Committee, Parks and Environment Committee

**Vice-Chair:** Climate Action Committee, Seniors Focus Committee

**Alternate Representative:** Metro Vancouver Board of Directors, Tri-Cities Homelessness and Housing Task Group

**Metro Vancouver Appointed:** Indigenous Relations Committee

**Voting Designate:** Municipal Insurance Association (Third)



## KYLA KNOWLES

**Chair:** City Initiatives and Planning Committee, Land Use Committee

**Vice-Chair:** Finance Committee

**Representative:** Golden Spike Days

**Alternate Representative:** Youth Focus Committee

**Voting Designate:** Municipal Insurance Association (Second)



## AMY LUBIK

**Chair:** Arts, Culture, and Heritage Committee

**Vice-Chair:** City Initiatives and Planning Committee, Transportation Committee

**Representative:** Arts Centre Society, Fraser Health Municipal Regional Meeting (North Region), Tri-Cities Homelessness and Housing Task Group, Youth Focus Committee

**Alternate Representative:** Golden Spike Days, Port Moody Heritage Society, Tri-Cities Community Action Team, Tri-Cities Healthier Communities Partnership



## HAVEN LURBIECKI

**Chair:** Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee, Seniors Focus Committee

**Vice-Chair:** Arts, Culture, and Heritage Committee, Parks and Environment Committee

**Representative:** Port Moody Heritage Society, Tri-Cities Community Action Team, Tri-Cities Food Council

**Alternate Representative:** Arts Centre Society



## CALLAN MORRISON

**Chair:** Transportation Committee

**Vice-Chair:** Economic Development and Tourism Committee, Land Use Committee

**Representative:** Library Board

**Alternate Representative:** Fraser Health Municipal Regional Meeting (North Region), Tri-Cities Chamber of Commerce,

**Voting Designate:** Municipal Insurance Association (First)

# MESSAGE FROM THE *City Manager*



## City Awards

### **DISTINGUISHED BUDGET PRESENTATION AWARD**

This award is the highest form of recognition for governmental budgeting in North America, and is presented to governments that satisfy nationally-recognized guidelines for effective budget presentation.

### **CANADIAN AWARD FOR FINANCIAL REPORTING**

This award recognizes Port Moody for preparing comprehensive annual financial reports that are transparent and provide full disclosure. This is the 19<sup>th</sup> year in a row that Port Moody has won this prestigious award.

### **MARCOM AWARD HONOURING EXCELLENCE IN COMMUNICATIONS**

The City received a gold MarCom Award for the design of the 2023–2026 Council Strategic Plan. This document's design was commended for its high standard of excellence. The MarCom awards are internationally recognized.

### **SAFETY IMPROVEMENT AWARD**

The B.C. Municipal Safety Association recognized the City for its continued commitment to reducing workplace injuries, illness and disease.

### **TOP 5 AWARD FROM MADD**

MADD (Mothers Against Drunk Driving) Vancouver recognized the Port Moody Police Department's sustained leadership to enforce impaired driving laws in Metro Vancouver.

It is my great pleasure, in my first year as City Manager, to present the City of Port Moody's 2023 Annual Report. Our staff are committed to providing high-quality core services and completing projects identified as priorities in the Corporate Project Plan, which supports Council's strategic goals and objectives as outlined in the 2023–2026 Council Strategic Plan. I'm proud of the significant work accomplished, and happy to share some of the highlights from an exciting and productive year.

In 2023, we continued to engage with the community in meaningful ways. Staff shared information and collected input online for 15 development applications and conducted nine significant public engagement initiatives. We also connected with community members of all ages through new local environmental stewardship programming, events, ecological enhancement, and invasive species removals.

We encouraged people to get outdoors, stay active, and make social connections through the design and construction of two pop-up parks at Kyle Centre and Queens Street Plaza, and a new program called Play in our Parks, with staff leading free summer-time activities in select local parks. Staff also supported several community events such as the Golden Spike Days Festival, Summer Sundays concert series, and a House Post Blessing Ceremony for two house posts as part of the *In the Presence of Ancestors* project.

We updated and improved important infrastructure. We completed watermain projects in Glenayre, College Park, and Seaview, which included replacement of more than 1.5 kilometres of watermain. And we reached milestones for the Shoreline Trail Sanitary Sewer Upgrades Project, completing upgrades to two aging sanitary sewer mains, and the Inlet Park Redevelopment Project, completing site preparation activities and starting construction.

We also focused on community development initiatives. Staff presented draft Official Community Plan updates, the result of a multi-year process (still in progress) involving extensive public engagement, to City Council for their initial consideration. We launched the City's online building permit submission portal, making the entire application and review process completely paperless, and the Port Moody Business Hub, an economic development microsite for people interested in starting or growing their business in the City of the Arts.

Our team cares about the community and each other and works hard every day to make Port Moody safe, healthy, and vibrant. I invite you to read the full report to learn more about how we met the needs of our residents and businesses in 2023.

**Anna Mathewson, MCIP RPP**  
City Manager



The City adopted an Urban Forest Management Strategy, which will help us preserve and maximize the benefits that trees provide, and respond to the impacts of climate change and urban growth.



Photographer Rhianna Toy captured this image at the House Post Blessing Ceremony at Rocky Point Park. Carvers representing kʷikʷəłəm (Kwikwetlem), səliłwətał (Tseil-Waututh), xʷməθkʷəyəm (Musqueam), q̓ic̓əy (Katzie), and Sk̓wxwú7mesh (Squamish) Nations are carving unique house posts that will restore a highly visible First Nations presence in the community.



We completed watermain projects in Glenayre, College Park, and Seaview, which included replacing more than 1.5 kilometres of watermain.



Recreation staff lead a new Play in our Parks program, offering free sports, crafts, games, bubbles, and face painting in five Port Moody parks.



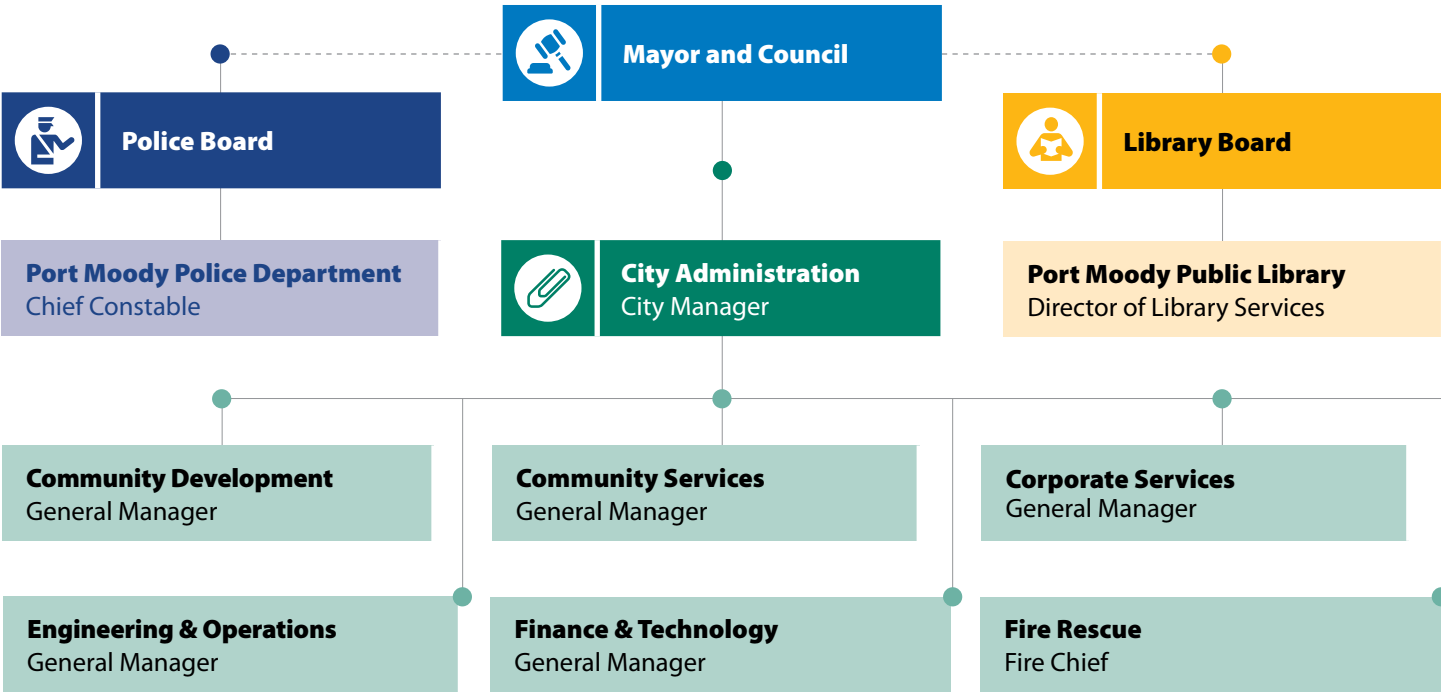
Staff conducted nine significant public engagement initiatives, and shared information and collected input online for 15 development applications.



SECTION ONE

*Department  
Highlights*

# DEPARTMENT *Overviews*



## MAYOR *and* COUNCIL



### City Administration

The City Manager’s role is to guide operations to ensure a high level of customer service, guide staff as they provide professional advice and recommendations to Council, and lead the organization in executing Council’s Strategic Plan. Administrative staff support Mayor and Council by managing correspondence, budgeting for expenses, and arranging meetings with the public.

- Port Moody City Council is comprised of the Mayor and six councillors. Elected by residents, Mayor and Council drive the vision of the City and its services through their strategic plan, public consultation, policies, and bylaws.
- The key function of Port Moody Council is to provide direction to the City Manager and to carry out the decisions and tasks set by Council as outlined in the Community Charter. Other Council responsibilities are to:
- consider the interests and well-being of the public and the City;
  - establish and update goals and policies;
  - determine which services the City provides;
  - ensure that the City’s operations are transparent;
  - ensure long range financial stability;
  - plan for the future needs of the City;
  - ensure that the community is aware of the City’s goals, performance, and achievements; and
  - select the City Manager, define their duties and responsibilities, and evaluate performance.



## Department Highlights

- Presented draft Port Moody 2050 Official Community Plan updates to City Council for their initial consideration.
- Issued 270 building permits with a construction value over \$200 million, wrote 6,021 parking tickets with a value of \$631,700, and issued 3,161 business licences for a total revenue of \$914,978.
- Developed and launched the Port Moody Business Hub, an economic development microsite for people who are interested in starting or growing their business.
- 679 units received rezoning approval through the City's planning process, \$853,000 in development application fees were collected, and work continues on several master planned communities.
- Designed and installed 19 directional signage poles and 10 map kiosks to improve wayfinding throughout the city.
- Coordinated a municipal rebate top-ups program and hosted a free webinar for residents considering a heat pump.
- Launched the City's online building permit submission portal, making the Building Division completely paperless throughout the entire process.

## COMMUNITY *Development*

Your Community Development Department provides professional land use and development planning services that facilitate all municipal review and approval processes for development-related applications. Staff also support Council by updating and developing policies and bylaws related to land development and cultural, social, environmental, and economic sustainability. This department is responsible for bylaw enforcement, building permit review and inspection, and all licences required by the City. Staff work with the local business community, investors, and partners to identify opportunities to support economic development.

## COMMUNITY *Services*



Your Community Services Department manages and maintains public parks, trails, and urban forest, as well as the Rocky Point Pier and boat ramp. Staff provide advice and guidance on environmental matters and regulatory processes, offer recreational programs to help people of all ages stay active, and provide emergency support services to residents during disasters and other emergencies. This department also supports cultural groups, co-ordinates cultural events, and manages the City's public art program. Staff manage civic facilities and a 50-year lifecycle plan for City assets.

### ► *Department Highlights*

- Completed the Urban Forest Management Strategy, which articulates a 30-year vision and goals for managing our urban forest.
- Certified as a bat-friendly community, and planted three bat-friendly garden beds.
- Completed improvements to seven outdoor play spaces.
- Offered a new "Play in our Parks" program, with staff leading free activities, sports, crafts, games, and face painting in five local parks.
- Designed and constructed two pop-up parks at Kyle Centre and Queens St. Plaza.
- Supported Golden Spike Days, Ribfest, Summer Sunday Concerts, and the Blessing Ceremony for two House Posts on June 21 as part of the *In the Presence of Ancestors* project.
- Completed Inlet Field civil works, and hosted an event to celebrate progress and thank funding partners on the Inlet Park Redevelopment Project.
- Partnered with the Rick Hansen Foundation to complete accessibility audits and certification of three civic facilities and identify priority improvements.
- Implemented local environment stewardship programming, events, ecological enhancement, and invasive species removals.



## CORPORATE Services

Your Corporate Services Department is responsible for legislative services such as management

of the governance process and administration of official records, legal agreements, and corporate and administrative policies. Corporate planning provides support for corporate strategy, policies, procedures, and process improvements. Staff support integrated corporate projects and the administration of Council's Strategic Plan. Human Resources team members provide human resources and labour relations support, including employee professional development, compensation and benefits, recruitment and selection, wellness initiatives, occupational health and safety, and organizational development. This department also leads communications and public engagement initiatives, supports annual City events, and manages the City's brand, publications, advertising, media relations, website, and social media accounts.

### *Department Highlights*

- Conducted nine significant public engagement initiatives that offered 29 opportunities for input, posted 15 development applications for online input, and increased the number of registered participants on Engage Port Moody by 18%, to a total of more than 3,500.
- Recorded 2.49 million page views on the City's website, received 12,200 likes on the City's Facebook page, reached 9,911 Twitter followers and 8,083 Instagram followers.
- Received over 9,500 phone and email inquiries through our reception desk.
- Clerked 238 Council, advisory body and committee meetings.
- Handled 39 requests for City records filed under the Freedom of Information and Protection of Privacy Act.
- Managed recruitment processes for 132 job postings and 233 placements, and negotiated new collective agreements for CUPE Local 825 inside and outside workers.
- Supported the new Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee, which provides Council with advice and recommendations on IDEA issues, strategies and initiatives, and advanced IDEA through staff education and resources.

## ENGINEERING & OPERATIONS



Your Engineering and Operations Department manages the City's infrastructure, including planning, design, and capital construction projects. Staff are responsible for traffic and transportation systems, and operate and maintain public works assets such as roads, sidewalks, bridges, street lights, and traffic signals, as well as our water distribution, storm sewer, and sanitary sewer systems. This department manages the City's fleet of vehicles and heavy equipment, and provides curbside collection for green waste, recycling, glass, and garbage.

### *Department Highlights*

- Completed watermain projects in Glenayre, College Park, and Seaview, which included replacement of more than 1.5 kilometres of watermain as well as full roadway asphalt replacement, and sidewalk, curb, and gutter restoration.
- Completed road paving on Forest Park Way, Powell Lane, and Murray Street.
- Completed a collection of non-invasive sanitary sewer repairs in Glenayre, College Park, and Seaview.
- Completed Phase 1 (sewer works) of the Shoreline Trail Sanitary Sewer Upgrades Project. This project received an honourable mention for the international 2023 Trenchless Technology Project of the Year as the first ultraviolet (UV) cure pressure liner installed in a force main in Canada.
- Made accessibility improvements at nine bus stops on the North Shore.
- Installed roadside barriers to optimize road safety on Bedwell Bay Road near Belcarra Regional Park.
- Constructed a seismic retrofit at the Chestnut Way Water Reservoir.
- Completed a seismic assessment of the Barnet Highway at CPR East and West bridges.
- Completed in-stream works on Suter Brook Creek to ensure flow capacity of the Murray Street culverts and to enhance fish and wildlife habitat.

## FINANCE *and* TECHNOLOGY



Your Finance and Technology Department provides financial accounting, reporting, and analysis services, as well as annual internal and external audits. This department is responsible for the City's annual budget process and payroll services, billing and collection of annual property taxes and utility charges, the City's telephone and data network, and online web services. Staff negotiate and renew vehicle, property, liability, and volunteer insurance, provide risk management advice to departments, and acquire supplies, equipment, and services for the City's operations and programs.

### ► *Department Highlights*

- Received the Distinguished Budget Presentation Award, the highest form of recognition for governmental budgeting in North America.
- Received a clean, unqualified audit opinion for 2023.
- Received the Canadian Award for Financial Reporting for the 2022 Financial Report.
- Managed a cash and investment portfolio of approximately \$129 million that met the City's capital financing and liquidity needs.
- Coordinated the 2023 Community Grant Program, which provides financial assistance to community groups and non-profit organizations.
- Upgraded the City's enterprise wireless system, expanding and enhancing wireless internet access in civic facilities.
- Publicly advertised 26 procurement opportunities including Shoreline Trail Rehabilitation, Inlet Boardwalk, Inlet Field, and Westhill Daycare Conversion.
- Responded to 39 claims for damages.
- Reconciled and generated 942 T4 Information Slips.
- Reviewed and renewed insurance for 142 fleet vehicles.



## **PORT MOODY** *Public Library*

Your Library's mission is to connect people with ideas and information, to inspire imagination and a love of reading, and to facilitate lifelong learning and discovery. It is a welcoming, open and free community gathering place where all can reflect, learn, create, share, and debate. We have digital, print, and multimedia collections for all ages. Our innovative programs and services support 21st century literacies. The library also offers individual and group study space, public internet computers, wifi, copying and printing, meeting space, and a cozy fireside reading room.

### *Department Highlights*

- Welcomed 273,522 visitors to the library.
- Loaned 490,187 physical items and 111,944 electronic items for a total of 602,131 checkouts.
- Hosted over 1,000 programs with a total attendance of 20,769 including both in-person and virtual participation.
- Welcomed 4,802 Newcomer/ESL patrons to 224 programs, a 32% increase over 2022.
- Registered new library accounts for 1,812 Port Moody residents, and 1,434 non-residents.
- Engaged with 1,458 children, 88 teens, and 93 adults who participated in the Summer Reading Club.
- Hosted Red Buffalo Nova Weipert and Eden Fineday as part of the Indigenous Speaker series.
- Welcomed 14 additional patrons to our Accessible Services program and added 20 Envoy Connect devices to assist patrons with visual, physical or perceptual difficulties to access library materials.

## PORT MOODY *Fire Rescue*

Your Fire Rescue Department is responsible for fire suppression, investigation, and prevention, as well as first responder medical aid and rescue services. Fire prevention includes fire safety inspections, fire code enforcement, review of plans for new construction, and public education and outreach.

Port Moody Fire Rescue (PMFR) is also responsible for the City's Emergency Management Program. This includes everything from planning for a major emergency response to managing a complete recovery, training staff and volunteers, and providing emergency planning information to the public.

### ► *Department Highlights*

- Responded to 1,756 emergency incidents, a record high number of calls for service in a calendar year for Fire Rescue.
- Completed 849 life safety inspections on commercial, public, and multi-family buildings, 983 regular fire inspections, and 396 FireSmart home ignition assessments focusing on strata unit complexes.
- Engaged in more than 6,100 hours of training.
- Deployed staff to three wildfires in the Okanagan region to assist with the Provincial Wildfire State of Emergency.
- Introduced the inaugural Junior Firefighter Program in partnership with School District 43. Six Grade 11 and 12 students spent four days learning about firefighting and acquiring lifesaving skills.
- Delivered fire prevention and safety education to 465 Port Moody students in Grade 1 and Grade 3, and conducted 28 firehall tours for various groups.



## PORT MOODY *Police Department*



Your Police Department works to protect public safety, actively responding when needed to address all criminal and service calls from citizens. Port Moody Police provide operational services such as patrol, traffic, and major crime, and are part of regional integrated teams such as the Emergency Response Team and Homicide Investigation Team. The department also has a Victim Services section, which provides support to victims of crime, and a Community Services section, which includes a youth liaison officer, mental health officer, community relations officer, and volunteer programs such as Bike Patrol.

### ► *Department Highlights*

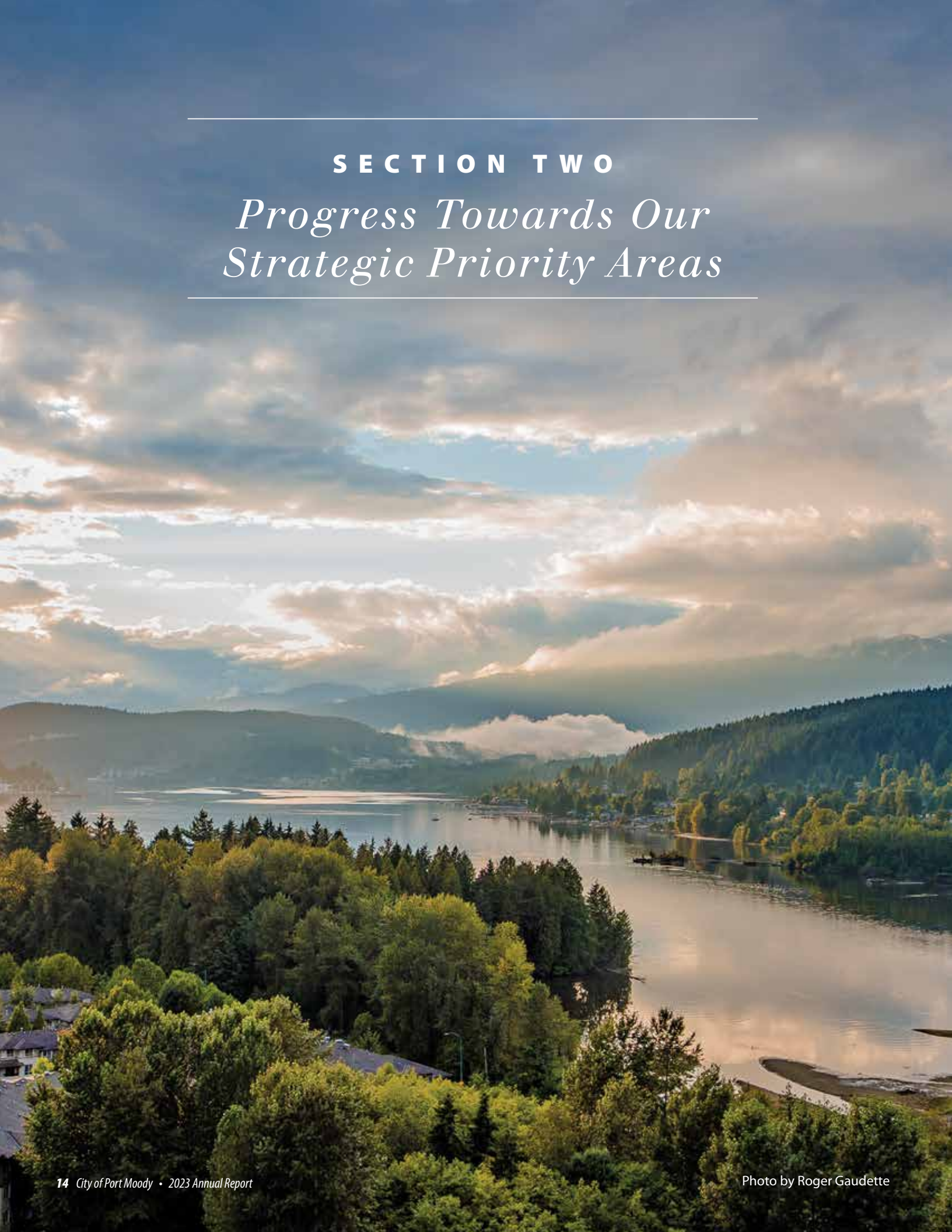
- Received 7,279 calls for service, including 462 emergency calls.
- Issued a combined 3,353 written traffic violation tickets (including 24 excessive speed tickets) and written road safety warning tickets.
- Investigated 361 impaired driving cases.
- Conducted 210 collision investigations.
- Added an "exchange zone" in front of headquarters, creating a safe location for citizens to meet and complete online transactions as well as transfer children between parents and/or guardians.
- Deployed a fleet of e-bikes for members and volunteers to patrol the community.
- Had 15 local youth participate and graduate from the PMPD Youth Academy.
- Hosted a hugely successful Polar Plunge – a major fundraiser to support our local Special Olympic athletes.
- Collaborated with the City of Port Moody's Recreation Department to offer a two women's safety workshops and a seniors safety tea.
- Celebrated the 10-year anniversary of the Port Moody Police Community Garden.

---

**SECTION TWO**

*Progress Towards Our  
Strategic Priority Areas*

---



## ABOUT THE 2023–2026 COUNCIL STRATEGIC PLAN:

Port Moody Council officially adopted their 2023–2026 Strategic Plan in March 2023. This strategic plan provides a framework for setting priorities and making decisions. It will guide Council and City staff over the next four years as they develop policies and deliver services to the community. Council and staff will focus on four strategic priority areas: sustainable core services, healthy community development, resilient natural environment, and vibrant and prosperous community.

[portmoody.ca/stratplan](https://portmoody.ca/stratplan)



► **Port Moody Council** Standing from left to right: Councillor Kyla Knowles, Councillor Haven Lurbiecki, Councillor Callan Morrison, Councillor Samantha Agtarap. Seated from left to right: Councillor Amy Lubik, Mayor Meghan Lahti, Councillor Diana Dilworth

## VISION STATEMENT

Embracing nature and the arts;  
the most liveable city in the world

## MISSION STATEMENT

To lead bold initiatives and provide  
our community with exceptional  
services and a sound financial future

## STRATEGIC PRIORITY AREAS



Sustainable  
Core Services



Healthy  
Community  
Development



Resilient Natural  
Environment



Vibrant and  
Prosperous  
Community

# HOW WE MET OUR STRATEGIC PRIORITIES *in 2023*

## Sustainable Core Services



| Strategic Goal           | Objectives                                                                                                                                                                                                                          |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prioritize core services | <ul style="list-style-type: none"><li>• Align service levels and financial planning</li><li>• Enhance and standardize customer service approach</li><li>• Support emergency preparedness and plan for business continuity</li></ul> |

### What we achieved in 2023:

- **Customer Service Commitment Implementation** – Launched the City's online building permit submission portal, making the Building Division completely paperless throughout the entire process.
- **Disaster Response Plan** – Completed a seismic assessment of the Barnet Highway at CPR East and West bridges.

| Strategic Goal                  | Objectives                                                                                                                                                                                        |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ensure financial sustainability | <ul style="list-style-type: none"><li>• Increase and diversify revenues</li><li>• Develop a strategy for future uses of City lands</li><li>• Plan for asset lifecycle and renewal costs</li></ul> |

### What we achieved in 2023:

- **Pay Parking** – Initiated a pay parking program with goals to generate revenue, improve parking availability, and encourage alternate modes of transportation.
- **Natural Asset Management** – With input from SFU's Action on Climate Team, developed a Natural Asset Management Policy and Strategy that recognizes the crucial role of natural assets in providing core municipal services.

| Strategic Goal            | Objectives                                                                                                                                                                                                                                                                         |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lead with good governance | <ul style="list-style-type: none"><li>• Strategically focus public engagement opportunities and ensure public information is accessible</li><li>• Ensure effective Council and organizational governance</li><li>• Maintain and improve the efficiency of City processes</li></ul> |

### What we achieved in 2023:

- **Public Engagement Policy and Toolkit** – Developed a comprehensive public engagement framework to guide and improve the City's public engagement process.
- **Council Strategic Plan Public Dashboard** – Developed a public dashboard that shows progress on the Corporate Project Plan, in support of the Council Strategic Plan 2023–2026.
- **Organizational Development (OD) Plan Implementation** – Made significant progress on various initiatives identified in the OD Plan, including rolling out new departmental work planning tools.
- **Records Management Renewal** – Developed interim guidelines to ensure that records are being managed in accordance with legislative requirements.

# Healthy Community Development



| Strategic Goal                                                    | Objectives                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Create complete and connected communities through balanced growth | <ul style="list-style-type: none"><li>• Prioritize transit-oriented development and diverse and equitable housing options</li><li>• Improve neighbourhood connections and identify unique neighbourhood needs, including commercial/retail services</li><li>• Implement best practices that result in growth that is consistent with community needs</li></ul> |

## What we achieved in 2023:

- **Cumulative Development Traffic Model** – Developed a computer model to better understand the effects on Port Moody traffic of potential land developments within the City. The model considers various growth scenarios, and enables the creation of metrics / targets for key roadways crossing the City Centre.
- **Moody Centre Transit-Oriented Development (TOD) Area** – Council endorsed a framework for Official Community Plan (OCP) Amendment and Rezoning Applications to provide guidance on several topics that supplement existing OCP policies for the TOD area and assists in the review of OCP amendment and rezoning applications and delivering the OCP vision for the overall TOD area.

| Strategic Goal                                                 | Objectives                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Provide safe, efficient, and accessible transportation options | <ul style="list-style-type: none"><li>• Embrace a multi-modal approach for mobility</li><li>• Provide safe and comfortable transportation options for all ages and abilities</li><li>• Strategically plan for the City's transportation networks</li></ul> |

## What we achieved in 2023:

- **Transportation Assessment for New Developments** – Created a requirement for developers to include comprehensive transportation demand management (TDM) strategies in proposals for new large development projects.
- **Bus Stop Accessibility Improvements** – This annual program facilitated improvements for transit users throughout the City by modifying transit stops and sidewalk space to make the experience safer and increase accessibility. It also included providing bus shelters in areas currently underserved.
- **Suter Brook Village Traffic Improvement Pilot** – Implemented and monitored a traffic pattern change to one-way travel on Brew Street from Morrissey Road to Capilano Road in order to improve safety and traffic flow.
- **Bike Route Review** – Reviewed a short list of existing bike routes to recommend potential vehicle/bike separation measures, priorities, and cost estimates. Reported back to Council to request funding to implement the higher priority bike route improvements.

| Strategic Goal              | Objectives                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enhance community wellbeing | <ul style="list-style-type: none"><li>• Facilitate community well-being through programs and long-term planning</li><li>• Provide recreation services and access to indoor and outdoor amenities for all ages and abilities</li><li>• Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate action, into our policies, plans, and initiatives</li></ul> |

## What we achieved in 2023:

- **Accessibility Plan and Response** – Planned out the City's response to Accessible BC legislation, including developing an accessibility plan, striking an internal accessibility committee, and creating a public feedback mechanism on accessibility. Related work on City facility accessibility audits and improvements was also conducted.

# Resilient Natural Environment



| Strategic Goal                                     | Objectives                                                                                                                                                                                                         |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protect, integrate, and enhance our natural assets | <ul style="list-style-type: none"> <li>• Protect and enhance natural waterways and the public foreshore</li> <li>• Expand the City's green infrastructure</li> <li>• Strengthen the City's urban forest</li> </ul> |

## What we achieved in 2023:

- **Urban Forest Management Strategy** – Provided the City with direction in future decisions and management of the urban forest through the development of a vision, values, benefits, principles, goals, objectives, and recommendations. The implementation of the Urban Forest Management Strategy will plan and provide for the long-term protection and sustainable management of trees within the city.

| Strategic Goal                                   | Objectives                                                                                                                                                                                                                           |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advance climate change mitigation and adaptation | <ul style="list-style-type: none"> <li>• Prioritize implementation of climate action initiatives</li> <li>• Plan for extreme weather, coastal flooding, and sea level rise</li> <li>• Collaborate on regional initiatives</li> </ul> |

## What we achieved in 2023:

- **Tri-Cities Climate Mobility Strategy** – Initiated Tri-Cities working group to coordinate on a Tri-Cities climate ready mobility strategy. Completed workshop with transportation and planning staff from each of the Tri-Cities.
- **GHG Reduction Pathways Feasibility Study** – Completed energy assessments for 22 City-owned facilities, identified carbon reduction measures, and developed a carbon reduction pathway for achieving carbon neutrality by 2040 on a corporate basis.

| Strategic Goal                              | Objectives                                                                                                                                                                                     |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enhance and expand parkland and open spaces | <ul style="list-style-type: none"> <li>• Increase, expand, and enhance urban parks</li> <li>• Optimize park-user experiences</li> <li>• Increase and improve trails and open spaces</li> </ul> |

## What we achieved in 2023:

- **Tennis and Pickleball Report** – Developed interim steps for tennis and pickleball courts including the approval of a new Pickleball Court in Town Centre.
- **Shoreline House Post Project (*In the Presence of Ancestors*)** – Two house posts were blessed in ceremony on June 21, 2023.
- **Shoreline Trail Boardwalk Replacement** – Detailed project design for the boardwalk and bridges has been completed.
- **Tree Protection Bylaw Update** – Conducted stakeholder engagement and public engagement on the Urban Forestry Management Strategy as well as the Tree Protection Bylaw, including a survey and open house.

# Vibrant and Prosperous Community



| Strategic Goal                     | Objectives                                                                                                                                                                                                                                                    |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improve the local business climate | <ul style="list-style-type: none"> <li>• Prioritize implementation of the Economic Development Master Plan</li> <li>• Focus on growth of priority business areas</li> <li>• Provide support and communication to businesses in redevelopment areas</li> </ul> |

## What we achieved in 2023:

- **Competitive Analysis and Target Identification** – Nearly finalized the first phase of the project including investment attraction pieces, target sector identification, investment readiness survey.
- **Economic Development Microsite** – Launched a microsite, hosted on the City's website, dedicated to support economic development, investment attraction and business retention.
- **Business Outreach Program Formalization** – Completed a preliminary draft.

| Strategic Goal                                                             | Objectives                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enhance vibrancy through placemaking, arts, culture, heritage, and tourism | <ul style="list-style-type: none"> <li>• Develop a vision for the "City of the Arts"</li> <li>• Facilitate events and festivals in our community</li> <li>• Strengthen the vibrancy of our waterfront and main thoroughfares</li> </ul> |

## What we achieved in 2023:

- **St Johns Redesign Project Phase 1** – Construction between Moody Street and Albert Street was almost completed and parking in front of businesses along St. Johns Street Eastbound (Grant to Kyle) was re-opened. The project team and contractor worked closely with local business owners to minimize the impacts of construction and maintained access to these businesses.
- **Zero Waste Strategy for City Facilities, Parks, and Events** – A consultant was retained for this project following an RFP process. A staff working group to support the project was convened and supported facility walk-throughs and baseline waste audits, including at a major City event.

| Strategic Goal         | Objectives                                                                                                                                                                                                                                     |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leverage public spaces | <ul style="list-style-type: none"> <li>• Determine strategic direction for existing and future civic facilities</li> <li>• Determine direction for underutilized City lands</li> <li>• Enhance places where people naturally gather</li> </ul> |

## What we achieved in 2023:

- **Pop Up Parks** – Developed pop up parks at Queens St Plaza and Kyle Park. The parks animated underutilized spaces and facilitated increased engagement with the public.
- **Facility Climate Audits** – Performed comprehensive climate audits on all civic facilities and prioritized upgrades where feasible and where a high risk was identified.
- **Civic Facility Accessibility Assessments** – Consultant completed all site reviews and began work on assessment reports, which were finalized in early 2024.

---

**SECTION FOUR**  
*Financial Statements*

---



## **CHIEF FINANCIAL OFFICER** *Letter of Transmittal*

May 14, 2024  
Mayor and Council  
City of Port Moody

Your Worship Mayor Lahti and Honourable Members of Council,

I am pleased to present the Financial Statements of the City of Port Moody for the year ended December 31, 2023.

### *Financial Statements*

---

The preparation of the Financial Statements and related information is the responsibility of City Council and the management of the City of Port Moody and is intended to provide reliable and accurate financial information on the state and health of the City's finances to statement readers. Financial Statements provide a meaningful period summary of the sources, allocation, and consumption of economic resources, how the activities affected net debt, how activities were financed, and how cash requirements were met.

The Financial Statements and related information are prepared in accordance with Generally Accepted Accounting Principles (GAAP) for Canadian local governments as established by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants (CPA) of Canada and the Provincial Ministry of Municipal Affairs and Housing, for presentation to City Council as required under Section 167 of the Community Charter. The reporting entity is comprised of all organizations, boards, and enterprises financially accountable to the City of Port Moody, including the Port Moody Police Board and the Port Moody Library Board.

The City Council appointed auditors, the public accounting firm of BDO Canada LLP, have given the City an unqualified audit opinion on the City's Financial Statements, stating in their professional opinion, that the Financial Statements present fairly, in all material respects, the financial position of the City of Port Moody as at December 31, 2023 and the results of its operations, changes in net financial assets, and changes in cash flows for the year then ended in accordance with Canadian public sector accounting standards. The audit was conducted in accordance with Canadian Generally Accepted Auditing Standards (GAAS) and performed to obtain reasonable assurance that the statements are free from material misstatement.

The Notes to the Financial Statements provide additional financial information and describe and disclose any significant accounting policies the City follows. The accounting policies are discussed in Note 1 to the Financial Statements. On January 1, 2023, the City adopted the following Public Standard Accounting Standards (PSAS): PS3280 Asset Retirement Obligations, which addresses the reporting requirements for legal obligations associated with the retirement of tangible capital assets; PSAS 3450 which addresses the recognition and measurement of financial instruments; and PSAS 2601 which addresses the measurement of transactions that are denominated in foreign currencies. As a result of these adoptions, the City has included additional disclosures related to asset retirement obligations in Note 12, and additional disclosures relating to financial instruments in Note 13.

The City maintains a system of internal accounting controls designed to provide reasonable assurance for safeguarding assets and the reliability of financial records and documents. City management recognizes that all systems of internal accounting controls have inherent weaknesses, which management mitigates by periodic internal audits and reviews. City Council, at their regular meetings, and the City's Finance Committee, oversaw all City financial matters for 2023 including the budget process and approval, review of auditor reports and recommendations, review of operational and capital progress reports, and all internal and external funding requests of the City.

## **STATEMENT OF FINANCIAL POSITION**

This statement is the private sector equivalent of the balance sheet, listing the City's financial and non-financial assets and financial liabilities, totaling the accumulated surplus or deficit.

For 2023, the City's results show \$144.606 Million in financial assets and \$80.848 Million in financial liabilities resulting in a net positive outcome of \$63.758 Million in net financial assets, providing funds for future activities and placing no immediate financial burden on short term budgets.

The City's non-financial assets include all the tangible capital assets (TCA) the City owns, as well as inventories and prepaid expenses, with the TCA making up a significant portion of the total. The City's non-financial assets increased in 2023 by \$18.993 Million. The increase is the net result of \$29.943 Million capital investment in acquisition, betterment, replacement, and construction of TCA and a \$527,000 increase in prepaid expenses and inventory, offset by \$11.013 Million in TCA amortization and \$464,000 in asset disposals and write downs. A net increase in non-financial assets indicates that annual capital replacement of capital assets was greater than the annual amortization and disposal of capital assets, meaning for 2023, assets are being replaced faster than they are being used. Although the City was successful in increasing its TCA in 2023, it is an ongoing challenge for the City to generate sufficient annual external revenues to offset the future TCA amortizations. This is a national issue as all levels of governments across Canada struggle to finance the replacement of aging infrastructure.

The City's accumulated surplus section is equivalent to the private sector's equity section on the balance sheet. Due to the significant investment in TCA, the City, like other local governments, has a substantial accumulated surplus. Traditionally, the term accumulated surplus has represented the amount of surplus cash reserves the local government had available to fund capital and operating needs. With the adoption of PSAB 1200 (Financial Statement Presentation), the accumulated surplus section now represents a calculation to sum the net financial assets, or net debt, and the non-financial assets, the result being either the accumulated surplus or the accumulated deficit of the government. The City's healthy \$787.144 Million accumulated surplus in 2023 has increased by \$25.320 Million over 2022. This is a result of the City generating a \$994,000 operating surplus, increasing TCA by \$18.465 Million (additions less amortizations and disposals), paying \$1.085 Million in outstanding debt principal, and increasing reserve balances by \$5.569 Million, offset by the incurrence of \$185,000 in new capital leases, recognition of asset retirement obligations of \$597,000, and appropriating \$11,000 from surplus to fund various capital and operating expenditures.

## **STATEMENT OF OPERATIONS**

This statement is the private sector equivalent of the income statement. It summarizes revenues raised in the year to fund operating and capital needs, lists expended cost of goods and services consumed during the year (including amortization of assets), presents the organization's change in net value for the period (surplus or deficit) and the new accumulated surplus at year end. This statement reflects the combined operations of the operating and reserve funds for the City.

The City raised \$116.255 Million in revenues in 2023 and used \$90.935 Million of those revenues to provide services and infrastructure, generating a surplus of \$25.320 Million (2022 - \$14.809 Million). Compared to the previous year, the revenues increased in 2023 by \$19.140 Million. Significant year over year changes in revenue include the following: \$1.015 Million decrease in private amenity contributions received from land developers and \$8.484 Million decrease in contributed infrastructure assets from developers; offset by \$5.305 Million increase in taxes collected, \$13.323 Million increase in transfers from other governments, \$2.174 Million increase in investment income, \$1.653 Million increase in development levies utilized for capital projects, \$2.389 Million increase from licenses and permits, and \$3.795 Million increase from miscellaneous sources including increased revenues from sale of services.

The City budgeted to collect \$107.874 Million in total revenues for 2023. The actual amount of revenues collected was \$116.255 Million, resulting in a positive \$8.381 Million variance. The main sources of this variance are a result of the City collecting \$2.913 Million in additional other revenues, some of which have been transferred to reserves, additional private amenity contributions from land developers of \$2.304 Million, receiving \$3.879 Million more than budgeted in investment income, recording \$428,000 in contributed assets from developers, and collecting \$1.694 Million more in sale of services and taxes; offset by \$2.707 Million in government grants not utilized due to capital project work not yet completed and \$130,000 less in development levies utilized for capital projects.

The City's primary sustainable revenue source is property taxation and it comprised approximately 47% of total revenues. Revenues are generated from the six different property classes by multiplying the net taxable assessed value of individual properties by the mill rate (tax rate per \$1,000) set for that property class. The City set its property tax rates expecting to generate \$54.647 Million in property taxation but collected \$54.644 Million in actual revenues, resulting in a minimal variance of \$3,000.

Sale of Services is the second highest sustainable source of revenue budgeted at \$23.911 Million. The actual amount of revenue received was \$25.539 Million, generating a budget surplus of \$1.628 Million. The major component of the Sale of Service revenues is derived from utility fees, comprising approximately 18% of the total. The City budgeted to collect \$20.113 Million in utility fees from its four utilities (water, sewer, garbage & recycling, and storm drainage) and collected \$21.183 Million in actual fees. The \$1.070C7 Million variance was the result of a \$942,000 increase in water and sewer revenue and \$128,000 increase in solid waste revenue. The other major component of Sale of Services revenues is derived from the Recreation and Cultural services, with the bulk of the revenues generated by the Recreation Centre. Recreation and Cultural Services was budgeted to generate \$3.798 Million in program revenues but exceeded expectations by generating additional revenues of \$558,000, for actual revenues of \$4.356 Million.

The City's expenses increased by \$8.629 Million over 2022 due primarily to an increase in wages and benefits due to new collective agreements with various unions and an increase in professional services to support the delivery of City projects.

The City's largest expense is salaries and wages, including benefits, at \$50.048 Million, comprising approximately 55% of all expenses.

Collectively, the City met its \$97.758 Million 2023 operating budget for expenses, coming in at \$90.935 Million, or \$6.823 Million under budget. The primary reason for this positive variance was the deferral of certain operating projects and the corresponding spending to future periods. In 2023, the Fire Services department did not meet their Council approved budget of \$10.828 Million with actual expenses of \$11.133 Million. The over expenditure of \$305,000 was a result of higher than anticipated overtime costs.

*The breakdown of revenues and expenses by department can be viewed in Note 21 Segmented Information.*

## STATEMENT OF CHANGES IN NET FINANCIAL ASSETS (NET DEBT)

This statement is unique to governments, accounting for all revenues against all operating expenses and tangible capital asset expenditures (excluding amortization), to calculate whether the government entity had an increase in net financial assets or a decrease in net financial assets (net debt). This statement is important as it reports the extent to which annual expenditures (cost of goods and services) are met with the revenues recognized within the year.

The City raised \$116.255 Million in revenues. This amount was reduced by \$79.922 Million in goods and services consumed (\$90.935 Million in operating expenses less \$11.013 Million in TCA amortization expenses) for a net operating increase in financial assets of \$36.333 Million. The City sold assets valued at \$124,000 and had a net surplus in prepaid expenses and inventories of \$527,000, decreasing the net financial assets to \$35.930 Million. The \$35.930 Million financed the net additions of \$29.603 Million TCA (\$29.943 Million in additions less a \$340,000 loss on disposals), resulting in a collective increase to financial assets of \$6.327 Million. The \$6.327 Million increase in net financial assets is the amount of internal resources the City holds to fund TCA acquisitions and settle current and future liabilities.

## STATEMENT OF CASH FLOWS

This statement reports the change to cash and cash equivalents (highly liquid investments readily convertible to cash) for the year, showing how the City financed its activities and met its cash commitments.

In 2023, the City generated \$32.411 Million in cash from operating activities, received \$3.846 Million from interest bearing investments, utilized \$1.085 Million in cash to meet long term debt and capital lease commitments, recorded \$5.193 Million in development levies received, and utilized \$28.632 Million in cash to finance net capital acquisitions, for a net increase in cash of \$11.733 Million. The remaining balance of \$64.163 Million in cash and cash equivalents is sufficient to meet the City's current and planned short-term needs.

## OPERATING SURPLUS/DEFICIT

The General Operating Fund, the Sewer and Drainage Utility Fund, and the Water Utility Fund recorded surpluses in 2023 of \$652,000, \$87,000, and \$255,000 respectively. This resulted in a total operating surplus of \$994,000. The accumulated operating surplus of \$3.078 Million at the end of 2023 represents approximately 4% of annual taxes and utility fees. In accordance with past practice and City policy, these surplus funds will be used to provide emergency funding, augment revenue shortfalls, generate interest revenues, fund infrastructure replacements, and provide for any unfunded liabilities.

## RESERVE AND DEVELOPMENT LEVY FUND BALANCES

Surplus, as well as City budgeted revenues, are strategically set aside by Council in reserves to protect the City against unanticipated events that can trigger budget deficits, balance programs and activities that tend to fluctuate each year, and finance long term capital needs or contingent liabilities. The City has \$107.821 Million in capital and operating reserves and development levy funds to support the planned capital projects, the ongoing replacement of equipment and the City's operating commitments. This is an increase of \$10.017 Million over the 2022 total of \$97.803 Million. Significant transactions affecting the reserves and development levies in 2023 include: \$28.298 Million in transfers to the capital reserves; \$7.564 Million in transfers to operating reserves; \$5.172 in interest paid to the reserves; \$3.799 Million in development levies collected from developers; \$1.789 Million in transfers to fund vehicles and equipment replacements; and \$994,000 from operating surpluses. The

reserve increases were offset by utilizing \$37.599 Million to fund various projects and activities. While the reserve fund balances appear to be significant, it should be noted that most of these funds have been designated for specific future projects and activities by City Council.

## DEBT

Financing capital improvements through debt is an accepted financing strategy utilized by all municipalities, especially as cities become built out and the more traditional methods of financing through land sales and developer contributions are not as prevalent. The Community Charter restricts the City on the amount of long-term liabilities it can incur and dictates the approval process required to incur debt. The legislation limits the borrowings to a percentage of annual sustainable revenues that can be allocated to the annual servicing of debt and leases. The City is also restricted to transacting its long-term borrowings through the Municipal Finance Authority (MFA), an entity created by the Province of British Columbia (BC) to provide collective municipal financing. Because the MFA is financially backed by the local government and regional district members in BC, the MFA has traditionally received very favorable credit ratings that have translated into lower long-term borrowing rates for its member municipalities.

The 2023 Financial Plan included tax funded repayments on four outstanding debt issues the City carries with the MFA that included the construction of the Public Safety Building, the construction of the Inlet Centre Fire Hall, and capital repairs to the Civic Centre and Recreation Complex. The particulars of these borrowings can be viewed in Note 10 in the Notes to the Financial Statements. The debt per capita ratio of \$601 (\$647 in 2022) calculated based on an estimated population of 36,724<sup>1</sup> is well within the City's financial capacity and a reasonable average debt per capita ratio relative to surrounding municipalities.

## INVESTMENT PORTFOLIO

The City of Port Moody invests its surplus operating and capital funds in accordance with its corporate Investment Policy and the statutory requirements of the Community Charter. The City maximizes the return on investment while minimizing portfolio risk, ensuring that daily and future cash flow requirements are aligned and met. In 2023, the City's \$129.431 Million total investment and cash portfolio increased by \$7.887 Million from the 2022 total of \$121.544 Million. The global investment market has provided significant returns, contributing to a higher average annual yield to the portfolio of 4.54%, versus 2.55% in 2022. The investment portfolio generated \$6.100 Million in interest in 2023, a 95% increase over the \$3.125 Million realized in 2022.

## SOCIALLY RESPONSIBLE INVESTING

It is widely acknowledged that the extraction and burning of fossil fuels contributes to atmospheric buildups of carbon dioxide, and as a result, the earth's temperatures have been slowly increasing to critical levels causing catastrophic climate changes. While there is global acceptance that industry and the economy should be moving away from reliance on fossil fuels to reduce carbon emissions into the atmosphere, the debate lies in the urgency, how the transitions should be managed, and where the pressures to reduce should be exerted. There is a widely held belief that finance can be a tool to combat climate change. Following along this line, the City decided in 2020 to exert financial pressure by diverting City investment funds away from companies that use those funds to finance the extraction and burning of fossil fuels.

---

<sup>1</sup> Municipal general and financial statistics - Province of British Columbia ([gov.bc.ca](http://gov.bc.ca))

Over the past two decades, an increasing number of investors have begun to consider non financial criteria, such as social and environmental criteria, in making investment decisions labelled socially responsive investing (SRI). Various investors, with different motives, engage in SRI through distinct strategies. While the SRI movement is gaining momentum, the effects of SRI strategies have been difficult to identify and quantify. Currently, throughout the investment world, there is increased focus on improving and standardizing SRI “labels” to support transparency and consistent practices regarding investments labelled SRI. The intent is to reduce confusion, level the playing field, and avoid paying unnecessary premiums.

As a result of the current inconsistencies around evaluation criteria, rating agencies and the overall complexity around SRI, local governments looked to the Municipal Finance Authority (MFA) to develop a fossil fuel free fund that member municipalities could confidently invest in. The City, like other agencies, was willing to look beyond portfolio performance alone and adopt a policy that supports the divestment movement, helping steer the economy away from reliance on fossil fuels as a long-term financial strategy to protect the global environment.

## **TANGIBLE CAPITAL ASSETS**

The City of Port Moody owns, maintains, and operates a significant amount of physical assets comprised of roads, bridges, sewer and water systems, equipment, vehicles, parks, facilities and other amenities and infrastructure. Tangible capital assets represent a significant portion of the City’s total assets and are crucial to the current and future delivery of programs and services, operations, and life safety. The collective worth of this equipment and infrastructure at the end of 2023, as outlined in Note 14, is estimated to be approximately \$722 Million, calculated at historical cost as required by accounting guidelines (PSAB). Although the historical cost is significant, the replacement cost of the assets would be substantially more. The City prepares annual five-year capital plans based on the Asset Management Investment Plan (AMIP) that are mostly comprised of the costs of maintaining, replacing, or upgrading the large and diverse inventory of assets to keep them in a state of good repair. Some of the infrastructure has been in use for some time and some has been recently upgraded or replaced through capital budget programs. Funding for the replacement of these critical and valuable assets has been an ongoing challenge for municipalities, both locally and nationally.

The City’s actual capital additions were approximately \$29.943 Million in 2023, funded from taxation, reserves, debt, development levies, grants, as well as \$428,000 in contributed infrastructure assets from developers. Significant projects continuing, completed, or started in 2023 included: loco Road sanitary infrastructure replacement, heavy fire apparatus acquisition, Inlet Park sports field redevelopment, paving of Shoreline bike path, St. Johns Street multi-use pathway construction, fleet and other equipment upgrades and replacements, various water and sewer main renewals, and road reconstruction and safety improvements.

In order to maintain services, it is important that the City at a minimum, replace its assets at a rate equal to the rate assets are being amortized (used up), keeping in mind that amortization is based on historical costs rather than replacement costs, which can be significantly different. On this basis, the City’s 2023 amortization of \$11.013 Million should be measured against the City’s 2023 actual capital additions of \$29.943 Million, recognizing that the differences from year to year should be analyzed over a 50 to 100 year infrastructure plan to determine trends, potential gaps, and funding shortfalls.

## UTILITY FUNDS (WATER, SEWER, GARBAGE AND RECYCLING, STORM DRAINAGE)

The City operates four self-balancing utility services, three of which are funded entirely by user fees (water, sanitary sewer, garbage and recycling) and the fourth by taxation on assessed property value (storm water drainage).

Water, Sewer, and Garbage and Recycling are services that are directly delivered to each individual property and therefore, each user is directly billed for the provision of these services. The City collects both metered and flat rate user fees from approximately 14,900 households and commercial enterprises for these services. The fees collected from users pay for City operational and capital infrastructure costs, and Metro Vancouver (regional district) for the supply of regional services. The fees paid to Metro Vancouver comprise a significant portion of these user fees: total cost for sewer collection and treatment represents 40% of \$6.300 Million sewer utility fees; total cost for water purchases and supply represents 49% of \$9.019 Million water utility fees; and total cost for garbage disposal represents 23% of \$997,000 solid waste user fees.

The Storm Drainage utility is a service that is not delivered directly to any one particular property but is provided throughout the City as a community service, and therefore, is allocated like other broader public services through taxation on an assessed value basis to fund and operate a network of drainage pipelines and water courses to collect storm water. Approximately 22% of the \$2.080 Million total cost of the service is directly related to purchasing water runoff treatment from Metro Vancouver.

## *Financial Sustainability*

---

The City recognizes that it must strive to be financially sustainable, and along with the other levels of government, develop sustainable funding models that address service and infrastructure demands over the long term. Financial sustainability needs to be a primary goal of all municipalities to ensure each community is living within its means, and not passing along costs, or causing reductions in services, to future generations. It is incumbent upon the current Council and staff to develop and implement proper policies and management practices that protect the current quality of life by ensuring services are affordable, and all options and models for delivery of those services are explored. City Council has adopted the following overarching financial strategies that have been set in place to move the City towards the goal of financial sustainability.

## ASSET MANAGEMENT

In 2023, the City managed assets, encompassing land, buildings, infrastructure, equipment, and vehicles, collectively valued at approximately \$722 Million. One of the most crucial aspects of financial sustainability is the stewardship over assets. Without the ongoing replacement and proper maintenance of these critical assets, the City could not continue to deliver the services to the same level the community enjoys today to future generations. To this end, City Council adopted its Asset Management Investment Plan (AMIP) in 2014 that identified annual asset funding requirements. The AMIP is intended to provide long term strategies for the funding of the maintenance and replacement of the City's critical asset groups. Foregoing investments in the maintenance and replacement of assets today passes increased costs onto future generations.

Another aspect of proper stewardship over critical assets is the provision of those ongoing and sustainable levels of funding identified in the AMIP. In 2023, the City reaffirmed its strategy to develop and implement sustainable asset replacement and transportation plans through funding from taxation. The dedicated Asset Levy and Master Transportation Levy were established to be used solely as sustainable funding sources to assist with the replacement of current aging assets and transportation investments over the next 25 years and beyond.

## STRATEGIC AND FINANCIAL PLANNING AND REPORTING

The City of Port Moody has developed a comprehensive strategic planning process that sets out the goals and objectives of Council for its term in a public strategic plan document. The Strategic Plan is developed early in the mandate of a new council after each election. City Council approved its 2023–2026 Strategic Plan in March of 2023 ensuring their goals are aligned and consistent with interests and needs expressed by the community. The high-level Strategic Plan drives the corporate business plan, assigning tasks to individual departments to meet the goals and objectives set by Council.

In 2014, Council adopted the Long Term Strategic Financial Plan that established financial principles intended to move the City towards its strategic goal of financial sustainability. The document is a reference and guideline when financial decisions are contemplated to ensure financial consistency over the long term.

In addition, the City has several other strategic plans that are part of the long-term planning process including the Official Community Plan, the Master Transportation Plan, the Parks and Recreation Master Plan, the Art in Public Spaces Master Plan, the Arts and Culture Master Plan, as well as the strategic plans of the Library and Police Boards. As these plans will dictate future service levels, they are important considerations when planning over the long term, ensuring a more financially stable and sustainable future. The integration of these plans instills confidence in the community that decisions are well thought out and periodically reviewed for relevance and affordability.

To ensure results of the long- and short-term planning is both tracked and monitored, the City deploys a modern suite of computerized accounting, planning, and resource management systems. City Council checks in with the community through annual public consultations to allow public input and gauge public response to financial plans and other plans and proposals. The City also engages the community through a variety of online forums, exchanges, and surveys utilizing a variety of social media tools on a modern and interactive website.

## FISCAL CAPACITY

City Council has established a set of property tax policies that tries to balance tax fairness and equity under the current *ad valorem* (Latin “according to value”) tax system, which allocates taxes based on the assessed value of property owned.

One of the policies recognizes that a sustainable community must balance the services, and the level of the services it delivers, with the ability of its residents and businesses to sustain the funding of the services. This policy ensures that City Council acknowledges that, while a certain level of services need to be sustained and financed through taxation by the community at large to provide equal access by all citizens to ensure the health, safety, and well-being of the community, a reasonable portion of services should also be funded and delivered on a user fee basis to ensure the demand is matched to the willingness to pay, and therefore recovered from those users demanding the service.

City Council recognizes that each tax class has its own unique set of financial challenges and that the present system of allocating taxation through widely fluctuating assessed values can be challenging. To ensure fair treatment to all taxpayers, a property tax policy has been established that distributes the tax increase equitably to all classes. The policy recognizes that, while certain classes of taxpayers can lobby and present compelling cases from time to time to lower the taxes in their class, lowering taxes for one class will increase property taxes for the other classes.

City Council also recognizes that a sustainable community must include certain religious, philanthropic, cultural, and historical institutions and therefore, uses its legislative powers to grant tax exemptions to applicants of this nature to assist these important community benefit providers with their financing.

In closing, I would like to thank City Council for providing their direction and leadership, the City Manager, General Managers and their respective Departments for their cooperation and input throughout the year, as well as staff in the Finance and Technology Department for their continued dedicated service. The commitment and professionalism demonstrated by all has resulted in the City of Port Moody continuing to disclose useful and understandable financial results to our stakeholders, compliant with established municipal accounting, auditing, and constantly evolving reporting standards, earning the City the Canadian Award for Financial Reporting presented by the Government Financial Officers Association of the United States and Canada for the nineteenth straight year.

A handwritten signature in black ink, appearing to read 'P. Rockwood', is positioned above the printed name and title.

**Paul M. Rockwood, CPA, CGA, CRM**

General Manager, Finance and Technology Department  
Chief Financial Officer



Tel: 604 688 5421  
Fax: 604 688 5132  
vancouver@bdo.ca  
www.bdo.ca

BDO Canada LLP  
Unit 1100 - Royal Centre  
1055 West Georgia Street  
Vancouver, BC V6E 3P3 Canada

---

### Independent Auditor's Report

---

**To the Mayor and Council of the City of Port Moody**

#### **Opinion**

We have audited the accompanying financial statements of the City of Port Moody (the "City"), which comprise the Statement of Financial Position as at December 31, 2023, and the Statements of Operations, Changes in Net Financial Assets and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2023, and the results of its operations, change in net financial assets, and 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 this report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

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

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

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

# Auditors' Report

YEAR ENDED DECEMBER 31, 2023



## Auditor's Responsibilities for the Audit of the Financial Statements (Continued)

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

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

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 'Schedule 1 - COVID 19 Safe Restart Grants for Local Governments' and 'Schedule 2 - Growing Communities Fund (GCF)' that are included at the end of these financial statements.

*BDO Canada LLP*

Chartered Professional Accountants

Vancouver, British Columbia  
May 14, 2024

# Statement of Financial Position

YEAR ENDED DECEMBER 31, 2023, WITH COMPARATIVE FIGURES FOR 2022

|                                                                     | 2023                  | 2022                  |
|---------------------------------------------------------------------|-----------------------|-----------------------|
| <b>Financial Assets:</b>                                            |                       |                       |
| Cash                                                                | \$ 64,163,127         | \$ 52,430,300         |
| Investments (Note 3)                                                | 65,268,021            | 69,113,617            |
| Accounts receivable (Note 4)                                        | 15,175,020            | 7,557,894             |
|                                                                     | <b>144,606,168</b>    | 129,101,811           |
| <b>Liabilities:</b>                                                 |                       |                       |
| Accounts payable and accrued liabilities (Note 5)                   | 11,287,135            | 11,183,437            |
| Refundable deposits (Note 6)                                        | 6,215,976             | 4,077,019             |
| Other liabilities (Note 7)                                          | 13,266,466            | 9,559,392             |
| Deferred revenue (Note 8)                                           | 7,478,321             | 7,414,499             |
| Capital lease obligation (Note 9)                                   | 356,658               | 301,033               |
| Debt (Note 10)                                                      | 21,700,498            | 22,655,293            |
| Deferred development levies (Note 11)                               | 19,945,489            | 16,480,027            |
| Asset retirement obligations (Note 12)                              | 597,207               | -                     |
|                                                                     | <b>80,847,750</b>     | 71,670,700            |
| <b>Net Financial Assets</b>                                         | <b>63,758,418</b>     | 57,431,111            |
| <b>Non-Financial Assets:</b>                                        |                       |                       |
| Tangible Capital Assets (Note 14)                                   | 721,922,820           | 703,457,202           |
| Prepaid Expenses                                                    | 1,066,835             | 710,145               |
| Inventories                                                         | 395,665               | 225,502               |
|                                                                     | <b>723,385,320</b>    | 704,392,849           |
| <b>Accumulated Surplus (Note 15)</b>                                | <b>\$ 787,143,738</b> | <b>\$ 761,823,960</b> |
| <i>Contractual obligations and contingent liabilities (Note 16)</i> |                       |                       |



Paul M. Rockwood, CPA, CGA, CRM  
General Manager, Finance and Technology Department

The accompanying notes are an integral part of these financial statements.

# Statement of Operations

YEAR ENDED DECEMBER 31, 2023, WITH COMPARATIVE FIGURES FOR 2022

|                                                   | 2023 Budget<br>(Note 1.i) | 2023                  | 2022           |
|---------------------------------------------------|---------------------------|-----------------------|----------------|
| <b>Revenues (Note 21)</b>                         |                           |                       |                |
| <b>Taxes</b>                                      |                           |                       |                |
| Real property                                     | \$ 54,254,385             | \$ 54,251,544         | \$ 48,973,207  |
| Private utility companies                         | 392,314                   | 392,314               | 365,721        |
|                                                   | <b>54,646,699</b>         | <b>54,643,858</b>     | 49,338,928     |
| Payment in lieu of taxes                          | 1,707,978                 | 1,778,170             | 593,247        |
| <b>Sale of Services</b>                           |                           |                       |                |
| Environmental health services                     | 3,522,169                 | 3,649,971             | 3,463,557      |
| Recreational and cultural services                | 3,798,268                 | 4,355,771             | 3,563,989      |
| Sewer utility fees and charges                    | 8,022,159                 | 8,434,356             | 7,726,171      |
| Water utility fees and charges                    | 8,568,684                 | 9,098,627             | 8,480,113      |
| Other revenue (Note 18)                           | 4,572,786                 | 7,485,329             | 4,791,324      |
| Investment Income                                 | 827,000                   | 4,706,199             | 2,531,896      |
| Contributed tangible capital assets (Note 14)     | -                         | 427,917               | 8,911,867      |
| Government transfers (Note 19)                    | 20,319,920                | 17,612,782            | 4,289,615      |
| Private contributions (Note 20)                   | 31,000                    | 2,334,672             | 3,349,196      |
| Development levies utilized (Note 11)             | 1,857,496                 | 1,727,452             | 74,671         |
| <b>Total Revenues</b>                             | <b>107,874,159</b>        | <b>116,255,104</b>    | 97,114,574     |
| <b>Expenses (Note 21)</b>                         |                           |                       |                |
| Corporate Administration                          | 12,890,814                | 11,083,161            | 10,575,756     |
| Community Development                             | 5,958,526                 | 5,061,754             | 3,983,288      |
| Community Services                                | 15,197,115                | 14,493,105            | 12,889,485     |
| Engineering & Operations                          | 11,999,569                | 11,209,162            | 11,172,514     |
| Environment & Parks                               | 6,857,463                 | 6,038,255             | 4,971,604      |
| Library                                           | 2,653,360                 | 2,340,612             | 2,226,974      |
| Police                                            | 15,052,389                | 14,855,271            | 13,237,915     |
| Fire                                              | 10,827,860                | 11,132,841            | 9,941,519      |
| Sewer & Drainage                                  | 7,765,243                 | 7,175,024             | 5,999,066      |
| Water                                             | 8,556,062                 | 7,546,141             | 7,307,825      |
| <b>Total Expenses</b>                             | <b>97,758,401</b>         | <b>90,935,326</b>     | 82,305,946     |
| <b>Annual Surplus</b>                             | <b>10,115,758</b>         | <b>25,319,778</b>     | 14,808,628     |
| <b>Accumulated Surplus, beginning of year</b>     | <b>761,823,960</b>        | <b>761,823,960</b>    | 747,015,332    |
| <b>Accumulated Surplus, end of year (Note 15)</b> | <b>\$ 771,939,718</b>     | <b>\$ 787,143,738</b> | \$ 761,823,960 |

The accompanying notes are an integral part of these financial statements.

# Statement of Changes in Net Financial Assets

YEAR ENDED DECEMBER 31, 2023, WITH COMPARATIVE FIGURES FOR 2022

|                                                    | 2023 Budget<br>(Note 1.i) | 2023                 | 2022                 |
|----------------------------------------------------|---------------------------|----------------------|----------------------|
| <b>Annual Surplus</b>                              | <b>\$ 10,115,758</b>      | <b>\$ 25,319,778</b> | <b>\$ 14,808,628</b> |
| <b>Tangible Capital Assets</b>                     |                           |                      |                      |
| Additions                                          | (59,428,855)              | (29,942,860)         | (29,199,552)         |
| Amortization                                       | 11,215,123                | 11,013,338           | 10,195,566           |
| Loss on disposal of tangible capital assets        | -                         | 339,849              | 147,697              |
| Proceeds on disposal of tangible capital assets    | -                         | 124,055              | 67,330               |
| <b>Prepaid Expenses</b>                            |                           |                      |                      |
| Acquired                                           | -                         | (1,066,835)          | (710,145)            |
| Expensed                                           | -                         | 710,145              | 617,119              |
| <b>Inventories</b>                                 |                           |                      |                      |
| Acquired                                           | -                         | (395,665)            | (225,502)            |
| Consumed                                           | -                         | 225,502              | 221,518              |
| <b>Change in Net Financial Assets</b>              | <b>(38,097,974)</b>       | <b>6,327,307</b>     | <b>(4,077,341)</b>   |
| <b>Net Financial Assets, beginning of the year</b> | <b>57,431,111</b>         | <b>57,431,111</b>    | <b>61,508,452</b>    |
| <b>Net Financial Assets, end of year</b>           | <b>\$ 19,333,137</b>      | <b>\$ 63,758,418</b> | <b>\$ 57,431,111</b> |

The accompanying notes are an integral part of these financial statements.

# Statement of Cash Flows

YEAR ENDED DECEMBER 31, 2023, WITH COMPARATIVE FIGURES FOR 2022

|                                                       | 2023                 | 2022                 |
|-------------------------------------------------------|----------------------|----------------------|
| <b>Cash provided by (used in):</b>                    |                      |                      |
| <b>Operating Transactions:</b>                        |                      |                      |
| Annual Surplus                                        | \$ 25,319,778        | \$ 14,808,628        |
| Items not involving cash:                             |                      |                      |
| Amortization of tangible capital assets               | 11,013,338           | 10,195,566           |
| Accretion expense                                     | 24,072               | -                    |
| Loss on disposal of tangible capital assets           | 339,849              | 147,697              |
| Contributed tangible capital assets                   | (427,917)            | (8,911,867)          |
| Development levies utilized                           | (1,727,452)          | (74,671)             |
| Change in non-cash assets and liabilities:            |                      |                      |
| Accounts receivable                                   | (7,617,126)          | (1,227,860)          |
| Accounts payable and accrued liabilities              | 103,698              | 6,096,925            |
| Deferred revenue                                      | 63,822               | 1,752,724            |
| Refundable deposits                                   | 2,138,957            | (986,145)            |
| Other liabilities                                     | 3,707,074            | 1,515,250            |
| Inventories                                           | (170,163)            | (3,984)              |
| Prepaid expenses                                      | (356,690)            | (93,026)             |
| <b>Net increase in cash from operating activities</b> | <b>32,411,240</b>    | <b>23,219,237</b>    |
| <b>Capital Transactions:</b>                          |                      |                      |
| Proceeds on disposal of tangible capital assets       | 124,055              | 67,330               |
| Cash used to acquire tangible capital assets          | (28,756,331)         | (20,199,501)         |
| <b>Net decrease in cash from capital activities</b>   | <b>(28,632,276)</b>  | <b>(20,132,171)</b>  |
| <b>Investing Transactions:</b>                        |                      |                      |
| Net decrease (increase) in investments                | 3,845,596            | (59,825,381)         |
| <b>Financing Transactions:</b>                        |                      |                      |
| Principal payments on capital lease obligation        | (129,852)            | (112,734)            |
| Principal payments on debt                            | (954,795)            | (981,786)            |
| Debt issuance proceeds                                | -                    | 1,474,000            |
| Development levies received                           | 5,192,914            | 4,488,119            |
| <b>Net increase in cash from financing activities</b> | <b>4,108,267</b>     | <b>4,867,599</b>     |
| <b>Increase (decrease) in Cash for the year</b>       | <b>11,732,827</b>    | <b>(51,870,716)</b>  |
| <b>Cash, beginning of the year</b>                    | <b>52,430,300</b>    | <b>104,301,016</b>   |
| <b>Cash, end of the year</b>                          | <b>\$ 64,163,127</b> | <b>\$ 52,430,300</b> |

The accompanying notes are an integral part of these financial statements.

# Notes to Financial Statements

YEAR ENDED DECEMBER 31, 2023

## 1. Summary of Significant Accounting Policies

The City of Port Moody (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, environmental, recreational, water, and sewer and drainage.

The accounting policies of the City are in accordance with Canadian Public Sector Accounting Standards ("PSAS") as recommended by the Public Sector Accounting Board and include the following significant policies:

### (A) BASIS OF PRESENTATION

The financial statements include the accounts of all funds of the City as noted below and reflect a combination of the City's Operating, Capital and Reserve Funds, the Port Moody Police Department and the Port Moody Public Library. All interfund assets, liabilities and transactions have been eliminated.

The General Fund, the Sanitary Sewer and Drainage Fund, and the Water Utility Fund are self-balancing funds and are treated as separate centers of operations responsible for the resources or activities allocated to them.

Statutory Reserve Funds - The purpose of the statutory reserve funds is to hold financial assets of a restricted nature until such time as they are needed to finance future projects.

### (B) CASH

Cash includes short-term highly liquid investments that are readily available to convert to known amounts of cash, that are subject to an insignificant risk of changes in value and with maturity dates within 90 days of acquisition.

### (C) INVESTMENTS

Investments are carried at cost and written down when there has been a decline in value that is other than temporary. Accrued interest is included in accounts receivable. Discounts and premiums arising on purchase are amortized on a straight-line basis over the period to maturity.

### (D) DEFERRED REVENUE

Receipts that are restricted by the legislation or direction of senior governments or by agreement with external parties are deferred when received. When qualifying expenditures are incurred the related revenue is realized.

The City defers a portion of the revenue collected from permits, licences and other fees and recognizes this revenue in the year in which related inspections are performed or other related services are provided.

Revenue received in advance of services to be provided in a later period is recorded as deferred revenue until those services are provided.

### (E) GOVERNMENT TRANSFERS

Restricted transfers from government are deferred and recognized as revenue as the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or receivable, provided the amount to be received can be reasonably estimated and collection is reasonably assured.

### (F) NON-FINANCIAL ASSETS:

#### (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 costs, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

### ASSET TYPE DEPRECIABLE LIFE IN YEARS

|                                             |          |
|---------------------------------------------|----------|
| Buildings                                   | 15 - 75  |
| Furniture, Equipment, Technology & Vehicles | 4 - 40   |
| Water Infrastructure                        | 10 - 100 |
| Sewer and Drainage Infrastructure           | 10 - 100 |
| Roads Infrastructure                        | 20 - 80  |
| Capital Leases                              | 3 - 20   |

Construction in progress is not amortized as these assets are not yet available for use. Write-downs of tangible capital asset occur when conditions indicate that the asset no longer contributes to the City's ability to provide goods and services, or the value of future economic benefits associated with the asset is less than its net book value.

The City has many natural assets that reduce the need for engineered infrastructure that would otherwise be required. These include the numerous creeks, ditches, forests, and wetlands, which contribute to rainwater management, flood and drought resiliency, biodiversity, carbon sequestration and climate resiliency. Canadian public sector accounting standards do not currently allow for the valuation and recording of such assets into the financial statements of the City. As such, these natural assets are not reported in these financial statements. Nevertheless, the City acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure.

#### (ii) *Contributions of Tangible Capital Assets*

Contributed tangible capital assets are recorded at their fair values. Where an estimate of fair value can not be made, contributed tangible capital assets are recognized at a nominal value. These contributions are recorded in the Statement of Operations as revenue.

#### (iii) *Leased Tangible Capital Assets*

Assets under capital lease are initially recorded at the lesser of fair value and the present value of future minimum lease payments at the inception of the lease.

#### (iv) *Works of Art and Culture*

Works of art and culture are not recorded in these financial statements.

#### (v) *Inventories*

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

#### (vi) *Interest Capitalization*

The City does not capitalize interest costs associated with the acquisition or construction of tangible capital assets.

### (G) REVENUE RECOGNITION

Revenue is recorded on the accrual basis and is recognized when earned. Amounts received in advance of being earned are reported on the Statement of Financial Position as deferred revenue, development levies or refundable deposits.

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustment. The effects of these adjustments on taxes are recognized at the time they are awarded.

### (H) EXPENSE RECOGNITION

Expenses are generally recognized as they are incurred as a result of the receipt of goods and services or the creation of a liability. Interest expense on debenture and other debt is accrued.

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### (I) BUDGET INFORMATION

Budget information, presented on a basis consistent with that used for actual results, was included in the Port Moody Consolidated Five Year Plan and was adopted through Bylaw # 3402 on May 9, 2023.

### (J) DEBT

Debt is recorded net of related sinking fund balances.

### (K) EMPLOYEE FUTURE BENEFITS

The City and its employees make contributions to the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. These contributions are expensed as paid.

Sick leave benefits and certain post-employment benefits are also available to the City's employees. The liability relating to these benefits is actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liability under this benefit plan is accrued based on projected benefits as the employees render services necessary to earn the future benefits.

### (L) USE OF ACCOUNTING ESTIMATES

The preparation of financial statements requires management to make estimates and assumptions that affect the reported assets, liabilities, contingent assets and liabilities, revenues and expenditures at the reporting date. Significant areas requiring the use of management estimates relate to the determination of accrued payroll liability, employee future benefit liability, value of contributed tangible capital assets, the useful life of tangible capital assets, and the amount and timing of costs to settle asset retirement obligations. Actual results could differ from these estimates.

### (M) SEGMENT DISCLOSURES

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segmented format in Note 21.

### (N) CONTAMINATED SITES

A liability for contaminated sites is recognized when a site is not in productive use or an unexpected event occurs, and the following criteria are met:

- a) An environmental standard exists;
- b) Contamination exceeds the environmental standard;
- c) The City is directly responsible or accepts responsibility;
- d) It is expected that future economic benefits will be given up; and
- e) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of remediation and post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

As at December 31, 2023 the City has no liability for contaminated sites.

### (O) ASSET RETIREMENT OBLIGATIONS

Asset retirement obligations are expenditures that are expected to be incurred upon the retirement of tangible capital assets. The City recognizes asset retirement obligations when there is a legal obligation to incur retirements costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

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

#### **(P) CONTRACTUAL RIGHTS**

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. As at December 31, 2023 the significant contractual rights to the City consisted of developer contributions. These rights exist as the City has entered into a number of public works development agreements that require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on the nature and timing of the development activity. The receipts will be recorded as revenue based on the fair values of the assets received at the time that the City acquires control of the assets.

#### **(Q) FINANCIAL INSTRUMENTS**

Financial instruments are assigned to one of two categories:

##### *(i) Fair Value*

Derivatives and portfolio investments in equity instruments that are quoted in an active market are required to be assigned to the fair value category. Instruments in this category are measured at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date.

Transaction costs are recorded as an expense.

Unrealized gains and losses are recognized in the statement of remeasurement gains and losses until such time that the financial instrument is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the statement of operations and related balances reversed from the statement of remeasurement gains and losses. As at December 31, 2023, the City does not hold any financial instruments that have been assigned to the fair value category. As a result, there are no unrealized gains and losses and a statement of remeasurement gains and losses has not been included in these financial statements.

##### *(ii) Cost or Amortized Cost*

All other financial instruments are measured at cost or amortized cost. Gains and losses are recognized in the statement of operations when the financial instrument is derecognized due to disposal or impairment. Transactions costs are added to the carrying value.

Financial instruments assigned to the cost or amortized cost category are cash, investments, accounts receivable (excluding property taxes receivable as these are not considered financial instruments under PSAS 3450), accounts payable and accrued liabilities, refundable deposits, the accrued payroll and other components of other liabilities, capital leases obligations, and debt.

Financial assets carried at cost or amortized cost are assessed for impairment on an annual basis. If there is a significant adverse change in the amount or timing of expected future cash flows, the value of the asset is reduced and an impairment loss is recorded in the statement of operations. If events and circumstances reverse in future periods, the impairment loss is reversed to the extent of the improvement, not exceeding the initial carrying value.

## 2. *Change in Accounting Policy*

### (A) PSAS 3280 - ASSET RETIREMENT OBLIGATIONS

On January 1, 2023, the City adopted Public Sector Accounting Standard PSAS 3280 Asset Retirement Obligations, which addresses the reporting requirements for legal obligations associated with the retirement of tangible capital assets. The standard was adopted using the prospective method. Under this method PSAS 3280 is applied as of the year of adoption and opening comparative figures are not restated. As a result of this adoption, the City has included additional disclosures relating to asset retirement obligations in Note 12.

### (B) PSAS 3450 - FINANCIAL INSTRUMENTS AND PSAS 2601 - FOREIGN CURRENCY TRANSLATION

On January 1, 2023, the City adopted Public Accounting Standards PSAS 3450 – Financial Instruments and PSAS 2601 – Foreign Currency Translation.

PSAS 2601 addresses the measurement of transactions that are denominated in foreign currencies. The transition to PSAS 2601 from PSAS 2600 is required upon adoption of PS 3450, and has had no impact on the City's previously reported financial results.

PSAS 3450 addresses the recognition and measurement of financial instruments.. This standard requires all instruments that meet the prescribed definition of a 'financial instrument' to be assigned to one of two measurement categories: fair value, and cost or amortized cost

The City has assigned its financial instruments to the measurement categories described in Note 1(q). This adoption has had no impact on the City's previously reported financial results. As a result of this adoption, the City has included additional disclosures relating to financial instruments in Note 13.

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

## 3. Investments

|                                                         | Maturity    | Yield Rate | 2023                 | 2022                 |
|---------------------------------------------------------|-------------|------------|----------------------|----------------------|
| <b>Guaranteed Investments:</b>                          |             |            |                      |                      |
| Bank of Montreal                                        | 18-Aug-2023 | 4.35%      | \$ -                 | \$ 2,500,000         |
| National Bank                                           | 18-Aug-2023 | 4.90%      | -                    | 5,000,000            |
| Manulife Bank                                           | 21-Dec-2023 | 1.45%      | -                    | 833,333              |
| Bank of Nova Scotia                                     | 17-May-2024 | 3.85%      | 2,000,000            | 2,000,000            |
| Royal Bank of Canada                                    | 17-May-2024 | 3.85%      | 2,000,000            | 2,000,000            |
| Coast Capital Savings                                   | 15-Aug-2024 | 5.15%      | 5,257,500            | 5,000,000            |
| Bank of Montreal                                        | 18-Aug-2024 | 4.46%      | 2,500,000            | 2,500,000            |
| Royal Bank of Canada                                    | 25-Nov-2024 | 5.60%      | 175,000              | -                    |
| Coast Capital Savings                                   | 15-Aug-2025 | 5.20%      | 5,260,000            | 5,000,000            |
| National Bank                                           | 18-Aug-2025 | 4.67%      | 3,140,100            | 3,000,000            |
| Royal Bank of Canada                                    | 24-Nov-2025 | 5.50%      | 180,000              | -                    |
| Bank of Nova Scotia                                     | 8-Dec-2025  | 5.25%      | 4,450,000            | -                    |
| Royal Bank of Canada                                    | 24-Jul-2026 | 5.40%      | 4,000,000            | -                    |
| Bank of Montreal                                        | 24-Jul-2026 | 5.40%      | 4,000,000            | -                    |
| Royal Bank of Canada                                    | 16-Nov-2026 | 5.20%      | 2,000,000            | 2,000,000            |
| Bank of Nova Scotia                                     | 16-Nov-2026 | 5.20%      | 2,000,000            | 2,000,000            |
| Royal Bank of Canada                                    | 23-Nov-2026 | 5.20%      | 185,000              | -                    |
| Bank of Montreal                                        | 21-Dec-2026 | 4.65%      | 833,333              | -                    |
| Royal Bank of Canada                                    | 23-Nov-2027 | 5.15%      | 195,000              | -                    |
| Royal Bank of Canada                                    | 23-Nov-2028 | 5.20%      | 220,000              | -                    |
|                                                         |             |            | <b>38,395,933</b>    | <b>31,833,333</b>    |
| <b>Bonds:</b>                                           |             |            |                      |                      |
| Bank of Nova Scotia                                     | 1-May-2023  | 3.23%      | -                    | 1,994,217            |
| Royal Bank of Canada                                    | 1-May-2023  | 2.94%      | -                    | 2,000,053            |
| Canadian Imperial Bank of Commerce                      | 9-Jun-2023  | 3.32%      | -                    | 1,991,453            |
| Toronto Dominion Bank                                   | 18-Jul-2023 | 3.02%      | -                    | 1,987,328            |
| Royal Bank of Canada                                    | 26-Sep-2023 | 3.36%      | -                    | 1,998,973            |
| Royal Bank of Canada                                    | 5-Dec-2023  | 3.11%      | -                    | 1,985,212            |
| Toronto Dominion Bank                                   | 8-Jan-2029  | 5.07%      | 206,388              | -                    |
| Toronto Dominion Bank                                   | 8-Jan-2029  | 5.07%      | 629,131              | -                    |
|                                                         |             |            | <b>835,519</b>       | <b>11,957,236</b>    |
| <b>Pooled Funds - Municipal Finance Authority of BC</b> |             |            |                      |                      |
| Government Focused Ultra-Short Bond Fund                |             | 2.85%      | 15,625,607           | 15,217,514           |
| BC Fossil Fuel Free Bond Fund                           |             | 2.85%      | 10,410,962           | 10,105,534           |
|                                                         |             |            | <b>26,036,569</b>    | <b>25,323,048</b>    |
|                                                         |             |            | <b>\$ 65,268,021</b> | <b>\$ 69,113,617</b> |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 4. *Accounts Receivable*

|                              | 2023                 | 2022                |
|------------------------------|----------------------|---------------------|
| Taxes                        | \$ 1,312,779         | \$ 1,162,899        |
| Utilities                    | 841,685              | 670,582             |
| Federal government agencies  | 1,131,558            | 1,301,848           |
| Provincial government        | 5,891,176            | 48,102              |
| Local government             | 9,535                | 3,785               |
| Sale of services and sundry  | 5,974,787            | 4,352,678           |
| Loans to other organizations | 13,500               | 18,000              |
|                              | <b>\$ 15,175,020</b> | <b>\$ 7,557,894</b> |

### 5. *Accounts Payable and Accrued Liabilities*

|                                        | 2023                 | 2022                 |
|----------------------------------------|----------------------|----------------------|
| Trade payables and accrued liabilities | \$ 9,762,503         | \$ 7,814,811         |
| Provincial and local governments       | 1,477,573            | 3,325,722            |
| Federal government                     | 47,059               | 42,904               |
|                                        | <b>\$ 11,287,135</b> | <b>\$ 11,183,437</b> |

### 6. *Refundable Deposits*

|                    | Balance<br>December 31, 2022 | Deposits and<br>earnings received | Refunds and<br>expenditures | Balance<br>December 31, 2023 |
|--------------------|------------------------------|-----------------------------------|-----------------------------|------------------------------|
| Construction Bonds | \$ 3,649,214                 | \$ 3,377,229                      | \$ (1,390,745)              | \$ 5,635,698                 |
| Other              | 427,805                      | 302,849                           | (150,376)                   | 580,278                      |
|                    | <b>\$ 4,077,019</b>          | <b>\$ 3,680,078</b>               | <b>\$ (1,541,121)</b>       | <b>\$ 6,215,976</b>          |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 7. Other Liabilities

|                                   | 2023                 | 2022                |
|-----------------------------------|----------------------|---------------------|
| Accrued payroll liability         | \$ 7,749,756         | \$ 4,191,392        |
| Employee future benefit liability | 5,059,000            | 4,903,700           |
| Other                             | 457,710              | 464,300             |
|                                   | <b>\$ 13,266,466</b> | <b>\$ 9,559,392</b> |

The City provides future benefits for sick leave and other post-employment benefits to all its employees. All employees accumulate these benefit entitlements and can only use these entitlements for paid time off under certain circumstances. The total expense recorded in the financial statements in respect of obligations under this plan amounts to \$361,000 (2022 - \$477,500).

|                                     | 2023                | 2022                |
|-------------------------------------|---------------------|---------------------|
| Employee future benefit obligation: |                     |                     |
| Balance, beginning of year          | \$ 4,207,400        | \$ 4,706,100        |
| Current service cost                | 340,800             | 405,000             |
| Interest cost                       | 189,800             | 129,300             |
| Benefits paid                       | (205,700)           | (219,400)           |
| Actuarial gain                      | (193,200)           | (710,100)           |
| Plan amendment                      | (119,300)           | (103,500)           |
| <b>Balance, end of year</b>         | <b>4,219,800</b>    | <b>4,207,400</b>    |
| Employee future benefit obligation  | 4,219,800           | 4,207,400           |
| Unamortized actuarial gain          | 839,200             | 696,300             |
|                                     | <b>\$ 5,059,000</b> | <b>\$ 4,903,700</b> |

The unamortized actuarial gain (loss) is amortized over a period equal to the employees' average remaining service lifetime (12 years; 2022 - 12 years). During the year a \$50,300 actuarial gain (2022 - \$8,900 actuarial loss) was recognized.

The significant actuarial assumptions adopted in measuring the City's accrued benefit obligation are as follows:

|                                |       |       |
|--------------------------------|-------|-------|
| Discount rate                  | 4.20% | 4.40% |
| Expected future inflation rate | 2.50% | 2.50% |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 8. *Deferred Revenue*

|                                               | Balance<br>December 31, 2022 | Amounts<br>Received  | Revenue<br>Recognized | Balance<br>December 31, 2023 |
|-----------------------------------------------|------------------------------|----------------------|-----------------------|------------------------------|
| Taxes and utilities                           | \$ 3,233,593                 | \$ 6,603,372         | \$ 6,521,843          | \$ 3,315,122                 |
| Inlet lease                                   | 866,666                      | -                    | 21,667                | 844,999                      |
| Parks and recreation fees                     | 855,251                      | 2,669,773            | 2,481,030             | 1,043,994                    |
| Business and dog licences                     | 23,357                       | 466,681              | 471,695               | 18,343                       |
| Government transfers for future capital works | 1,932,260                    | 581,425              | 719,486               | 1,794,199                    |
| Private contribution for future capital works | 440,264                      | 56,419               | 96,560                | 400,123                      |
| Other                                         | 63,108                       | 63,622               | 65,189                | 61,541                       |
|                                               | <b>\$ 7,414,499</b>          | <b>\$ 10,441,292</b> | <b>\$ 10,377,470</b>  | <b>\$ 7,478,321</b>          |

Revenue related to the Inlet housing 60-year prepaid lease is restricted by agreement with Metro Vancouver Housing Corporation and is being recognized over the lease term which terminates December 31, 2062.

### 9. *Capital Lease Obligation*

Capital lease obligations are due as follows:

| Year                               | Total             |
|------------------------------------|-------------------|
| 2024                               | \$ 167,554        |
| 2025                               | 117,084           |
| 2026                               | 57,364            |
| 2027                               | 49,552            |
| 2028                               | 15,098            |
| Net minimum capital lease payments | 406,652           |
| Less amounts representing interest | 49,994            |
| Capital Lease Obligations          | <b>\$ 356,658</b> |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 10. Debt

The City's debt consists of debt instruments obtained through the Municipal Finance Authority ("MFA") pursuant to security issuing bylaws under authority of the Community Charter, and has been issued to finance certain capital expenditures. Sinking fund balances managed by the MFA are offset against related long-term debt. Gross amounts for the debt and the amount for repayments and actuarial adjustments are as follows:

|                        | 2023                 | 2022                 |
|------------------------|----------------------|----------------------|
| Bylaw Debt (Note 10a)  | \$ 16,353,779        | \$ 17,129,612        |
| Other Loans (Note 10b) | 5,346,720            | 5,525,681            |
| <b>Total Debt</b>      | <b>\$ 21,700,498</b> | <b>\$ 22,655,293</b> |

#### a) Bylaw Debt

| Bylaw Number / Purpose            | Maturity Date | Interest Rate | Authorized    | Repayments and Actuarial Adjustments | 2023          | 2022          |
|-----------------------------------|---------------|---------------|---------------|--------------------------------------|---------------|---------------|
| 2679 - Police building debt       | 2026          | 1.53%         | \$ 3,000,000  | \$ 2,454,206                         | \$ 545,794    | \$ 739,598    |
| 2878 - Fire Hall #1 building debt | 2042          | 3.39%         | 6,000,000     | 1,491,506                            | 4,508,494     | 4,687,709     |
| 2878 - Fire Hall #1 building debt | 2043          | 3.15%         | 3,000,000     | 658,608                              | 2,341,392     | 2,417,360     |
| 3018 - Capital Remedial Works     | 2043          | 3.20%         | 10,500,000    | 1,541,901                            | 8,958,099     | 9,284,946     |
|                                   |               |               | \$ 22,500,000 | \$ 6,146,221                         | \$ 16,353,779 | \$ 17,129,613 |

As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund (DRF). The City also executes demand notes in connection with each debenture. These demand notes are contingent in nature and are not reflected in the accounts. The debt reserve fund balance is included in Accounts Receivable. The details of the debt reserve fund and contingent demand notes at December 31, 2023 are as follows:

| Purpose                    | DRF Deposits | Demand Notes |
|----------------------------|--------------|--------------|
| Police building debt       | \$ 50,611    | \$ 90,273    |
| Fire Hall #1 building debt | 81,407       | 95,490       |
| Fire Hall #1 building debt | 39,526       | 43,995       |
| Capital Remedial Works     | 118,431      | 206,996      |
|                            | \$ 289,975   | \$ 436,754   |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 10. Debt (continued)

#### b) Other Loans

| Resolution/Agreement | Purpose  | Term<br>(Months) | Interest<br>Rate | Principal    | Repayments | 2023         | 2022         |
|----------------------|----------|------------------|------------------|--------------|------------|--------------|--------------|
| B006800080510        | Vehicles | 60               | Variable         | \$ 333,707   | \$ 55,150  | \$ 278,557   | \$ 288,538   |
| B006800150114        | Vehicles | 60               | Variable         | 260,440      | 56,586     | 203,854      | 238,243      |
| B006800160614        | Vehicles | 60               | Variable         | 257,217      | 110,337    | 146,880      | 215,812      |
| RC18/586             | Vehicles | 60               | Variable         | 3,605,000    | 326,096    | 3,278,904    | 3,309,088    |
| FC22/056             | Vehicles | 60               | Variable         | 1,474,000    | 35,475     | 1,438,525    | 1,474,000    |
|                      |          |                  |                  | \$ 5,930,364 | \$ 583,644 | \$ 5,346,720 | \$ 5,525,681 |

Interest rates on Other loans range from 4.77% to 5.63% (2022 - 0.90% to 4.51%).

Future principal repayments and actuarial adjustments on net outstanding debt over the next five years and thereafter are as follows:

| Year       | Total         | Principal<br>Repayments | Expected Actuarial<br>Adjustments |
|------------|---------------|-------------------------|-----------------------------------|
| 2024       | \$ 978,611    | \$ 756,231              | \$ 222,380                        |
| 2025       | 1,014,223     | 765,489                 | 248,734                           |
| 2026       | 883,781       | 691,611                 | 192,170                           |
| 2027       | 776,341       | 597,940                 | 178,401                           |
| 2028       | 895,641       | 696,294                 | 199,347                           |
| Thereafter | 17,151,901    | 11,721,435              | 5,430,466                         |
|            | \$ 21,700,498 | \$ 15,229,000           | \$ 6,471,498                      |

The City paid \$798,892 in interest on long-term debt during the year (2022 - \$600,306).

## 11. Deferred Development Levies

|                               | Development Cost Charges |                |              |              |              |               | North Shore | Town Centre  | Total               |               |
|-------------------------------|--------------------------|----------------|--------------|--------------|--------------|---------------|-------------|--------------|---------------------|---------------|
|                               | Water                    | Sanitary Sewer | Drainage     | Roads        | Parks        | Total         |             |              | 2023                | 2022          |
| <b>Opening Balance</b>        | \$ 2,639,461             | \$ 5,525       | \$ 761,265   | \$ 4,874,774 | \$ 7,107,332 | \$ 15,388,357 | \$ 10,935   | \$ 1,080,736 | <b>\$16,480,028</b> | \$ 12,066,579 |
| Investment Income Allocated   | 223,909                  | 709            | 72,178       | 434,771      | 662,155      | 1,393,722     | -           | -            | <b>1,393,722</b>    | 592,741       |
| Contributions from Developers | -                        | 5,662          | 179,142      | 500,707      | 3,113,680    | 3,799,191     | -           | -            | <b>3,799,191</b>    | 3,895,378     |
| Development Levies Utilized   | -                        | -              | -            | -            | (1,717,243)  | (1,717,243)   | (10,209)    | -            | <b>(1,727,452)</b>  | (74,671)      |
| <b>Ending Balance</b>         | \$ 2,863,370             | \$ 11,896      | \$ 1,012,585 | \$ 5,810,252 | \$ 9,165,924 | \$ 18,864,027 | \$ 726      | \$ 1,080,736 | <b>\$19,945,489</b> | \$ 16,480,027 |

Development cost charges (DCCs) are collected as per the DCC Bylaw number 3054.

North Shore - 286 Agreement has been closed, and Town Centre - 215A Agreement is subject to site specific development cost levies.

## 12. Asset Retirement Obligations

The City owns several buildings that contain asbestos, which represents a health risk upon renovation or demolition of the assets. There is a legal obligation to remove and dispose of the materials containing asbestos, and in a manner that protects workers performing these tasks.

The related asset retirement costs are being amortized on a straight line basis over the estimated useful life of the assets as per the Tangible Capital Asset Policy (Note 1(f)). The liability has been estimated using a net present value technique with a discount rate of 4.20%. The estimated total undiscounted future expenditures are \$649,000. The expenditures are expected to be incurred, and the liability settled, between 2024 and 2033. No recoveries are expected at this time.

|                                                                        | 2023              | 2022        |
|------------------------------------------------------------------------|-------------------|-------------|
| Initial recognition of asset retirement obligations on January 1, 2023 | \$ 573,135        | \$ -        |
| Increase due to accretion                                              | 24,072            | -           |
| <b>Ending balance</b>                                                  | <b>\$ 597,207</b> | <b>\$ -</b> |

### *13. Financial Instruments Risk Management*

The City is exposed to credit risk, interest rate risk, liquidity risk, and foreign exchange risk from the City's financial instruments as follows.

#### **(A) CREDIT RISK**

Credit risk arises from the City's cash and cash equivalents, accounts receivable, and investments.

Accounts receivable (excluding property taxes receivable as these are not considered financial instruments under PS 3450), consist primarily of amounts receivable from the provision of utilities and other services, and transfers from other governments. To manage the risk, the City regularly reviews the collectability of its accounts receivable and establishes an estimated allowance for uncollectible amounts when required.

The City manages exposure to credit risk for investments by ensuring adequate diversification, and by investing only in guaranteed investment certificates with major Canadian financial institutions, and instruments issued by the MFA. These investments meet the requirements of Section 183 of the Community Charter of the Province of BC.

#### **(B) 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 City is exposed to interest rate risk through its debt and its investments.

The City manages cash-flow risk on its 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 do not impact future cash flows or results of operations relating to debt prior to maturity. Note 10 provides further information on the City's long term debt.

Investments subject to interest rate risk are the Bonds and MFA Pooled Bond Funds disclosed in Note 3. As interest rates rise, the fair value of these investments decreases; as interest rates fall the fair value of these investments increases.

#### **(C) LIQUIDITY RISK**

Liquidity risk is the risk that the City will not be able to meet its financial obligations as they become due. The City is exposed to liquidity risk through its accounts payable and accrued liabilities, refundable deposits, capital lease obligation, and debt. The repayment schedule for debt is disclosed in Note 10. Other financial liabilities are generally due within the next fiscal year.

The City manages liquidity risk through its planning and forecasting process, and by maintaining sufficient amounts of short term or highly liquid investments.

The City's exposure to these risks has not changed from the prior year.

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 14. *Tangible Capital Assets, Year ended December 31, 2023*

|                                       | Land                  | Buildings            | Road Infrastructure  | Sewer and Drainage Infrastructure | Water Infrastructure | Furniture, Equipment, Technology and Vehicles | Capital Lease     | Construction in Progress | Total 2023            |
|---------------------------------------|-----------------------|----------------------|----------------------|-----------------------------------|----------------------|-----------------------------------------------|-------------------|--------------------------|-----------------------|
| <b>Cost</b>                           |                       |                      |                      |                                   |                      |                                               |                   |                          |                       |
| Balance, beginning of year            | \$ 462,386,641        | \$ 109,156,506       | \$ 115,888,748       | \$ 77,411,698                     | \$ 37,445,193        | \$ 41,554,218                                 | \$ 3,789,185      | \$ 21,000,946            | \$ 868,633,135        |
| Additions                             | -                     | 984,541              | 859,537              | 3,663,066                         | 1,466,428            | 3,842,436                                     | 185,477           | 18,941,375               | 29,942,860            |
| Disposals                             | -                     | (502,090)            | (18,500)             | -                                 | -                    | (263,773)                                     | -                 | (160,015)                | (944,378)             |
| Construction in Progress Transfer     | -                     | 243,603              | 1,364,299            | 10,521,435                        | 1,105,437            | 2,619,171                                     | -                 | (15,853,945)             | -                     |
| Balance, end of year                  | 462,386,641           | 109,882,560          | 118,094,084          | 91,596,199                        | 40,017,058           | 47,752,052                                    | 3,974,662         | 23,928,361               | 897,631,617           |
| <b>Accumulated Amortization</b>       |                       |                      |                      |                                   |                      |                                               |                   |                          |                       |
| Balance, beginning of year            | -                     | 44,095,659           | 53,968,881           | 27,345,045                        | 12,609,524           | 24,347,725                                    | 2,809,099         | -                        | 165,175,933           |
| Amortization                          | -                     | 2,999,567            | 2,697,277            | 1,393,455                         | 600,666              | 3,104,166                                     | 218,207           | -                        | 11,013,338            |
| Accumulated amortization on disposals | -                     | (247,869)            | (3,696)              | -                                 | -                    | (228,909)                                     | -                 | -                        | (480,474)             |
| Balance, end of year                  | -                     | 46,847,357           | 56,662,462           | 28,738,500                        | 13,210,190           | 27,222,982                                    | 3,027,306         | -                        | 175,708,797           |
| <b>Net Book Value, end of year</b>    | <b>\$ 462,386,641</b> | <b>\$ 63,035,203</b> | <b>\$ 61,431,622</b> | <b>\$ 62,857,699</b>              | <b>\$ 26,806,868</b> | <b>\$ 20,529,070</b>                          | <b>\$ 947,356</b> | <b>\$ 23,928,361</b>     | <b>\$ 721,922,820</b> |

### *Tangible Capital Assets, Year ended December 31, 2022*

|                                       | Land                  | Buildings            | Road Infrastructure  | Sewer and Drainage Infrastructure | Water Infrastructure | Furniture, Equipment, Technology and Vehicles | Capital Lease     | Construction in Progress | Total 2022            |
|---------------------------------------|-----------------------|----------------------|----------------------|-----------------------------------|----------------------|-----------------------------------------------|-------------------|--------------------------|-----------------------|
| <b>Cost</b>                           |                       |                      |                      |                                   |                      |                                               |                   |                          |                       |
| Balance, beginning of year            | \$ 462,386,641        | \$ 109,048,183       | \$ 109,222,438       | \$ 73,621,962                     | \$ 35,812,620        | \$ 39,865,735                                 | \$ 3,701,001      | \$ 7,145,982             | \$ 840,804,562        |
| Additions                             | -                     | 1,527                | 6,573,025            | 3,462,249                         | 1,520,600            | 2,240,279                                     | 88,184            | 15,313,688               | 29,199,552            |
| Disposals                             | -                     | -                    | (5,678)              | (63,301)                          | (80,770)             | (1,094,686)                                   | -                 | (126,544)                | (1,370,979)           |
| Construction in Progress Transfer     | -                     | 106,796              | 98,963               | 390,788                           | 192,743              | 542,890                                       | -                 | (1,332,180)              | -                     |
| Balance, end of year                  | 462,386,641           | 109,156,506          | 115,888,748          | 77,411,698                        | 37,445,193           | 41,554,218                                    | 3,789,185         | 21,000,946               | 868,633,135           |
| <b>Accumulated Amortization</b>       |                       |                      |                      |                                   |                      |                                               |                   |                          |                       |
| Balance, beginning of year            | -                     | 41,226,262           | 51,347,563           | 26,285,452                        | 12,065,951           | 22,596,011                                    | 2,615,080         | -                        | 156,136,319           |
| Amortization                          | -                     | 2,869,397            | 2,626,760            | 1,095,795                         | 588,695              | 2,820,900                                     | 194,019           | -                        | 10,195,566            |
| Accumulated amortization on disposals | -                     | -                    | (5,442)              | (36,202)                          | (45,122)             | (1,069,186)                                   | -                 | -                        | (1,155,952)           |
| Balance, end of year                  | -                     | 44,095,659           | 53,968,881           | 27,345,045                        | 12,609,524           | 24,347,725                                    | 2,809,099         | -                        | 165,175,933           |
| <b>Net Book Value, end of year</b>    | <b>\$ 462,386,641</b> | <b>\$ 65,060,847</b> | <b>\$ 61,919,867</b> | <b>\$ 50,066,653</b>              | <b>\$ 24,835,669</b> | <b>\$ 17,206,493</b>                          | <b>\$ 980,086</b> | <b>\$ 21,000,946</b>     | <b>\$ 703,457,202</b> |

In 2023, the City received \$427,917 in contributed tangible capital assets (2022 - \$8,911,867). The 2023 contributions were comprised of road and water infrastructure assets.

Disposal of construction in progress represent write-downs of projects which have been assessed to no longer provide future economic benefits to the City.

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 15. Accumulated Surplus

#### (a) Accumulated Surplus

|                                               | 2023           | 2022           |
|-----------------------------------------------|----------------|----------------|
| <b>Surplus</b>                                |                |                |
| <b>General Fund</b>                           |                |                |
| Opening balance                               | \$ 1,443,144   | \$ 1,416,837   |
| Appropriation from surplus                    | (11,355)       | (106,663)      |
| Operating surplus for the year                | 652,549        | 132,970        |
| Ending Balance                                | 2,084,338      | 1,443,144      |
| <b>Sewer &amp; Drainage Utility Fund</b>      |                |                |
| Opening balance                               | 462,639        | 2,536,716      |
| Appropriation from Surplus                    | -              | (2,036,716)    |
| Operating surplus for the year                | 87,158         | (37,361)       |
| Ending Balance                                | 549,797        | 462,639        |
| <b>Water Utility Fund</b>                     |                |                |
| Opening balance                               | 189,020        | 5,004,876      |
| Appropriation from surplus                    | -              | (5,004,876)    |
| Operating surplus for the year                | 254,771        | 189,020        |
| Ending Balance                                | 443,791        | 189,020        |
| <b>Operating Funds Surplus</b>                | 3,077,926      | 2,094,803      |
| <b>Invested in Tangible Capital Assets</b>    | 699,268,457    | 680,500,876    |
| <b>Total Surplus, excluding Reserves</b>      | 702,346,383    | 682,595,679    |
| <b>Reserves</b>                               |                |                |
| <b>Statutory Reserves (Note 15b)</b>          | 9,946,948      | 8,296,279      |
| <b>Council Resolution Reserves (Note 15b)</b> |                |                |
| Operating reserves                            | 14,630,279     | 11,907,022     |
| Capital reserves                              | 60,220,128     | 59,024,980     |
|                                               | 74,850,407     | 70,932,002     |
| <b>Total Reserves</b>                         | 84,797,355     | 79,228,281     |
| <b>Total Accumulated Surplus</b>              | \$ 787,143,738 | \$ 761,823,960 |

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

## (b) Reserves

|                                              | Balance<br>December 31, 2022 | Contributions        | Investment<br>Income | Expenditures           | Balance<br>December 31, 2023 |
|----------------------------------------------|------------------------------|----------------------|----------------------|------------------------|------------------------------|
| <b>Statutory Reserves</b>                    |                              |                      |                      |                        |                              |
| Equipment replacement reserve fund           | \$ 5,534,536                 | \$ 1,788,511         | \$ 509,509           | \$ (845,305)           | \$ 6,987,251                 |
| Land sales reserve fund                      | 1,617,768                    | -                    | 135,863              | (32,400)               | 1,721,231                    |
| Local improvement reserve fund               | 248,843                      | -                    | 21,110               | -                      | 269,953                      |
| Tax sale reserve fund                        | 48,473                       | -                    | 4,112                | -                      | 52,585                       |
| Off-road parking reserve fund                | 24,317                       | -                    | 1,959                | (2,450)                | 23,826                       |
| General reserve fund                         | 4,769                        | -                    | 405                  | -                      | 5,174                        |
| Heritage reserve fund                        | 817,573                      | -                    | 69,355               | -                      | 886,928                      |
| <b>Total Statutory Reserve Funds</b>         | <b>8,296,279</b>             | <b>1,788,511</b>     | <b>742,313</b>       | <b>(880,155)</b>       | <b>9,946,948</b>             |
| <b>Council Resolution Reserves</b>           |                              |                      |                      |                        |                              |
| <b>Reserves for capital purposes</b>         |                              |                      |                      |                        |                              |
| Anchor Encroachment Reserve                  | 592,412                      | 141,243              | -                    | -                      | 733,655                      |
| Sanitation Utility Reserve                   | 413,043                      | 509,710              | -                    | (206,888)              | 715,865                      |
| Asset Replacement Reserve                    | 11,190,106                   | 10,494,643           | 916,998              | (11,255,540)           | 11,346,207                   |
| City Artworks Reserve                        | 872,935                      | 291,616              | 81,246               | (122,014)              | 1,123,783                    |
| MRN Pavement Rehab. Reserve                  | 2,954,564                    | 674,000              | -                    | (328,755)              | 3,299,809                    |
| Affordable Housing Reserve                   | 2,295,867                    | 16,000               | -                    | (168,534)              | 2,143,333                    |
| Canada Community Building Fund               | 769,809                      | 669,600              | -                    | (915,654)              | 523,755                      |
| Master Transportation Plan Reserve           | 2,049,979                    | 486,000              | -                    | (1,355,998)            | 1,179,981                    |
| Community Amenity Contribution Reserve       | 11,567,794                   | 590,929              | 967,969              | (905,473)              | 12,221,219                   |
| Density Bonus Reserve                        | 9,502,231                    | 927,665              | 746,286              | (2,337,537)            | 8,838,645                    |
| Growing Communities Fund Reserve             | -                            | 6,734,000            | 265,376              | (477,444)              | 6,521,932                    |
| Sewer and Drainage Funds Capital Reserve     | 10,425,558                   | 3,408,960            | -                    | (5,434,421)            | 8,400,097                    |
| Water Fund Capital Reserve                   | 3,460,551                    | 2,242,428            | -                    | (3,908,120)            | 1,794,859                    |
| Other Reserves for Capital Purposes          | 2,930,131                    | 1,111,470            | -                    | (2,664,613)            | 1,376,988                    |
| <b>Total Reserves for capital purposes</b>   | <b>59,024,980</b>            | <b>28,298,264</b>    | <b>2,977,875</b>     | <b>(30,080,991)</b>    | <b>60,220,128</b>            |
| <b>Reserves for operating purposes</b>       |                              |                      |                      |                        |                              |
| Emergency Insurance Reserve                  | 565,714                      | 16,978               | -                    | -                      | 582,692                      |
| Emergency Vehicle Collision Reserve          | 527,167                      | 35,606               | -                    | -                      | 562,773                      |
| Assessment Appeals Reserve                   | 148,465                      | 360,000              | -                    | -                      | 508,465                      |
| Development Process Reserve                  | 3,541,873                    | 2,999,423            | -                    | (1,828,645)            | 4,712,651                    |
| Future Operating Reserve                     | 2,396,085                    | 1,424,899            | -                    | (1,294,179)            | 2,526,805                    |
| Suterbrook Reserve                           | 403,661                      | -                    | 33,941               | (7,113)                | 430,489                      |
| New Initiatives Reserve                      | 139,843                      | 1,057,724            | -                    | (588,017)              | 609,550                      |
| Climate Action Program Reserves              | 444,570                      | 236,000              | -                    | (211,325)              | 469,245                      |
| Payroll and Benefits Reserves                | 342,738                      | 116,175              | -                    | (85,757)               | 373,156                      |
| Recycling and Waste Management Reserve       | 612,105                      | 31,148               | -                    | -                      | 643,253                      |
| Covid Safe Restart Reserve                   | 703,852                      | -                    | -                    | (208,201)              | 495,651                      |
| Public Art Reserves                          | 420,400                      | 348,500              | -                    | -                      | 768,900                      |
| Other Reserves for Operating Purposes        | 1,660,549                    | 937,624              | 24,385               | (675,909)              | 1,946,649                    |
| <b>Total Reserves for operating purposes</b> | <b>11,907,022</b>            | <b>7,564,077</b>     | <b>58,326</b>        | <b>(4,899,146)</b>     | <b>14,630,279</b>            |
| <b>Total Council Resolution Reserves</b>     | <b>70,932,002</b>            | <b>35,862,341</b>    | <b>3,036,201</b>     | <b>(34,980,137)</b>    | <b>74,850,407</b>            |
| <b>Grand Total</b>                           | <b>\$ 79,228,281</b>         | <b>\$ 37,650,852</b> | <b>\$ 3,778,514</b>  | <b>\$ (35,860,292)</b> | <b>\$ 84,797,355</b>         |

### 16. Contractual Obligations and Contingent Liabilities

- (a) Loan agreements with the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District provide that, if at any time the scheduled payments provided for in the agreements are not sufficient to meet the obligations in respect to such borrowings, the resulting deficiency becomes the joint and several liability of the City and the other member municipalities.

Any liability that may arise as a result of the above noted contingency will be accounted for in the period in which the amount is determined to be payable. Management does not consider payment under this contingency to be likely and therefore, no amounts have been accrued.

- (b) Management has accrued amounts for estimated losses based on pending claims against the City when the City is likely to incur a loss. The loss amount is based on management's best estimate and the actual amount of the loss incurred may be above or below the amount recorded in the financial statements. Any excess or deficiency will be adjusted during the year in which the actual amounts are known. In addition, there are a number of lawsuits pending in which the City is involved where a determination of the potential outcome or amount of these claims cannot be made. The potential claims against the City resulting from such litigation and not covered by insurance are not considered to materially affect the financial statements of the City.

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

- (d) The City is a shareholder and member of Emergency Communications for British Columbia Incorporated ("E-Comm") whose services provided include: regional 9-1-1 call centre; Wide Area Radio network, dispatch operations; and records management. The City has 2 Class A Shares (Police and Fire) and 1 Class B Share (Operations) (of a total of 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2023). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date. As a Class B shareholder, the City is only obligated to share in funding of the ongoing operating costs.

- (e) The City has entered into contractual operating leases and other agreements that extend to 2032. The net minimum payments are:

| YEAR | MINIMUM PAYMENT     |
|------|---------------------|
| 2024 | \$ 340,745          |
| 2025 | 292,590             |
| 2026 | 276,700             |
| 2027 | 260,650             |
| 2028 | 250,000             |
| 2029 | 250,000             |
| 2030 | 250,000             |
| 2031 | 250,000             |
| 2032 | 250,000             |
|      | <u>\$ 2,420,685</u> |

- (f) The City owns tangible capital assets on land that has been leased from other parties. Based on existing legal arrangements, the City may be required to incur costs to remove these assets at some future point in time. The likelihood of this requirement occurring, the extent of costs that would be incurred, or the timing of incurring of those costs cannot be reasonably estimated at this time.

## 17. *Pension Plan*

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

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

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Port Moody paid \$3,431,362 (2022 - \$3,527,766) for employer contributions while employees contributed \$2,884,407 (2022 - \$2,955,508) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024.

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.

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 18. Other Revenue

|                            | 2023 Budget         | 2023                | 2022                |
|----------------------------|---------------------|---------------------|---------------------|
| Licences and permits       | \$ 2,777,231        | \$ 5,137,337        | \$ 2,748,710        |
| Advertising revenue        | 790,200             | 731,742             | 727,953             |
| Gain on disposal of assets | -                   | 63,538              | 30,909              |
| Miscellaneous revenue      | 1,005,357           | 1,552,712           | 1,283,752           |
|                            | <b>\$ 4,572,788</b> | <b>\$ 7,485,329</b> | <b>\$ 4,791,324</b> |

### 19. Government Transfers

|                                      | 2023 Budget          | 2023                 | 2022                |
|--------------------------------------|----------------------|----------------------|---------------------|
| Provincial - unconditional operating | \$ 751,974           | \$ 643,082           | \$ 662,598          |
| Provincial - conditional operating   | 7,073,999            | 7,560,662            | 483,121             |
| Capital projects funding             | 9,121,123            | 6,559,004            | 970,988             |
| Other transfers                      | 3,372,824            | 2,850,034            | 2,172,908           |
|                                      | <b>\$ 20,319,920</b> | <b>\$ 17,612,782</b> | <b>\$ 4,289,615</b> |

### 20. Private Contributions

|                                  | 2023 Budget      | 2023                | 2022                |
|----------------------------------|------------------|---------------------|---------------------|
| Community amenity contributions  | \$ -             | \$ 578,928          | \$ 1,924,652        |
| Affordable housing contributions | -                | 16,000              | 962,326             |
| Density bonus                    | -                | 582,984             | -                   |
| Public art contributions         | -                | 490,000             | 442,550             |
| Miscellaneous contributions      | 31,000           | 666,760             | 19,668              |
|                                  | <b>\$ 31,000</b> | <b>\$ 2,334,672</b> | <b>\$ 3,349,196</b> |

## 21. *Segmented Information*

Segments have been identified based upon lines of services provided by the City. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. City services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

### **CORPORATE ADMINISTRATION**

Corporate Administration is responsible for the development of appropriate administrative and corporate policies and proper legislative practices, ensuring effective financial, information, human resource and asset management. Corporate Administration is also responsible for the implementation and support for computer information systems, monitoring performance and ensuring that the City's high quality service standards are adhered to.

### **COMMUNITY DEVELOPMENT**

Development Services is responsible for ensuring sustainable development of the City through land use plans, city bylaws and proper review of new development.

### **COMMUNITY SERVICES**

Community Services is responsible for providing, facilitating the development of and maintaining high quality recreational facilities for the enjoyment, health and fitness of the community as well as the maintenance and operation of civic facilities. Additionally they are responsible for developing and enhancing a creative community by supporting local artists.

### **ENGINEERING AND OPERATIONS**

Engineering and Operations are responsible for the delivery of municipal services such as transportation, garbage and recycling.

### **ENVIRONMENT AND PARKS**

Environment and Parks are responsible for environmental stewardship and providing, facilitating the development of, and maintaining high quality parks for the community's enjoyment.

### **LIBRARY SERVICES**

Library provides the public with access to information and fosters the development of imagination and creative pursuits.

### **POLICE SERVICES**

Police are responsible for maintaining and enhancing the quality of life in the City. Through strong community partnerships, they protect life and property by providing services that resolve problems and prevent crime.

### **FIRE SERVICES**

Fire is responsible for preventing and minimizing the loss of life and property from fire and natural or man-made emergencies.

### **SEWER AND DRAINAGE SERVICES**

Sewer and Drainage is responsible for ensuring effective operation of sanitary and storm sewers for residents.

### **WATER SERVICES**

Water is responsible for ensuring safe drinking water for residents.

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### (a) Segmented Disclosure

|                                      | Corporate<br>Administration | Community<br>Development | Community<br>Services | Engineering &<br>Operations | Environment &<br>Parks |
|--------------------------------------|-----------------------------|--------------------------|-----------------------|-----------------------------|------------------------|
| <b>Revenues</b>                      |                             |                          |                       |                             |                        |
| <b>Taxes</b>                         |                             |                          |                       |                             |                        |
| Real property                        | \$ 54,251,544               | \$ -                     | \$ -                  | \$ -                        | \$ -                   |
| Private utility companies            | 392,314                     | -                        | -                     | -                           | -                      |
|                                      | 54,643,858                  | -                        | -                     | -                           | -                      |
| Payment in lieu of taxes             | 1,778,170                   | -                        | -                     | -                           | -                      |
| Sale of services                     | -                           | -                        | 4,107,083             | 3,649,971                   | 242,883                |
| Other revenue                        | 1,360,120                   | 4,704,471                | 137,364               | 750,317                     | 173,987                |
| Investment Income                    | 4,466,199                   | -                        | -                     | -                           | -                      |
| Contributed tangible capital assets  | -                           | -                        | -                     | 261,717                     | -                      |
| Government transfers                 | 7,112,969                   | 937,668                  | 150,508               | 3,238,000                   | 4,829,781              |
| Private contributions                | 35,000                      | 2,187,912                | 200                   | 111,560                     | -                      |
| Development levies utilized          | -                           | -                        | -                     | 10,209                      | 1,717,243              |
| <b>Total Revenues</b>                | 69,396,316                  | 7,830,051                | 4,395,155             | 8,021,774                   | 6,963,894              |
| <b>Expenses</b>                      |                             |                          |                       |                             |                        |
| Salaries and benefits                | 7,887,927                   | 3,560,422                | 8,246,424             | 4,481,650                   | 2,783,641              |
| Personnel service                    | 325,918                     | 53,054                   | 15,595                | 45,292                      | 18,372                 |
| Contracted services                  | 27,935                      | 4,443                    | 1,884,634             | 1,646,365                   | 1,257,437              |
| Consulting and professional services | 1,470,104                   | 1,406,055                | 180,848               | 462,046                     | 304,285                |
| Utilities                            | -                           | -                        | 775,062               | 368,849                     | 13,358                 |
| Telephone and communications         | 259,934                     | 17,472                   | 49,135                | 23,614                      | 3,630                  |
| Insurance and claims                 | 558,865                     | -                        | 261,574               | 68,161                      | 49,301                 |
| Leases and rentals                   | -                           | -                        | -                     | 34,440                      | 6,047                  |
| Supplies and materials               | 58,553                      | 19,605                   | 397,412               | 305,724                     | 338,558                |
| Equipment                            | 57,994                      | 19,379                   | 164,948               | 485,568                     | 367,741                |
| Government payments                  | -                           | -                        | -                     | 224,364                     | -                      |
| Sundry                               | 886,302                     | 93,642                   | 566,527               | 50,371                      | 44,153                 |
| Grants and donations                 | 20,451                      | 3,008                    | 77,524                | -                           | -                      |
| Recoveries                           | (1,188,825)                 | (128,152)                | (840,897)             | (669,671)                   | 158,449                |
| Amortization                         | 718,003                     | 12,826                   | 2,690,247             | 3,682,389                   | 693,283                |
| Accretion expense                    | -                           | -                        | 24,072                | -                           | -                      |
| <b>Total Operating Expenses</b>      | 11,083,161                  | 5,061,754                | 14,493,105            | 11,209,162                  | 6,038,255              |
| <b>Annual Surplus (deficit)</b>      | \$ 58,313,155               | \$ 2,768,297             | \$ (10,097,950)       | \$ (3,187,388)              | \$ 925,639             |

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

| Library        | Police          | Fire            | Sewer & Drainage | Water        | 2023          | 2022          |
|----------------|-----------------|-----------------|------------------|--------------|---------------|---------------|
| \$ -           | \$ -            | \$ -            | \$ -             | \$ -         | \$ 54,251,544 | \$ 48,973,207 |
| -              | -               | -               | -                | -            | 392,314       | 365,721       |
| -              | -               | -               | -                | -            | 54,643,858    | 49,338,928    |
| -              | -               | -               | -                | -            | 1,778,170     | 593,247       |
| 5,805          | -               | -               | 8,434,356        | 9,098,627    | 25,538,725    | 23,233,830    |
| 69,087         | 129,284         | 137,504         | 5,203            | 17,992       | 7,485,329     | 4,791,324     |
| -              | -               | -               | 120,000          | 120,000      | 4,706,199     | 2,531,896     |
| -              | -               | -               | -                | 166,200      | 427,917       | 8,911,867     |
| 500,490        | 627,391         | 158,623         | 57,352           | -            | 17,612,782    | 4,289,615     |
| -              | -               | -               | -                | -            | 2,334,672     | 3,349,196     |
| -              | -               | -               | -                | -            | 1,727,452     | 74,671        |
| 575,382        | 756,675         | 296,127         | 8,616,911        | 9,402,819    | 116,255,104   | 97,114,574    |
| 1,794,393      | 10,808,288      | 8,882,069       | 827,852          | 775,030      | 50,047,696    | 46,011,661    |
| 12,411         | 294,540         | 100,007         | 2,335            | 8,749        | 876,273       | 708,556       |
| 6,644          | 78,184          | 23,852          | 151,483          | 280,848      | 5,361,825     | 4,123,699     |
| -              | 1,811,653       | 124,425         | 539,042          | 89,313       | 6,387,771     | 4,842,301     |
| -              | -               | -               | 10,736           | 175,168      | 1,343,173     | 1,293,598     |
| 13,102         | 87,838          | 21,357          | 398              | 2,461        | 478,941       | 505,498       |
| 10,643         | -               | 1,564           | 67,235           | 73,784       | 1,091,127     | 736,785       |
| -              | -               | -               | 680              | -            | 41,167        | 432,226       |
| 150,686        | 249,766         | 238,430         | 96,421           | 161,935      | 2,017,090     | 2,101,219     |
| 90,159         | 616,504         | 446,416         | 272,965          | 204,308      | 2,725,982     | 2,938,375     |
| -              | 183,012         | 205,242         | 2,980,103        | 4,437,712    | 8,030,433     | 7,466,755     |
| 19,549         | 70,289          | 350,870         | 25,084           | 21,452       | 2,128,239     | 1,530,570     |
| -              | -               | 4,400           | -                | -            | 105,383       | 85,069        |
| 225            | 284,204         | 245,336         | 777,195          | 624,952      | (737,184)     | (665,932)     |
| 242,800        | 370,993         | 488,873         | 1,423,495        | 690,429      | 11,013,338    | 10,195,566    |
| -              | -               | -               | -                | -            | 24,072        | -             |
| 2,340,612      | 14,855,271      | 11,132,841      | 7,175,024        | 7,546,141    | 90,935,326    | 82,305,946    |
| \$ (1,765,230) | \$ (14,098,596) | \$ (10,836,714) | \$ 1,441,887     | \$ 1,856,678 | \$ 25,319,778 | \$ 14,808,628 |

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

### 22. *Other Government Taxes*

Taxes collected on behalf of other jurisdictions are excluded from the revenues of the City:

|                                                            | 2023                 | 2022                 |
|------------------------------------------------------------|----------------------|----------------------|
| Provincial Government - School Tax                         | \$ 25,043,273        | \$ 22,284,261        |
| Greater Vancouver Regional District                        | 1,196,074            | 1,048,396            |
| South Coast British Columbia Transit Authority (Translink) | 5,395,490            | 4,864,669            |
| British Columbia Assessment Authority                      | 873,842              | 785,932              |
| Municipal Finance Authority                                | 4,514                | 3,891                |
|                                                            | <b>\$ 32,513,193</b> | <b>\$ 28,987,149</b> |

### 23. *Comparative Figures*

Certain prior year figures have been reclassified for comparative purposes to conform with the current year presentation.

The following schedules have been prepared as supplementary information and are not audited or covered by the Independent Auditor's Report.

*Schedule 1 (Unaudited) - COVID 19 Safe Restart Grants for Local Governments*

|                                           | 2023              | 2022                |
|-------------------------------------------|-------------------|---------------------|
| <b>Balance, beginning of the year</b>     | <b>\$ 703,852</b> | <b>\$ 1,500,295</b> |
| <b>Eligible costs</b>                     |                   |                     |
| Recreation and cultural services          | -                 | (292,739)           |
| Community grants and events               | -                 | (156,023)           |
| Information services and technology costs | (208,201)         | (141,799)           |
| Corporate administration                  | -                 | (90,815)            |
| Engineering services                      | -                 | (89,000)            |
| Library services                          | -                 | (26,067)            |
|                                           | <b>(208,201)</b>  | <b>(796,443)</b>    |
| <b>Balance, end of the year</b>           | <b>\$ 495,651</b> | <b>\$ 703,852</b>   |

*Schedule 2 (Unaudited) - Growing Communities Fund (GCF)*

The Province of British Columbia distributed conditional GCF grants to communities at the end of March 2023 to help local governments build infrastructure and amenities to meet the demand 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.

Based on a formula set by the Minister of Municipal Affairs, City of Port Moody received \$6,734,000 of GCF funding in March 2023.

|                                    | 2023                | 2022        |
|------------------------------------|---------------------|-------------|
| <b>GCF grant received</b>          | <b>\$ 6,734,000</b> | <b>\$ -</b> |
| <b>Eligible costs</b>              |                     |             |
| Snow clearing equipment            | (427,471)           | -           |
| Park improvements                  | (47,173)            | -           |
| Bike lanes                         | (2,800)             | -           |
|                                    | <b>(477,444)</b>    | <b>-</b>    |
| <b>Investment income allocated</b> | <b>265,376</b>      | <b>-</b>    |
| <b>Balance, end of the year</b>    | <b>\$ 6,521,932</b> | <b>\$ -</b> |

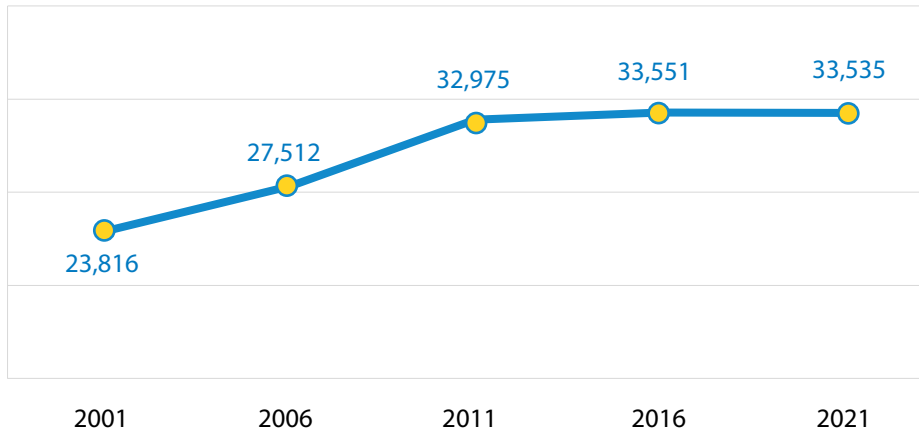
---

**SECTION FIVE**  
*Statistical Analysis*

---

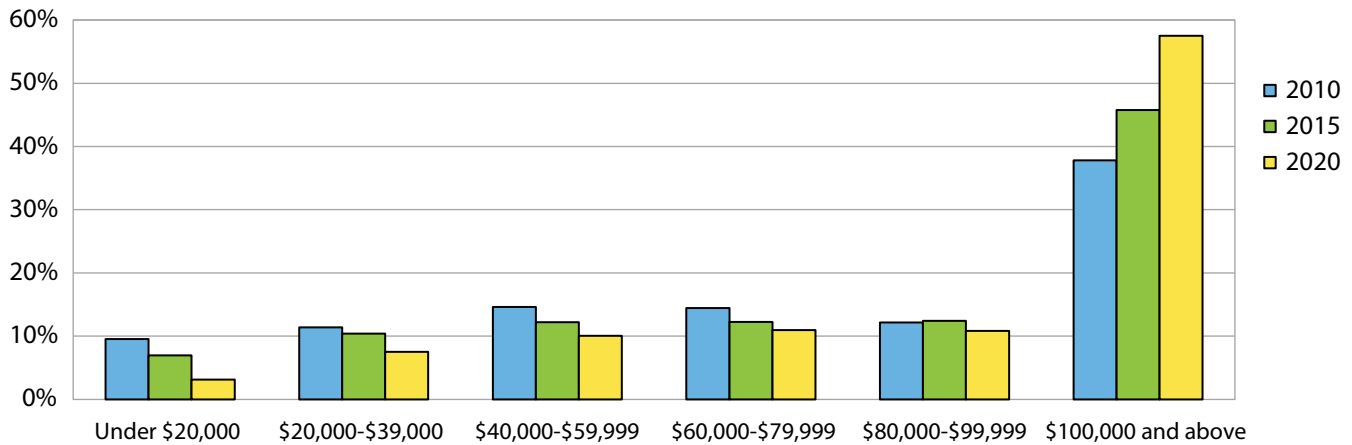


## Population, 2001–2021



Source: Census of Population (statcan.gc.ca)

## Average Household Income 2010–2020



Source: Statistics Canada (statcan.gc.ca)

## City of Port Moody Unemployment Rate

| 2011 | 2016 | 2021 |
|------|------|------|
| 7.1% | 5.2% | 7.1% |

Source: Census profile (statcan.gc.ca)

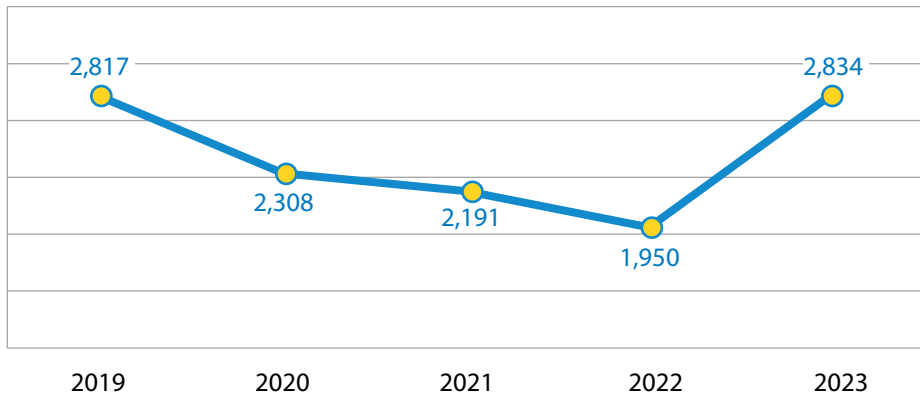
## STATISTICAL ANALYSIS

### *2023 Major Employers in Port Moody*

| Employer               | Industry               |
|------------------------|------------------------|
| Fraser Health          | Health                 |
| City of Port Moody     | Local Government       |
| School District 43     | Education              |
| Thrifty Foods          | Retail Sales           |
| Tru Earth              | Warehouse/Retail Sales |
| Pacific Coast Terminal | Industrial             |
| IGA                    | Retail Sales           |
| Suncor                 | Industrial             |

Source: City of Port Moody Community Development Department

### *Business Licences, 2019–2023*



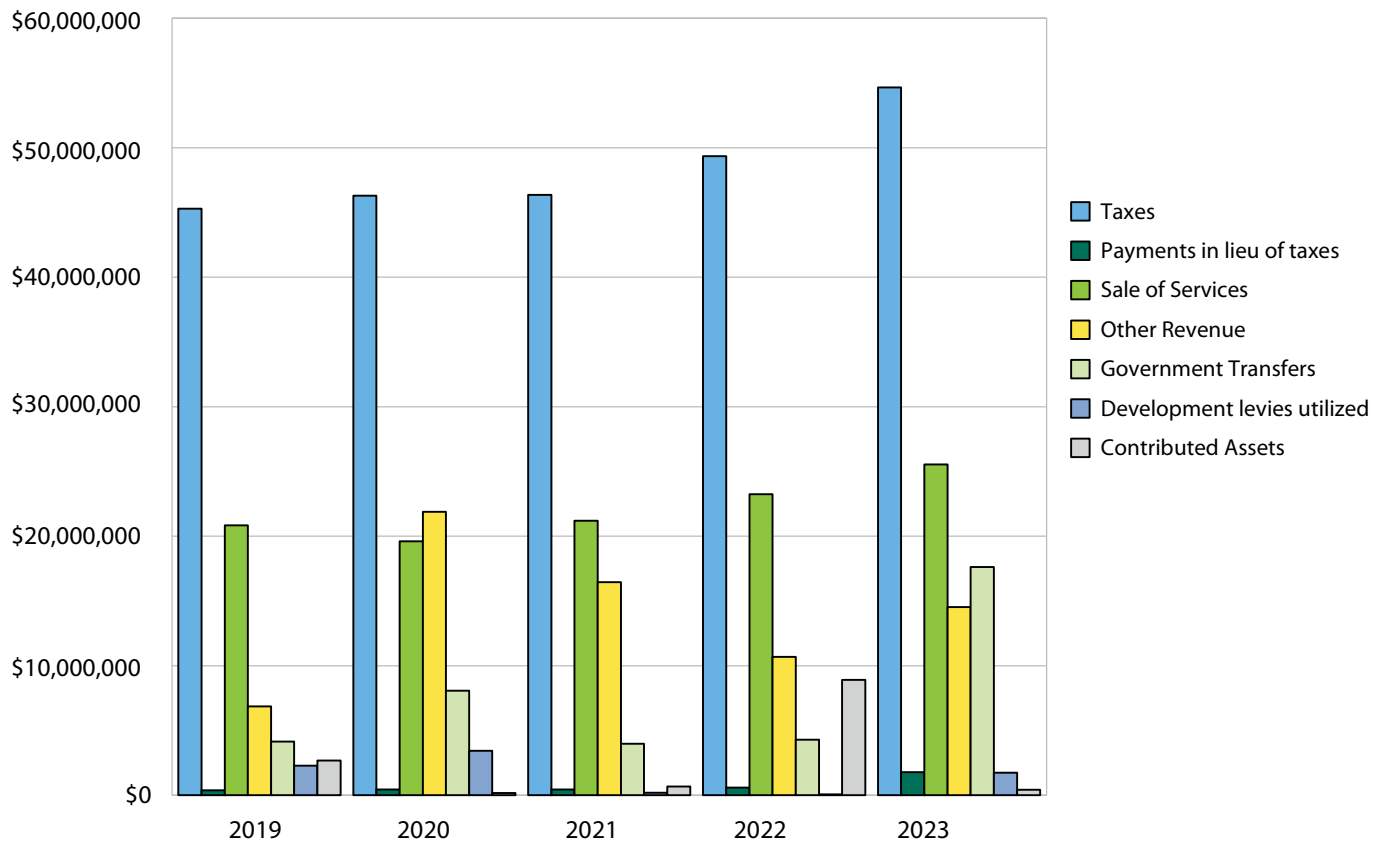
Source: City of Port Moody Community Development Department - Bylaw and Licensing Division

### *Building Permit Values, 2019–2023 (in millions of dollars)*

| Year | Residential | Commercial | Industrial | Institutional | Total            |
|------|-------------|------------|------------|---------------|------------------|
| 2023 | \$ 181.99   | \$ 1.93    | \$ 0.00    | \$ 22.45      | \$ <b>206.47</b> |
| 2022 | 49.18       | 4.41       | 0.00       | .275          | <b>53.97</b>     |
| 2021 | 54.11       | 8.61       | 0.00       | 0.00          | <b>62.72</b>     |
| 2020 | 205.14      | 1.63       | 0.00       | 19.48         | <b>226.25</b>    |
| 2019 | 156.83      | 1.33       | 0.00       | 7.04          | <b>165.20</b>    |

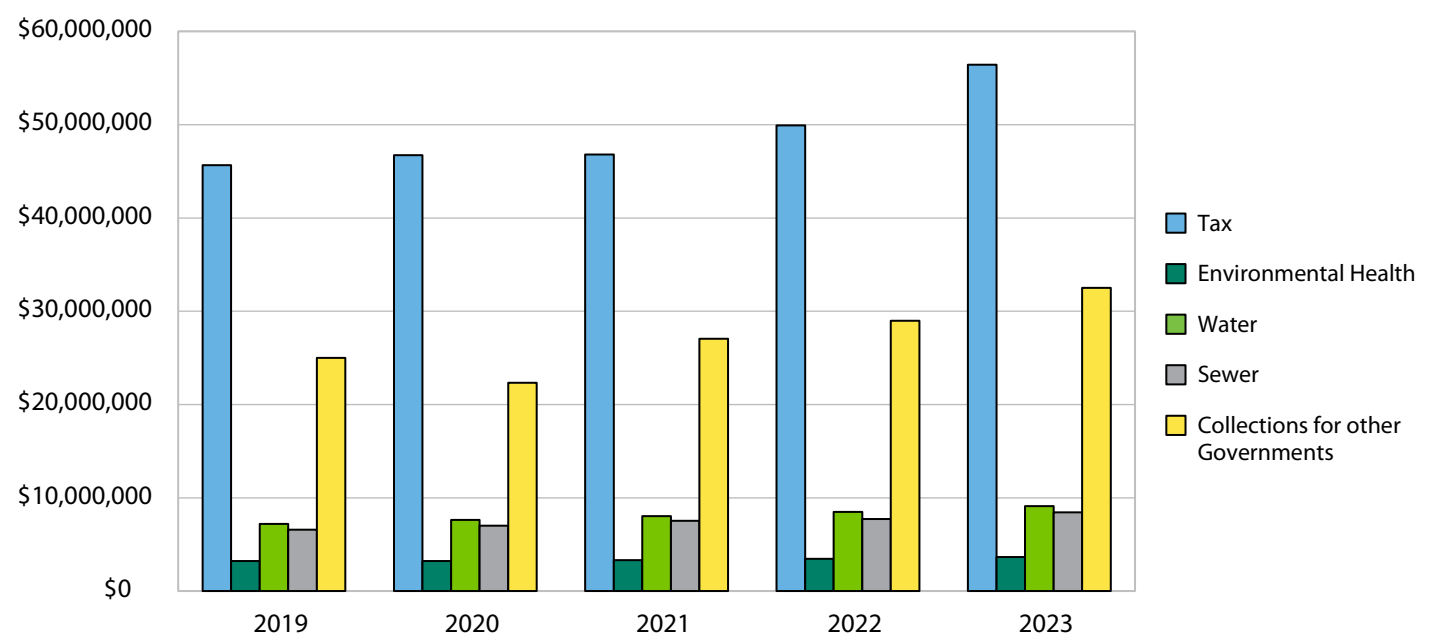
Source: City of Port Moody Community Development Department - Building Division

## Revenues by Source, 2019–2023



Source: City of Port Moody Finance Division

## Property Tax Collections, Other Major Levies and Collections, 2019–2023



Source: City of Port Moody Finance Division

## STATISTICAL ANALYSIS

### *2023 Assessed Taxable Values (Includes Processed Supplementary Rolls and Port Credit)*

| Class                  | For General Purposes     | % of Taxable Values | % of General Taxation |
|------------------------|--------------------------|---------------------|-----------------------|
| 1 - Residential        | \$ 16,686,484,325        | 88.36%              | 67.23%                |
| 2 - Utilities          | 4,922,705                | 0.03%               | 2.03%                 |
| 3 - Supportive Housing | 4                        | 0.00%               | 0.00%                 |
| 4 - Major Industrial   | 263,077,300              | 1.39%               | 11.27%                |
| 5 - Light Industrial   | 105,437,200              | 0.56%               | 1.55%                 |
| 6 - Commercial         | 1,797,341,905            | 9.52%               | 17.79%                |
| 8 - Recreation         | 27,298,700               | 0.14%               | 0.13%                 |
| <b>Total</b>           | <b>\$ 18,884,562,139</b> | <b>100.00%</b>      | <b>100.00%</b>        |

Source: City of Port Moody Finance Division

### *2023 Mill Rates (per \$1,000 Assessed Taxable Values)*

| Class                   | Municipal | School*  | TransLink | BCA     | MFA     | GVRD    | <b>Total</b>    |
|-------------------------|-----------|----------|-----------|---------|---------|---------|-----------------|
| 1 - Residential         | 2.22798   | 0.97990  | 0.21880   | 0.03360 | 0.00020 | 0.05330 | <b>3.51378</b>  |
| 2 - Utilities           | 36.48740  | 12.57000 | 2.20310   | 0.45500 | 0.00070 | 0.18660 | <b>51.90280</b> |
| 3 - Supportive housing  | 2.22798   | 0.10000  | -         | -       | 0.00020 | 0.05330 | <b>2.38148</b>  |
| 4 - Major Industrial    | 37.88939  | 1.33000  | 1.28310   | 0.45500 | 0.00070 | 0.18120 | <b>41.13939</b> |
| 5 - Light Industrial    | 8.63500   | 3.33000  | 0.62790   | 0.09640 | 0.00070 | 0.18120 | <b>12.87120</b> |
| 6 - Commercial          | 4.41812   | 3.33000  | 0.71910   | 0.09640 | 0.00050 | 0.13060 | <b>8.69472</b>  |
| 7 - Managed Forest Land | 6.68396   | 1.95000  | -         | 0.23800 | 0.00060 | 0.15990 | <b>9.03246</b>  |
| 8 - Recreation          | 1.88407   | 1.99000  | 0.14960   | 0.03360 | 0.00020 | 0.05330 | <b>4.11077</b>  |
| 9 - Farm                | 2.22798   | 7.29000  | 0.30900   | 0.03360 | 0.00020 | 0.05330 | <b>9.91408</b>  |

\*Basic school rate. Additional School tax on high valued properties is an additional 0.2% on the residential portion assessed between \$3 million and \$4 million, and 0.4% on the residential portion assessed over \$4 million.

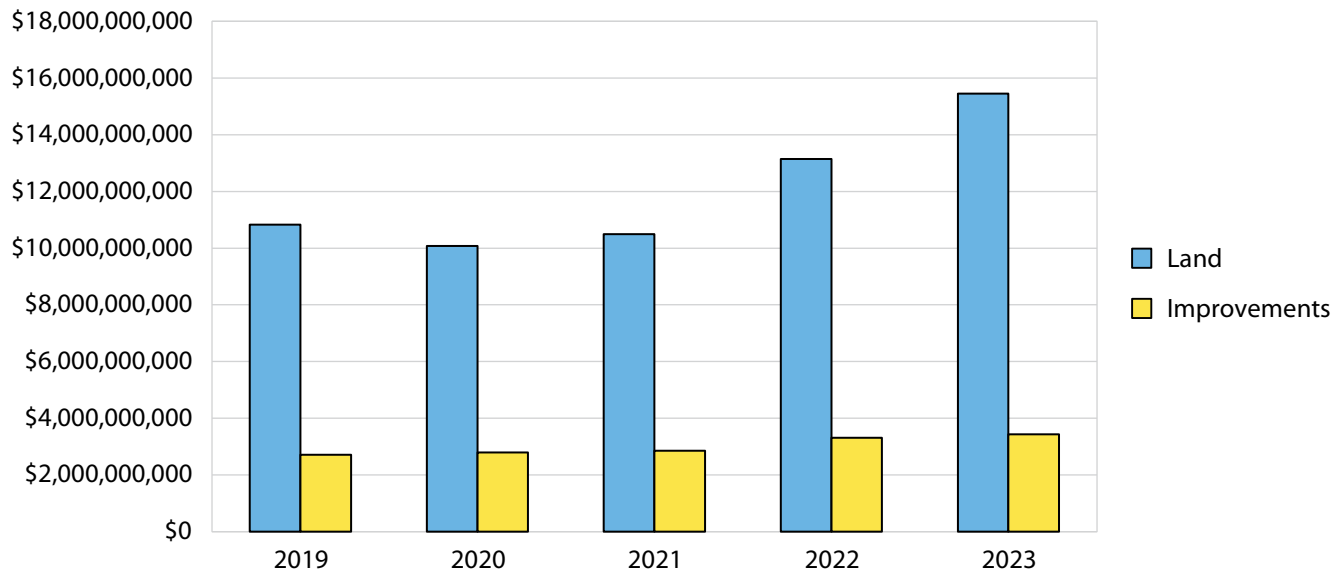
Source: City of Port Moody Finance Division

## Property Taxes Levied and Collected, 2019–2023

|                                                            | 2023                 | 2022                 | 2021                 | 2020                 | 2019                 |
|------------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| City of Port Moody                                         | \$ 56,422,028        | \$ 49,932,175        | \$ 46,795,699        | \$ 46,729,700        | \$ 45,658,166        |
| Collection for Other Taxing Authorities                    |                      |                      |                      |                      |                      |
| Province of BC - School Tax                                | \$ 25,043,273        | \$ 22,284,264        | \$ 20,787,547        | \$ 16,422,007        | \$ 19,496,779        |
| Greater Vancouver Regional District                        | 1,196,074            | 1,048,391            | 935,319              | 828,511              | 711,785              |
| Greater Vancouver Transit Authority                        | 5,395,490            | 4,864,670            | 4,584,993            | 4,335,074            | 4,074,521            |
| BC Assessment Authority                                    | 873,842              | 785,932              | 744,787              | 747,236              | 715,908              |
| Municipal Finance Authority                                | 4,514                | 3,891                | 3,208                | 3,090                | 3,195                |
| <b>Total Property Tax Levied</b>                           | <b>\$ 88,935,221</b> | <b>\$ 85,409,176</b> | <b>\$ 76,988,029</b> | <b>\$ 69,131,617</b> | <b>\$ 71,731,888</b> |
| <b>Total Current Year Property Taxes Collected</b>         | <b>\$ 87,631,533</b> | <b>\$ 84,261,561</b> | <b>\$ 75,995,017</b> | <b>\$ 66,859,406</b> | <b>\$ 70,747,318</b> |
| <b>Percentage of Current Year Property Taxes Collected</b> | <b>98.53%</b>        | <b>98.66%</b>        | <b>98.71%</b>        | <b>96.71%</b>        | <b>98.63%</b>        |

Source: City of Port Moody Finance Division

## Assessed Values for General Municipal Purposes, 2019–2023



Source: City of Port Moody Finance Division

## STATISTICAL ANALYSIS

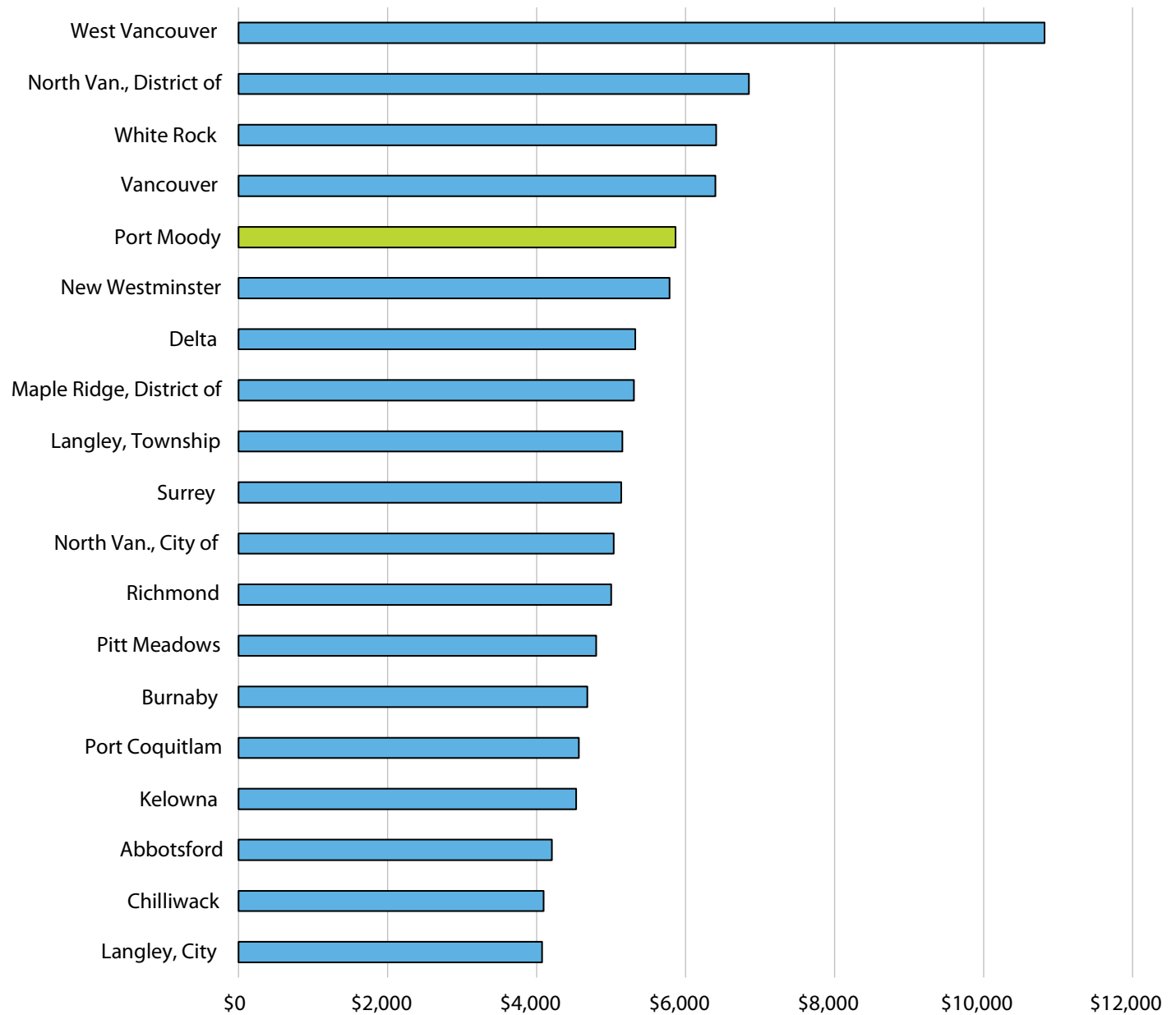
### *Composition of Tax Revenue and Assessment, 2009–2023*

Over the last fifteen years, the proportion of Port Moody's tax revenue from industrial and commercial activities has gone down from 32.60% in 2009 to 32.37% in 2023 with a fluctuation ranging between 31.01% and 35.63%.

| Tax Portion (Municipal Portion) |                   |                                                      |                                        | Assessments  |                                                         |
|---------------------------------|-------------------|------------------------------------------------------|----------------------------------------|--------------|---------------------------------------------------------|
|                                 | Total Tax Revenue | Industrial & Commercial Tax Revenue (Class 4, 5 & 6) | % from Industrial & Commercial Revenue | Total        | % from Industrial & Commercial Revenue (Class 4, 5 & 6) |
| Year                            | \$ Millions       | \$ Millions                                          | %                                      | \$ Billions  | %                                                       |
| 2009                            | 24.96             | 8.14                                                 | 32.60%                                 | 6.21         | 7.84%                                                   |
| 2010                            | 26.48             | 8.62                                                 | 32.54%                                 | 6.09         | 8.58%                                                   |
| 2011                            | 27.84             | 9.02                                                 | 32.39%                                 | 6.54         | 8.12%                                                   |
| 2012                            | 29.36             | 9.11                                                 | 31.01%                                 | 6.72         | 8.16%                                                   |
| 2013                            | 30.84             | 9.76                                                 | 31.64%                                 | 6.92         | 8.13%                                                   |
| 2014                            | 32.14             | 10.06                                                | 31.31%                                 | 7.00         | 8.14%                                                   |
| 2015                            | 34.23             | 10.65                                                | 31.10%                                 | 7.36         | 8.26%                                                   |
| 2016                            | 35.29             | 11.22                                                | 31.79%                                 | 8.41         | 8.57%                                                   |
| 2017                            | 38.61             | 13.16                                                | 34.08%                                 | 8.77         | 7.96%                                                   |
| 2018                            | 40.80             | 14.03                                                | 34.38%                                 | 10.74        | 8.80%                                                   |
| 2019                            | 43.99             | 15.67                                                | 35.63%                                 | 14.00        | 10.34%                                                  |
| 2020                            | 46.93             | 16.12                                                | 34.34%                                 | 14.96        | 11.62%                                                  |
| 2021                            | 47.13             | 15.30                                                | 32.47%                                 | 15.60        | 9.16%                                                   |
| 2022                            | 49.85             | 16.08                                                | 32.26%                                 | 17.50        | 10.64%                                                  |
| <b>2023</b>                     | <b>55.30</b>      | <b>17.90</b>                                         | <b>32.37%</b>                          | <b>21.66</b> | <b>11.47%</b>                                           |

Source: City of Port Moody Finance Division

## 2023 Total Tax and Utility Charges for an Average Home\*



\* Includes collection of other government levies

Source: City of Port Moody Finance Division

## 2023 Principal Taxpayers in Port Moody

| Registered Owner                             | Total Tax Levied in 2023* |
|----------------------------------------------|---------------------------|
| Suncor Energy Inc                            | \$ 8,744,945.08           |
| Pacific Coast Terminals Co Ltd               | 2,188,562.78 **           |
| Imperial Oil Ltd                             | 1,957,493.38              |
| Onni Development (Ioco Road) Corp            | 1,492,799.35              |
| Mill & Timber Products Ltd                   | 1,091,883.41              |
| Polynt Coatings Canada Ltd                   | 1,067,651.39              |
| Bosa Development Corp                        | 649,794.45                |
| OpenRoad Auto Group Ltd                      | 641,339.93                |
| Inlet District Investments Ltd               | 512,419.23                |
| 1135653 BC Ltd                               | 356,427.01                |
| 1030 Cecile Drive Holdings Ltd               | 354,540.90                |
| Dick Irwin Ltd                               | 343,658.83                |
| Andrew Peller Ltd                            | 311,970.25                |
| Choi, Key-Joo                                | 309,427.68                |
| R M Berezan & Son Ltd                        | 281,275.94                |
| Mountainview Cooperative Housing Association | 279,138.22                |
| Spring Street Holdings Corp                  | 259,673.87                |
| Inlet Glen Apartments Limited                | 251,414.47                |
| Rastad Construction Ltd                      | 230,054.40                |
| Rocky Point Joint Venture Ltd                | 206,981.30                |
| 1145446 BC Ltd                               | 195,526.85                |
| Aragon (St Johns) Properties Ltd             | 185,780.09                |
| Woodbridge Living (St Johns) Ltd             | 181,588.64                |
| Onni Development (St Johns Street) Corp      | 150,844.69                |
| Porte Homes (Clyde) Ltd                      | 124,468.34                |

\*Includes amounts collected on behalf of other government authorities

\*\* Net of Port Competitiveness Grant

Source: City of Port Moody Finance Division

## 2023 Tax Exemptions Bylaw No. 3380

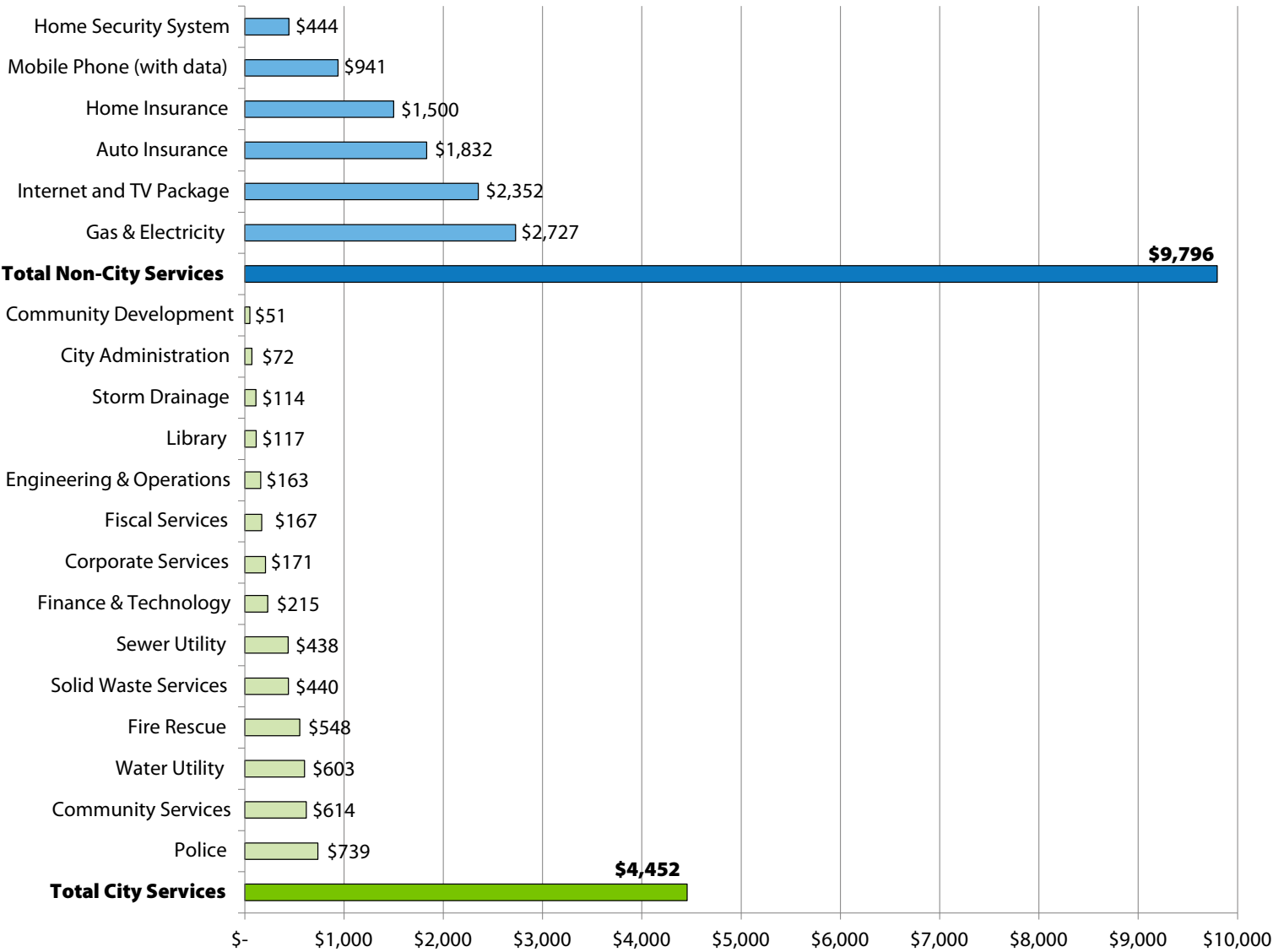
|                                                                                       | Bylaw<br>Ref | Folio #   | Authority to<br>Grant Exemption | Exempt<br>Assessment | Class | Municipal<br>Tax  |
|---------------------------------------------------------------------------------------|--------------|-----------|---------------------------------|----------------------|-------|-------------------|
| <b>Statutory Exemptions</b>                                                           |              |           |                                 |                      |       |                   |
| Mennonite Church                                                                      | 2.1.1        | 03161-000 | Section 220 (1) (h)             | 3,083,000            | 8     | \$ 6,383          |
| Catholic Church                                                                       | 2.1.2        | 03350-002 | Section 220 (1) (h)             | 589,000              | 8     | 1,219             |
| United Church                                                                         | 2.1.4        | 04024-000 | Section 220 (1) (h)             | 2,169,000            | 8     | 4,491             |
| Anglican Church                                                                       | 2.1.5        | 04086-001 | Section 220 (1) (h)             | 371,000              | 8     | 768               |
| United Church                                                                         | 2.1.6        | 08958-002 | Section 220 (1) (h)             | 431,200              | 8     | 893               |
| Fraser Health Authority (Note 1)                                                      |              | 16476-000 | Section 220 (1) (j)             | 148,903,000          | 6     | 798,609           |
| Total Statutory Exemptions                                                            |              |           |                                 |                      |       | \$ 812,363        |
| <b>Permissive Exemptions</b>                                                          |              |           |                                 |                      |       |                   |
| Mennonite Church                                                                      | 2.1.1        | 03161-000 | Section 224 (2) (f)             | 1,607,000            | 8     | 3,324             |
| Catholic Church                                                                       | 2.1.2        | 03350-002 | Section 224 (2) (f)             | 907,800              | 8     | 1,878             |
| Anglican Church                                                                       | 2.1.4        | 04086-001 | Section 224 (2) (f)             | 1,673,000            | 8     | 3,461             |
| United Church                                                                         | 2.1.5        | 08958-002 | Section 224 (2) (f)             | 988,800              | 8     | 2,045             |
| Port Moody Ecological Society                                                         | 2.1.6        | 02089-010 | Section 224 (2) (a)             | 4,183,900            | 6     | 22,449            |
| Port Moody Heritage Society                                                           | 2.1.7        | 03053-000 | Section 224 (2) (a)             | 2,089,200            | 6     | 11,210            |
| Port Moody Arts Centre Society                                                        | 2.1.8        | 03219-001 | Section 224 (2) (a)             | 62,200               | 6     | 334               |
| Port Moody Senior Housing Society                                                     | 2.1.9        | 03351-000 | Section 224 (2) (a)             | 12,165,000           | 1     | 29,251            |
| Community Ventures Society                                                            | 2.1.10       | 04027-000 | Section 224 (2) (a)             | 2,072,000            | 6     | 11,117            |
| City of Port Moody                                                                    | 2.1.11       | 08977-020 | Section 224 (2) (i)             | 1,067,000            | 8     | 2,207             |
| Association of Neighbourhood Houses of BC<br>DBA Sasamat Outdoor Centre               | 2.1.12       | 16712-000 | Section 224 (2) (a)             | 195,000              | 6     | 1,046             |
| Association of Neighbourhood Houses of BC<br>DBA Sasamat Outdoor Centre               | 2.1.13       | 16712-000 | Section 224 (2) (a)             | 1,015,000            | 8     | 2,100             |
| City of Port Moody                                                                    | 2.1.14       | 17000-003 | Section 224 (2) (d)             | 189,000              | 6     | 1,014             |
| City of Port Moody                                                                    | 2.1.15       | 17000-005 | Section 224 (2) (d)             | 239,000              | 6     | 1,282             |
| City of Port Moody                                                                    | 2.1.16       | 17000-011 | Section 224 (2) (d)             | 433,000              | 6     | 2,323             |
| Community Ventures Society                                                            | 2.1.17       | 03138-015 | Section 224 (2) (a)             | 1,088,000            | 6     | 5,838             |
| Port Moody (Pacific #119) Branch of the Royal<br>Canadian Legion                      | 2.1.18       | 03152-501 | Section 224 (2) (a)             | 4,637,000            | 6     | 24,880            |
| Port Moody (Pacific #119) Branch of the Royal<br>Canadian Legion                      | 2.1.19       | 03152-501 | Section 224 (2) (a)             | 46,800               | 8     | 97                |
| Catalyst Community Developments Society<br>and St. Andrews Port Moody Housing Society | 2.1.20       | 04024-000 | Section 224 (2) (a)             | 3,838,000            | 1     | 9,228             |
| Catalyst Community Developments Society<br>and St. Andrews Port Moody Housing Society | 2.1.21       | 04024-000 | Section 224 (2) (a)             | 8,299,000            | 6     | 44,528            |
| Kinsight                                                                              | 2.1.22       | 02031-201 | Section 224 (2) (a)             | 2                    | 3     | -                 |
| Kinsight                                                                              | 2.1.23       | 02031-234 | Section 224 (2) (a)             | 2                    | 3     | -                 |
| Kinsight                                                                              | 2.1.24       | 02031-252 | Section 224 (2) (a)             | 2                    | 3     | -                 |
| Kinsight                                                                              | 2.1.25       | 02031-303 | Section 224 (2) (a)             | 2                    | 3     | -                 |
| House of Omeed                                                                        | 2.1.26       | 04063-000 | Section 224 (2) (a)             | 955,000              | 6     | 5,124             |
| Total Permissive Exemptions                                                           |              |           |                                 |                      |       | \$ 184,736        |
| <b>Total Municipal Exemptions</b>                                                     |              |           |                                 |                      |       | <b>\$ 997,099</b> |

Note 1: Fraser Health Authority has no reference on the permissive exemption bylaw as there is no permissive exemption component related to this organization.

Source: City of Port Moody Finance Division

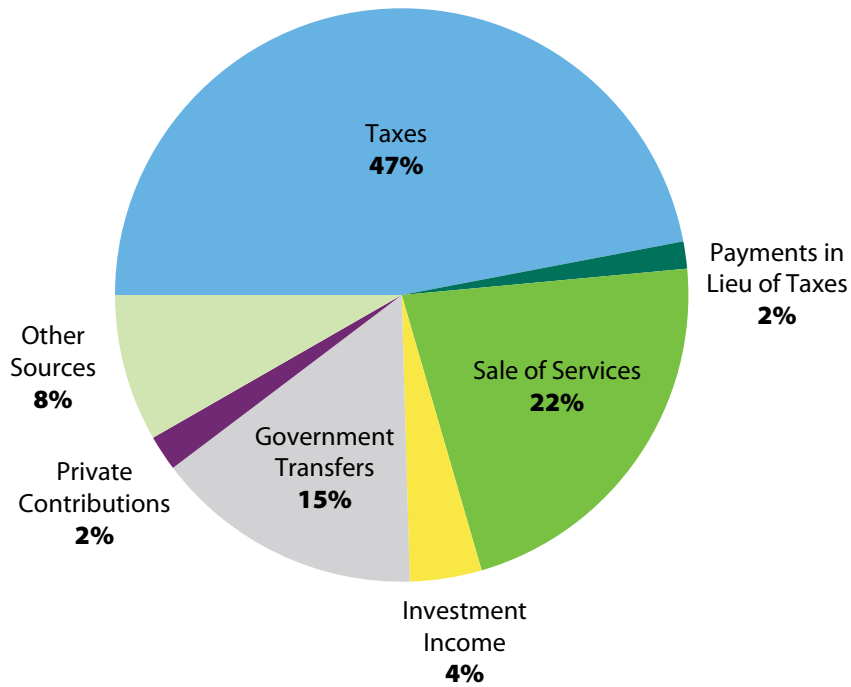
STATISTICAL ANALYSIS

2023 Standard Household Costs  
Comparing the average 2023 standard household costs to the budgeted cost of all City services



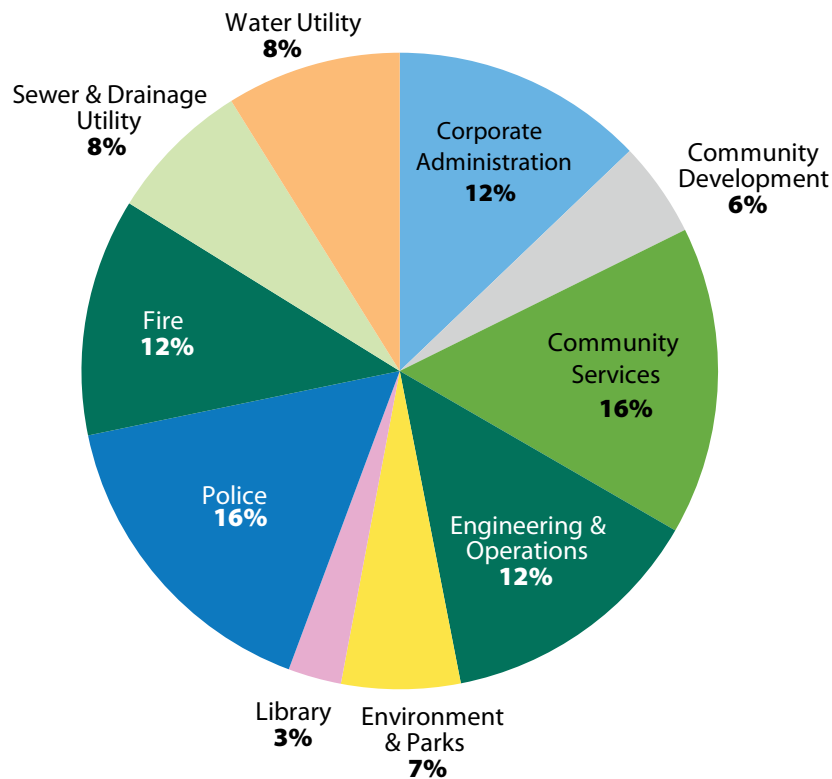
Source: City of Port Moody Finance Division

## 2023 Revenue Sources



Source: City of Port Moody Finance Division

## 2023 Departmental Expenses



Source: City of Port Moody Finance Division

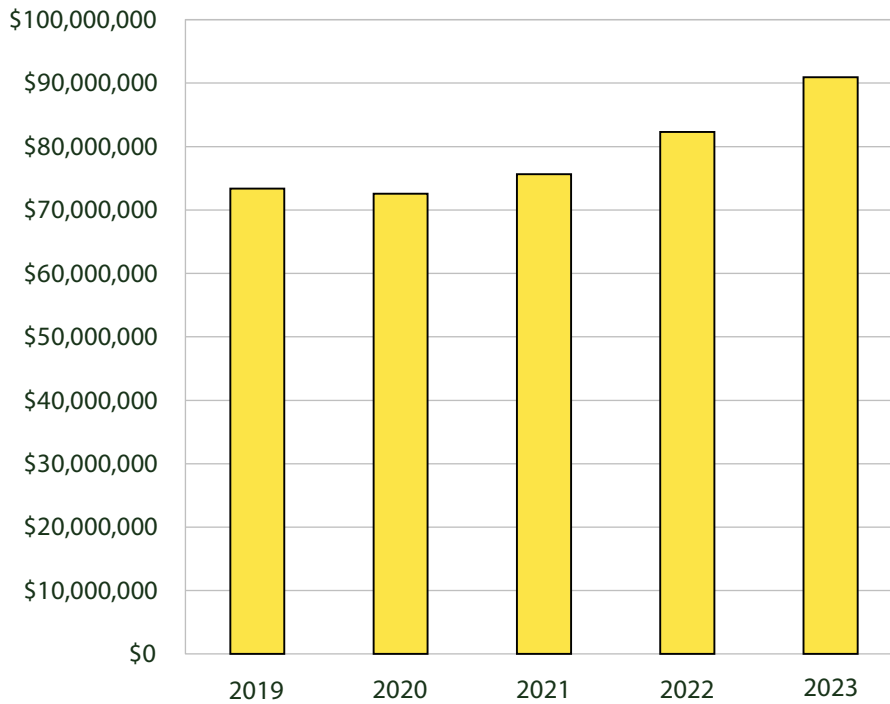
## STATISTICAL ANALYSIS

### 2023 Revenues and Expenses by Department and Service Categories

|                                                                 | 2023       | 2022      | 2021      | 2020      | 2019      |
|-----------------------------------------------------------------|------------|-----------|-----------|-----------|-----------|
| <b>Revenues (in thousands of dollars)</b>                       |            |           |           |           |           |
| Taxes                                                           | \$ 54,644  | \$ 49,339 | \$ 46,361 | \$ 46,293 | \$ 45,288 |
| Payments in lieu of taxes                                       | 1,778      | 593       | 435       | 438       | 370       |
| Sale of Services                                                | 25,539     | 23,234    | 21,188    | 19,605    | 20,834    |
| Other Revenue                                                   | 14,526     | 10,672    | 16,452    | 21,890    | 6,860     |
| Government Transfers                                            | 17,613     | 4,290     | 3,978     | 8,065     | 4,141     |
| Development levies utilized                                     | 1,727      | 75        | 191       | 3,436     | 2,284     |
| Contributed Assets                                              | 428        | 8,912     | 681       | 161       | 2,681     |
|                                                                 | \$ 116,255 | \$ 97,115 | \$ 89,286 | \$ 99,888 | \$ 82,458 |
| <b>Expenses - By Department (in thousands of dollars)</b>       |            |           |           |           |           |
| Corporate Administration                                        | \$ 11,083  | \$ 10,576 | \$ 8,869  | \$ 9,142  | \$ 9,395  |
| Community Development                                           | 5,062      | 3,983     | 3,508     | 2,924     | 2,628     |
| Community Services                                              | 14,493     | 12,889    | 11,658    | 10,942    | 12,647    |
| Engineering & Operations                                        | 11,209     | 11,173    | 10,006    | 9,227     | 8,985     |
| Environment & Parks                                             | 6,038      | 4,972     | 4,244     | 4,233     | 4,158     |
| Library                                                         | 2,341      | 2,227     | 2,114     | 2,087     | 2,057     |
| Police                                                          | 14,855     | 13,238    | 12,412    | 12,075    | 11,993    |
| Fire                                                            | 11,133     | 9,941     | 9,455     | 8,835     | 8,727     |
| Sewer & Drainage Utility                                        | 7,175      | 5,999     | 6,026     | 5,602     | 5,463     |
| Water Utility                                                   | 7,546      | 7,308     | 7,354     | 7,512     | 7,326     |
| Total                                                           | \$ 90,935  | \$ 82,306 | \$ 75,646 | \$ 72,579 | \$ 73,379 |
| <b>Expenses - By Service Category (in thousands of dollars)</b> |            |           |           |           |           |
| Salaries and Benefits                                           | \$ 50,048  | \$ 46,012 | \$ 42,851 | \$ 40,180 | \$ 39,883 |
| Goods and Services                                              | 29,075     | 25,596    | 22,262    | 22,456    | 23,890    |
| Amortization                                                    | 11,013     | 10,195    | 10,012    | 9,393     | 9,033     |
| Debt Interest                                                   | 799        | 503       | 521       | 550       | 573       |
|                                                                 | \$ 90,935  | \$ 82,306 | \$ 75,646 | \$ 72,579 | \$ 73,379 |
| <b>Annual Surplus</b>                                           |            |           |           |           |           |
|                                                                 | \$ 25,320  | \$ 14,809 | \$ 13,640 | \$ 27,309 | \$ 9,079  |
| <b>Net Financial Assets</b>                                     |            |           |           |           |           |
|                                                                 | \$ 63,758  | \$ 57,431 | \$ 61,508 | \$ 45,901 | \$ 21,850 |

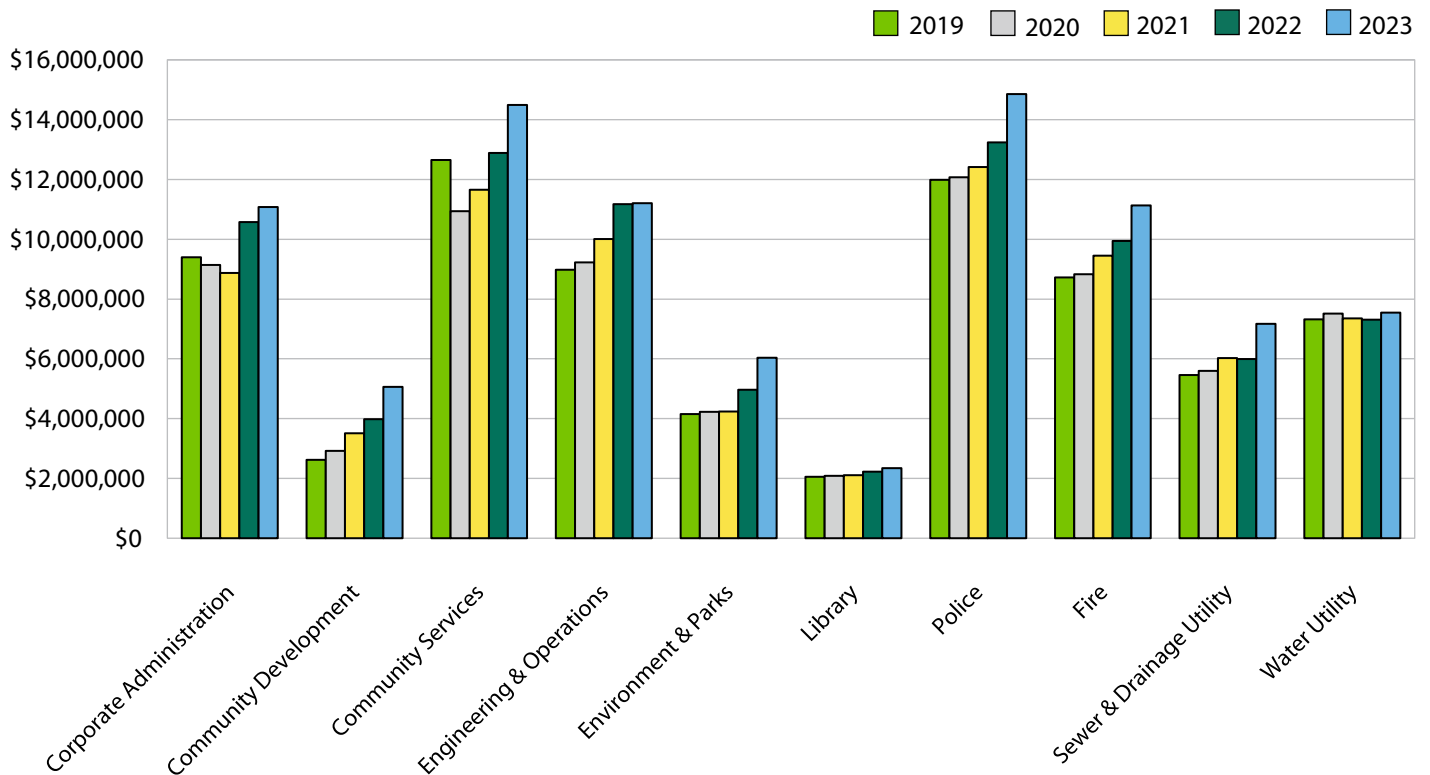
Source: City of Port Moody Finance Division

## Total Expenses, 2019–2023



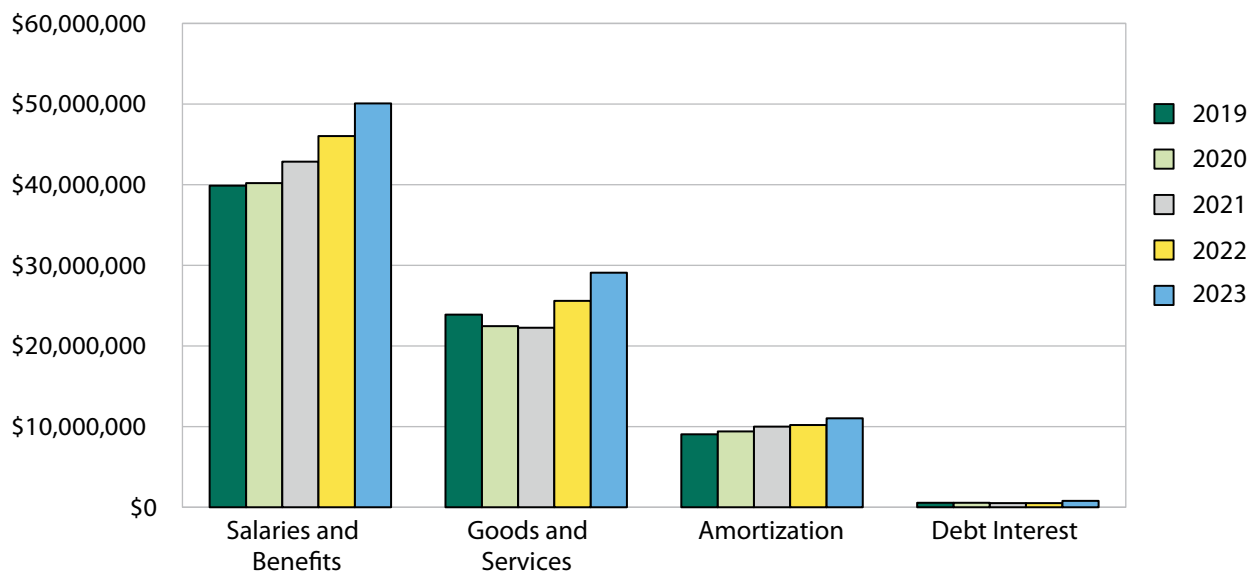
Source: City of Port Moody Finance Division

## Expenses by Department, 2019–2023



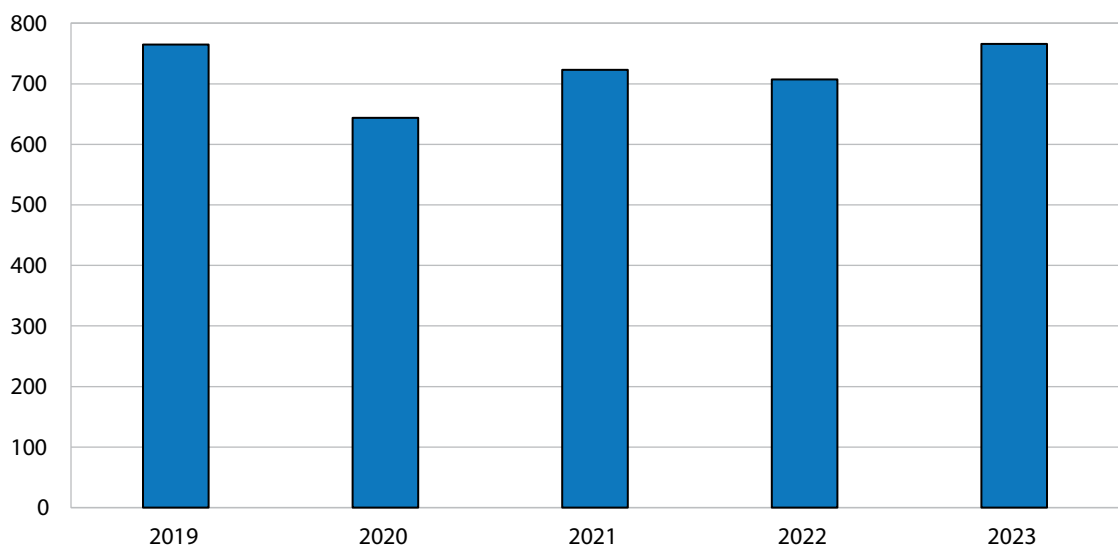
Source: City of Port Moody Finance Division

Expenses by Category, 2019–2023



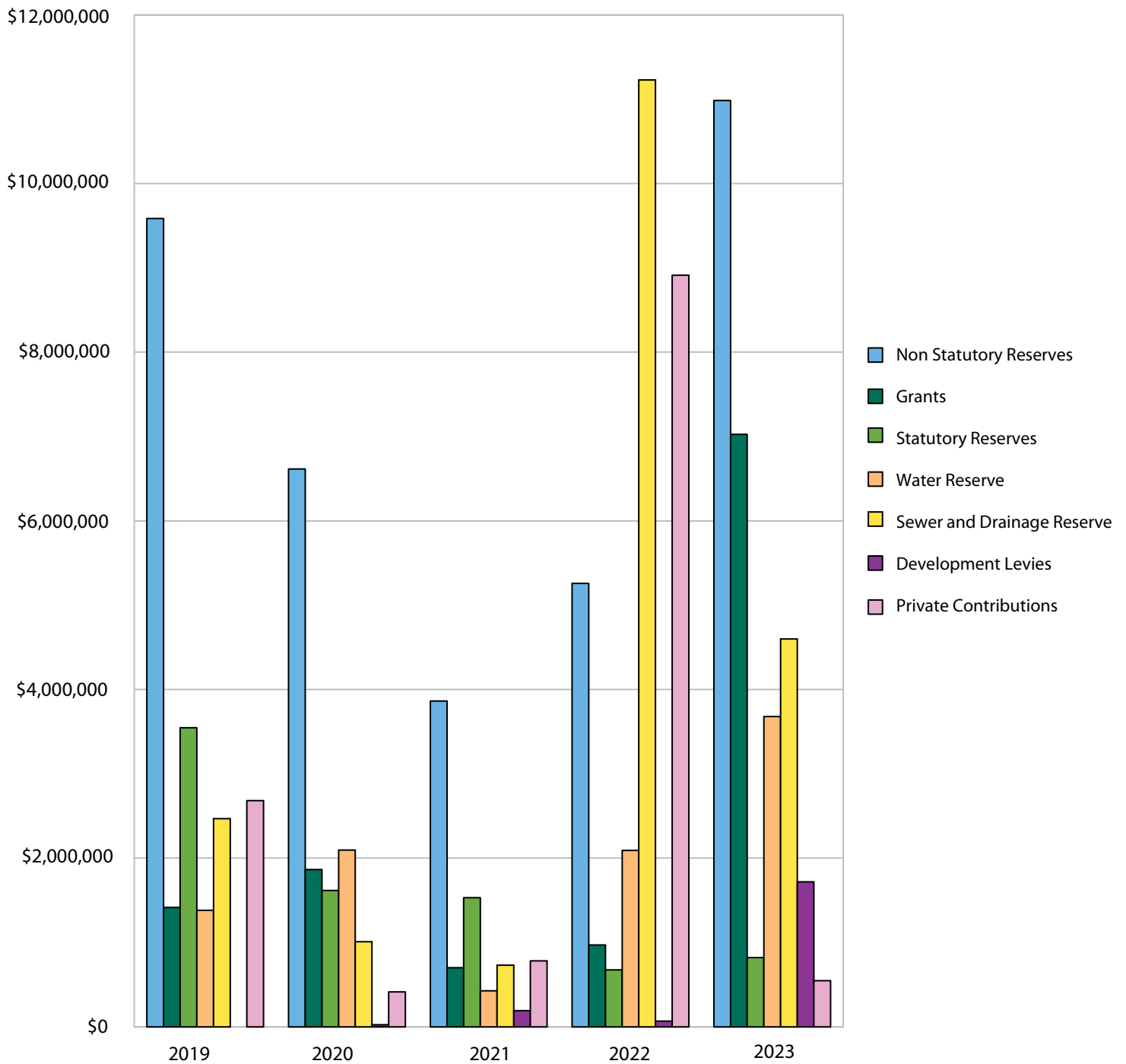
Source: City of Port Moody Finance Division

Number of City Employees, 2019–2023



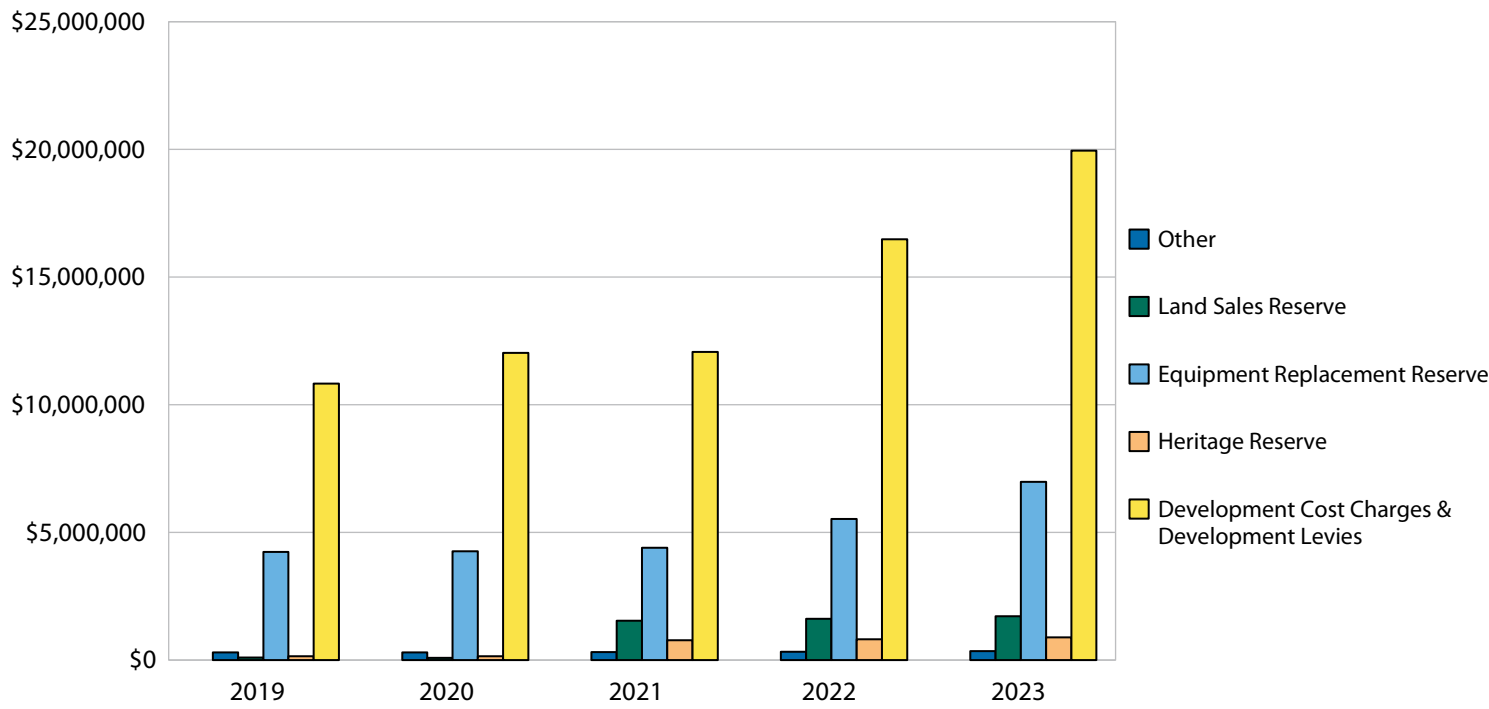
Source: City of Port Moody Finance Division

*Capital Expenses by Source, 2019–2023*



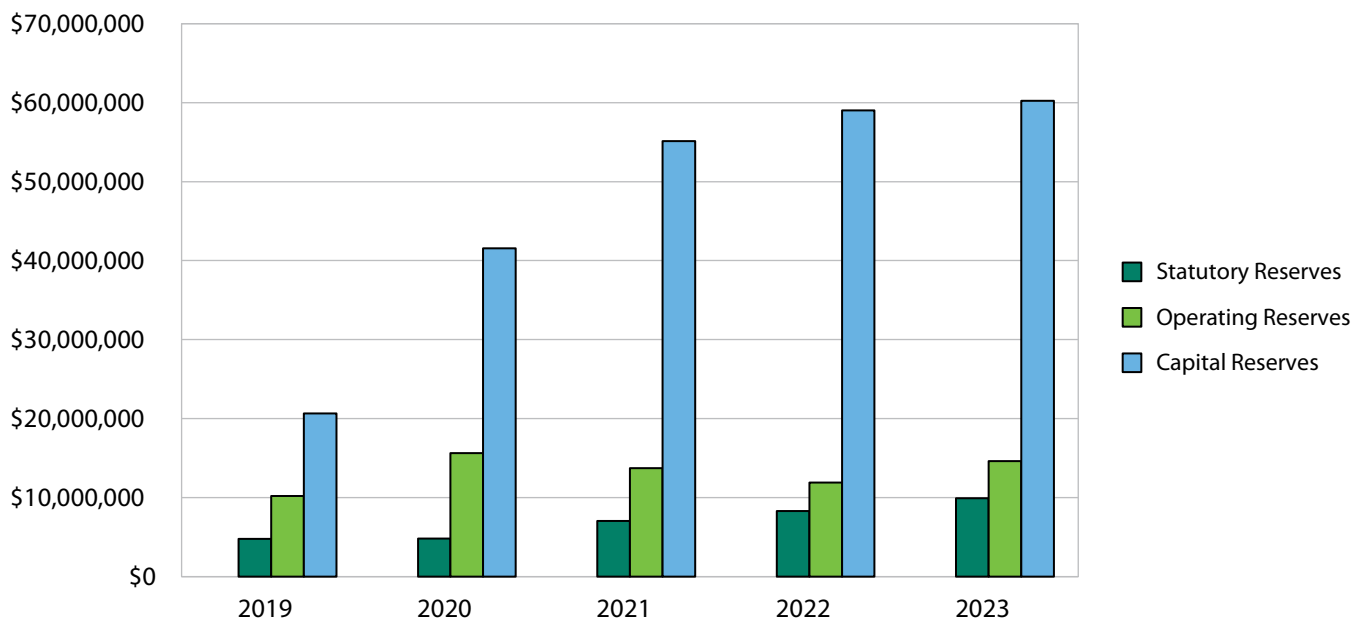
Source: City of Port Moody Finance Division

Summary of Statutory Reserve Funds, 2019–2023



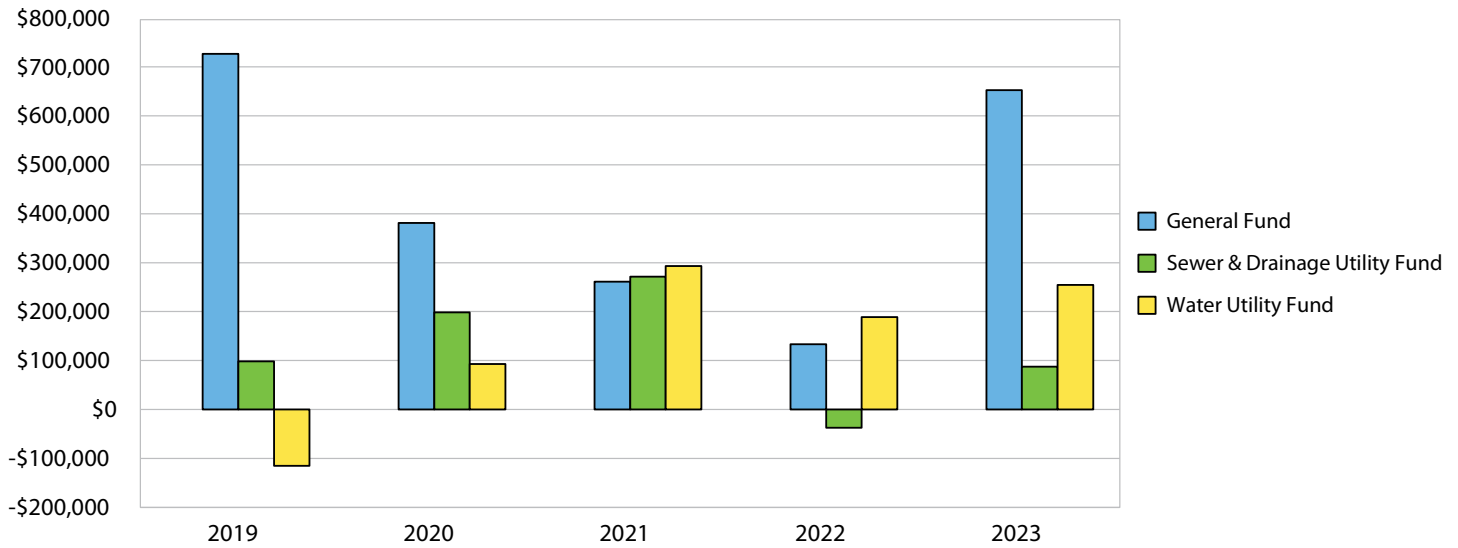
Source: City of Port Moody Finance Division

Summary of Reserve Funds, 2019–2023



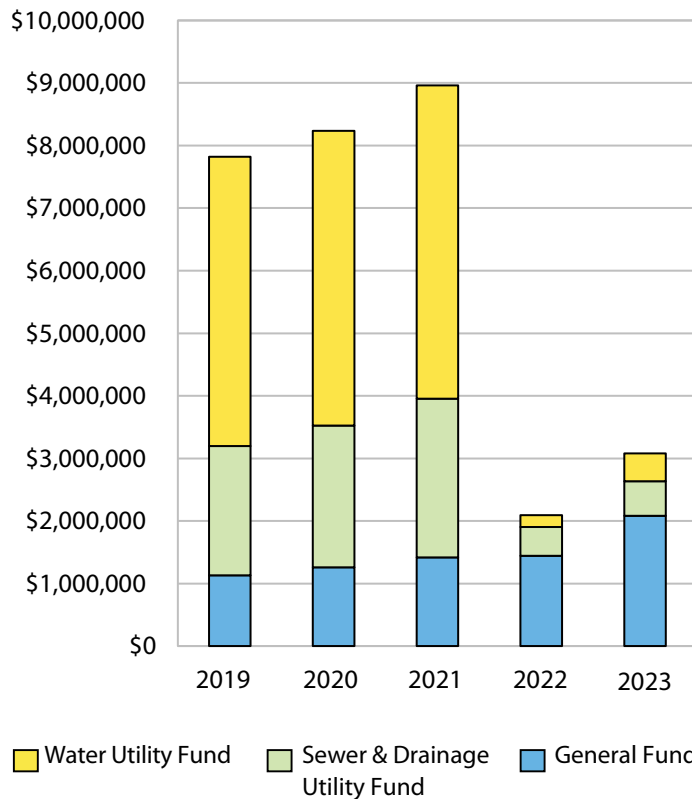
Source: City of Port Moody Finance Division

## Operating Surplus, 2019–2023

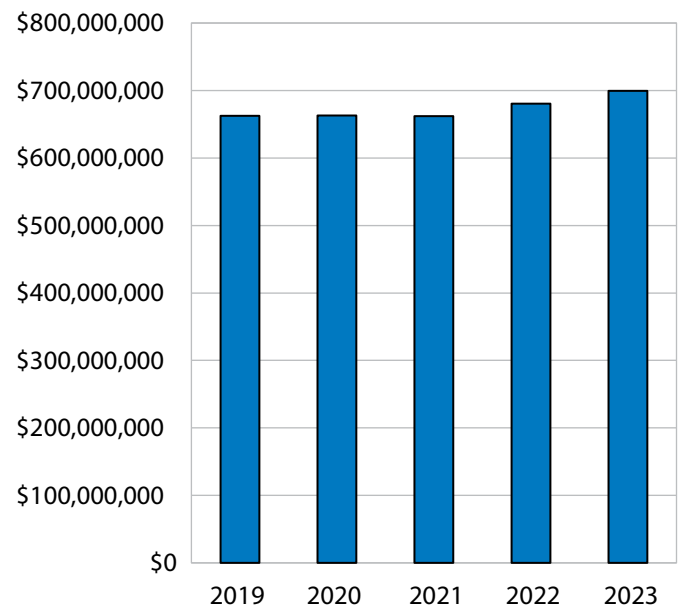


Source: City of Port Moody Finance Division

## General, Sewer, and Water Fund Accumulated Surplus, 2019–2023



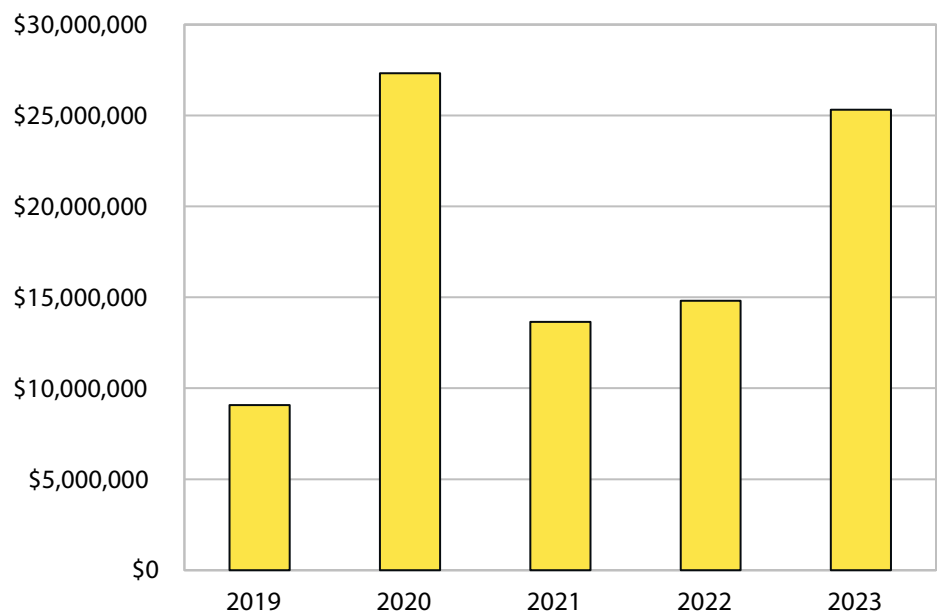
## Tangible Capital Assets Accumulated Surplus, 2019–2023



Source: City of Port Moody Finance Division

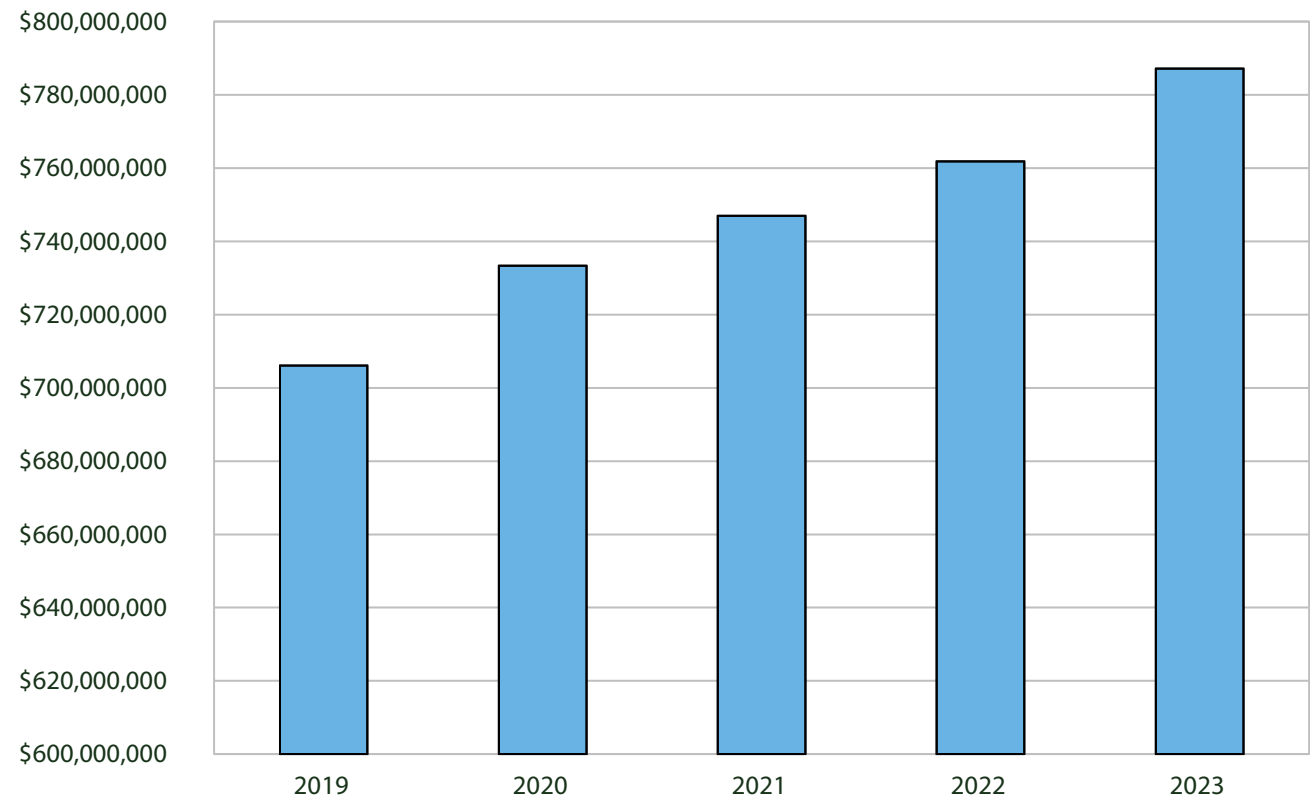
Note: The Water, Sewer and Drainage funds accumulated surplus decline in 2022 results from a significant transfer to the Water, Sewer and Drainage capital asset replacement reserves

Annual Surplus, 2019–2023



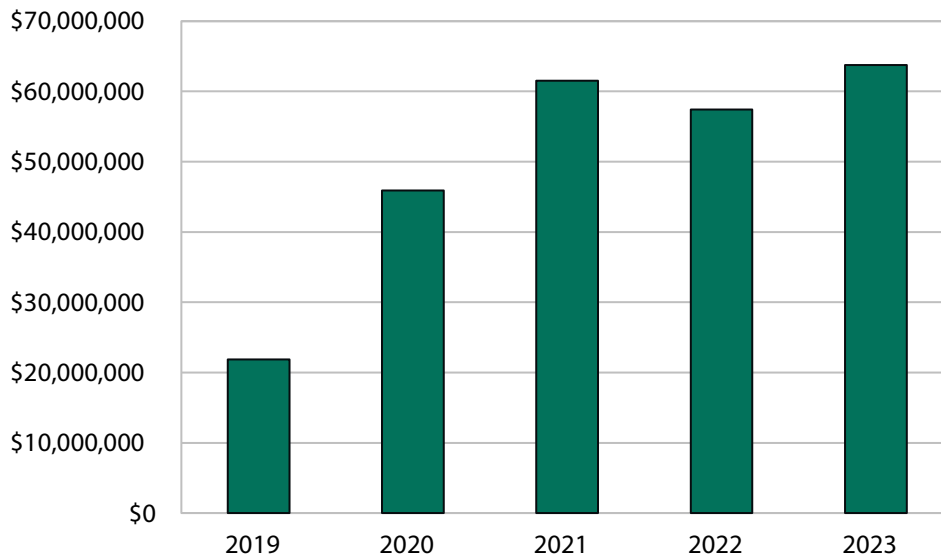
Source: City of Port Moody Finance Division

Accumulated Surplus, 2019–2023



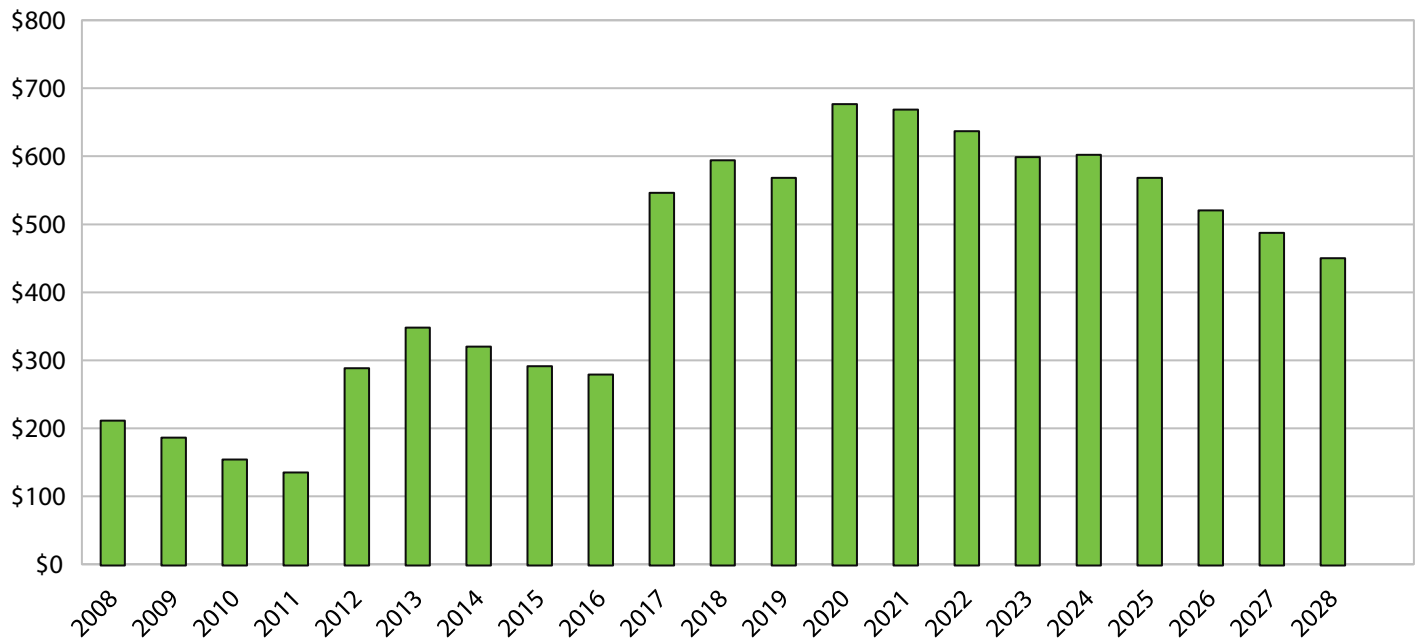
Source: City of Port Moody Finance Division

## Net Financial Assets (Net Debt), 2019–2023



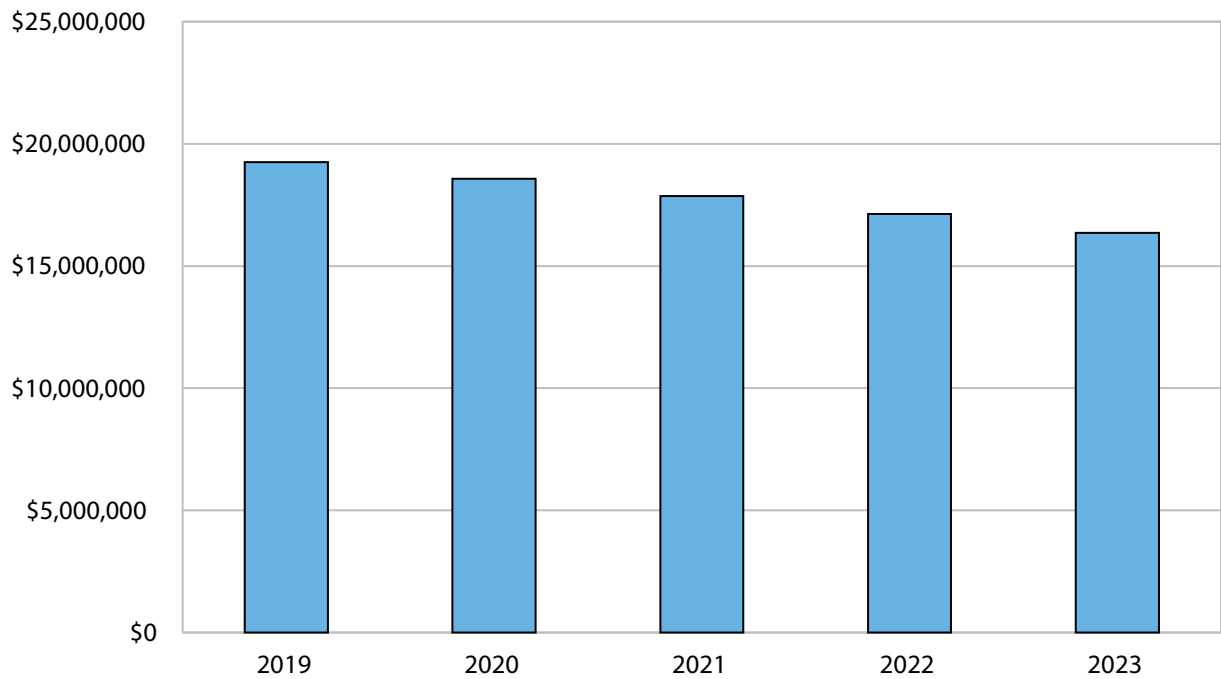
Source: City of Port Moody Finance Division

## Debt Per Capita, 2008–2028



Source: City of Port Moody Finance Division

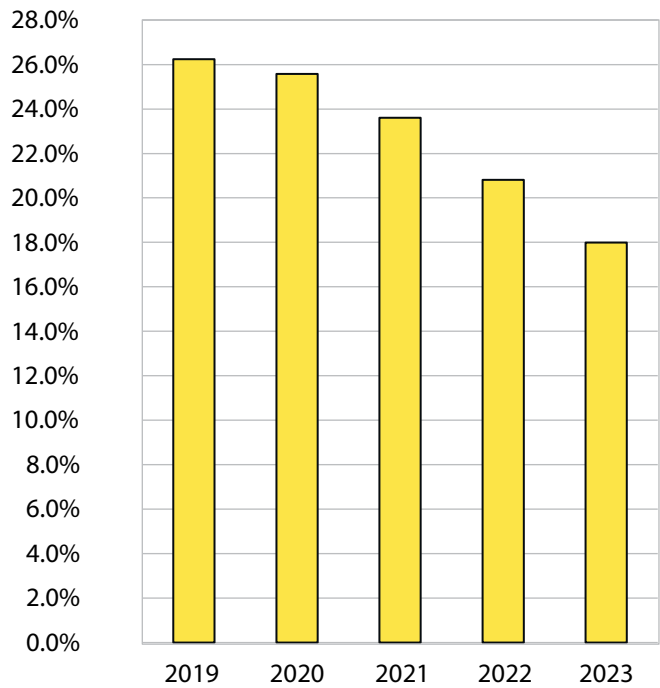
Long Term Debt, 2019–2023



Note: The entire amount of the City's long-term debt is funded by property taxes.

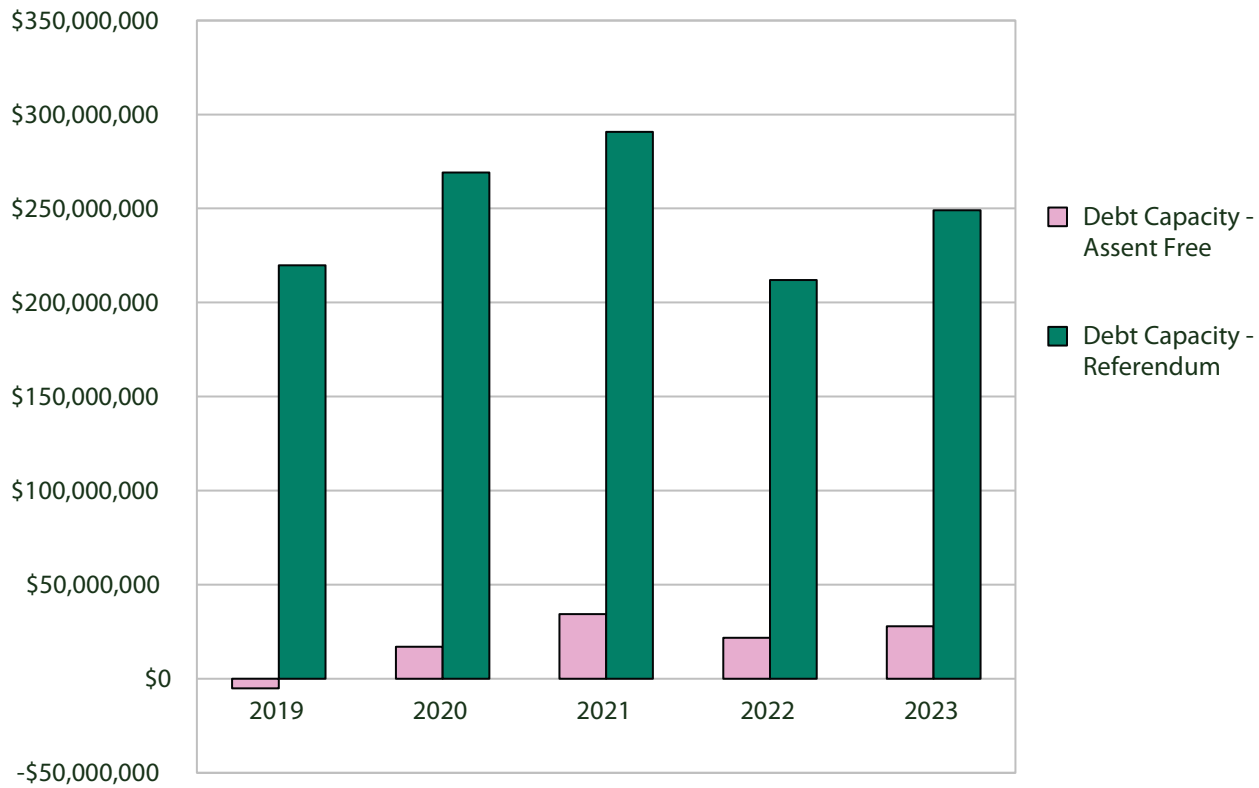
Source: City of Port Moody Finance Division

Long Term Debt to General Expenses, 2019–2023



Source: City of Port Moody Finance Division

## Legal Debt Limit, 2019–2023



Note: Based on a 25 year borrowing term and Municipal Finance Authority's posted market rates.

Source: [City of Port Moody Finance Division](#)

# CONTACT *Information*

## MAYOR AND COUNCIL

|                                  |              |
|----------------------------------|--------------|
| General enquiries                | 604.469.4501 |
| Mayor Meghan Lahti (direct line) | 604.469.4515 |
| Councillor Samantha Agtarap      | 604.469.4586 |
| Councillor Diana Dilworth        | 604.469.4516 |
| Councillor Kyla Knowles          | 604.469.4518 |
| Councillor Amy Lubik             | 604.469.4584 |
| Councillor Haven Lurbiecki       | 604.469.4585 |
| Councillor Callan Morrison       | 604.469.4517 |

## EXECUTIVE LEADERSHIP

|                                                          |              |
|----------------------------------------------------------|--------------|
| Anna Mathewson, City Manager                             | 604.469.4519 |
| David Fleugel, Chief Constable                           | 604.461.3456 |
| General Manager of Community Services                    | 604.469.4547 |
| Jeff Moi, General Manager of Engineering and Operations  | 604.469.4700 |
| Darcey O'Riordan, Fire Chief                             | 604.469.4525 |
| Angela Parnell, General Manager of Corporate Services    | 604.469.4595 |
| Paul Rockwood, General Manager of Finance and Technology | 604.469.4504 |
| Marc Saunders, Director of Library Services              | 604.469.4580 |
| Kate Zanon, General Manager of Community Development     | 604.469.4542 |

## FACILITIES

|                                                                        |              |
|------------------------------------------------------------------------|--------------|
| Inlet Centre Fire Hall (non-emergency), 150 Newport Drive              | 604.469.7795 |
| Glenayre Fire Hall (non-emergency), 955 Glenayre Drive                 | 604.931.1163 |
| Inlet Theatre, 100 Newport Drive                                       | 604.469.4722 |
| Kyle Centre, 125 Kyle Street                                           | 604.469.4561 |
| POMO Museum, 2734 Murray Street                                        | 604.939.1648 |
| Port Moody Arts Centre, 2425 St. Johns Street                          | 604.931.2008 |
| Port Moody Public Library, 100 Newport Drive                           | 604.469.4575 |
| Port Moody Recreation Complex, 300 Ioco Road                           | 604.469.4556 |
| Public Safety Building (Police) (non-emergency), 3051 St. Johns Street | 604.461.3456 |
| Works Yard, 3250 Murray Street                                         | 604.469.4574 |

## COMMUNITY FACILITIES

|                                                          |              |
|----------------------------------------------------------|--------------|
| Rental enquiries                                         | 604.469.4552 |
| ▶ Glenayre Community Centre, 492 Glencoe Drive           |              |
| ▶ Heritage Mountain Community Centre, 200 Panorama Place |              |
| ▶ Old Orchard Hall, 646 Bentley Road                     |              |
| ▶ Westhill Youth Centre, 203 Westhill Place              |              |

This list is current as of June 3, 2024  
Photo by Jon Lavoie

### City of Port Moody

#### Finance and Technology Department

100 Newport Drive, Port Moody, B.C., Canada V3H 5C3  
604.469.4500 • Fax 604.469.4550  
[portmoody.ca](http://portmoody.ca)

Twitter (@CityofPoMo) • Instagram (@CityofPoMo)

Facebook ([facebook.com/CityofPortMoody](https://facebook.com/CityofPortMoody))

**PORT MOODY**  
CITY OF THE ARTS