

# CHASE BC

*A Shuswap Experience*



VILLAGE OF CHASE

# Annual Report

2022







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# Message from the Mayor

I would like to thank everyone for making this great little Village the best place to live. I am very pleased to provide this message in the Village's 2022 Annual Report.

In 2022, many projects were completed and our staff kept busy with our day to day operations. Some of the we accomplished in 2022 include:

Additional sidewalks along Chase Street and at the Chase/Thompson intersection were constructed, creating safer access to the Chase Health Center

- An Emergency Evacuation plan was completed
- A new Fire Truck was purchased
- The Community Hall roof was renewed
- The majority of Juniper Street was repaved
- We completed a Cemetery master plan
- We worked with MOTI regarding works inside the Village as a result of the new highway construction project

At the end of 2022 the Village welcomed a new Council and as well a new Chief Financial Officer.

In 2023 we plan to build on the success of past Councils. We will continue to work with our Secwepemc friends including Adams Lake Indian Band, Neskonlith Indian Band and Skwłāx te Secwepemcúl'ecw. We will also



continue to build our paving and other reserves, promote development, support Music on the Lake, and be conscious in our budgeting and spending activities.

Thank you for giving your time to read our annual report. And please take time to enjoy our wonderful community.

*Mayor David Lepsoe*

# Village Council



*From left to right: Councillor Ron Harder, Councillor Fred Torbohm, Mayor David Lepsoe, Councillor Colin Connett and Councillor Jane Herman.*

## 2022 Village Officials

January to October

### **MAYOR**

**Rod Crowe**

### **COUNCILLORS**

**Alison Lauzon  
Ali Maki**

**Steve Scott  
Fred Torbohm**

November to December

### **MAYOR**

**David Lepsoe**

### **COUNCILLORS**

**Colin Connett  
Ron Harder**

**Jane Herman  
Fred Torbohm**

## **MANAGEMENT**

**Joni Heinrich** Chief Administrative Officer

**Sean O'Flaherty** Corporate Officer/Director of Corporate Operations

**Joanne Molnar/Deb Lovin** Chief Financial Officer

**Mike McLean** Deputy Corporate Officer



The background of the page features a photograph of a building's exterior. Large, gold, three-dimensional letters spell out "WILLAGH" and "of" and "HAST" on a light-colored wall. In the foreground, there are vibrant pink flowers, possibly petunias, and a dark green plant. The overall scene is bright and colorful.

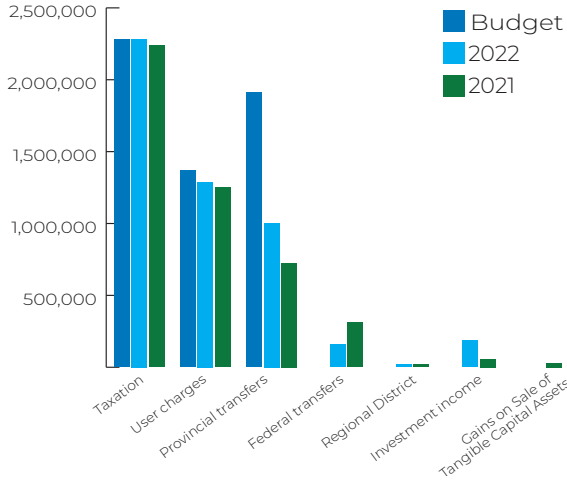
# Mission Statement

“To continue to promote Chase as a friendly, vibrant and safe place to live, ensuring all members of the community are treated with dignity and respect, while providing amenities required for the well-being of the community in a fiscally responsible manner.”

# 2022 Budget Highlights

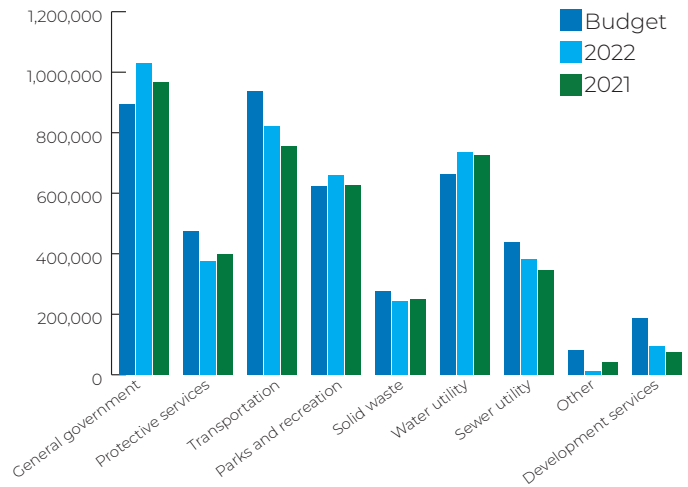
## 2022 Revenues

2022 Audited Financial Statements



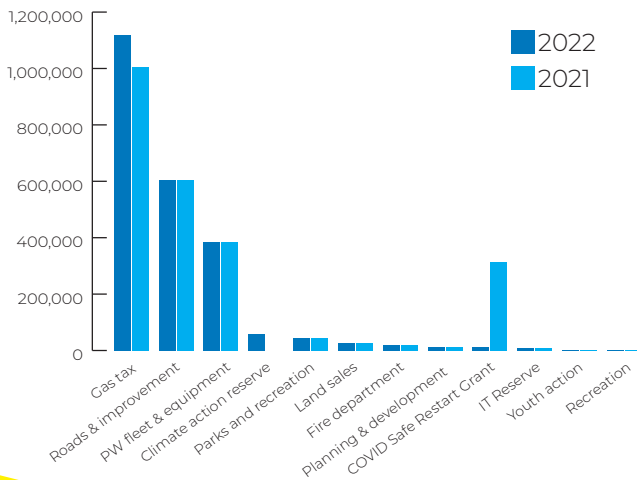
## 2022 Expenses

2022 Audited Financial Statements

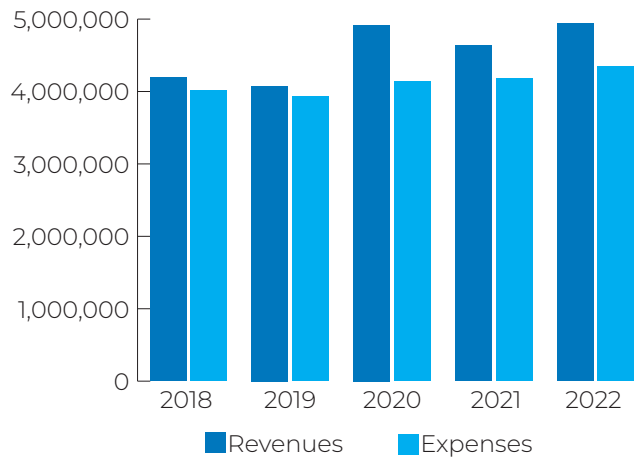


## 2022 Reserve Funds

Set aside by Council for operating purposes



## Revenues & Expenses 2018 to 2022



# Community Profile

## Welcome to the Gateway to the Shuswap

Located between Kamloops and Salmon Arm along the Trans Canada Highway, the Village of Chase is nestled between the shores of Little Shuswap Lake and the South Thompson River Valley. With over **1,600 kilometres of navigable shoreline** on the South Thompson River and Shuswap Lakes, residents and visitors to the area are provided with some of the best fresh water recreational areas in the world.



The rural areas surrounding Chase are home to **some of the best agricultural soils in the province**. The downtown core is lined with seasonal blooms and is easy walking to a variety of specialty stores, local art, cultural experiences and restaurants. The forest, tourism and ranching industries form a **strong, diversified economic base** for area business.

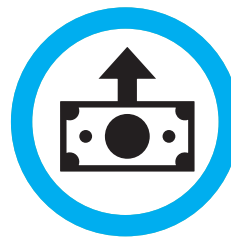
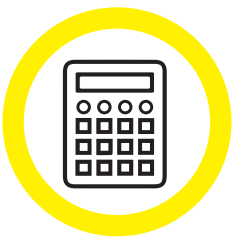


The Village of Chase is located on **Tk'emlúps te Secwépemc territory** within the unceded ancestral lands of the Secwépemc Nation, Secwepemcúíecw. The Secwepemc people have lived in south central B.C. for thousands of years. Their traditional territory covers approximately **180,000 square kilometres**, stretching from the Columbia River valley along the Rocky Mountains, west to the Fraser River, and south to the Arrow Lakes.

The Village of Chase has entered into Protocol Agreements with both **Cstelnéc** (Adams Lake Indian Band) and **Neskonlith** Indian Band to establish and maintain long-term cooperative government-to-government relationships. The Village also enjoys a cooperative relationship with **Skilwāx te Secwepemcúl'ecw** (Little Shuswap Lake Band), whose lands encompass large areas of Little Shuswap, Scotch Creek, Tappen, Little River and Silvery Beach.



# Core Service Areas



# Progress Report

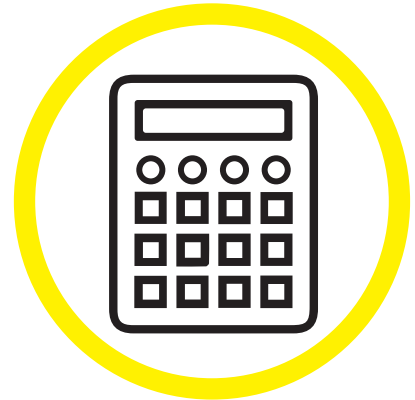
## ADMINISTRATION & FINANCE

The Village of Chase employs a staff of around 20 employees that carries out the decisions and implements the direction set by Council. With a population of approximately 2,500 and annual expenses of around \$4 million, the Village is responsible for maintaining many of the services and infrastructure that residents and businesses rely on.

Managing the day-to-day operations and implementing Council's strategic priorities require a well-functioning team that leverages limited resources to maximize the benefits to taxpayers. Long-term financial planning and management are essential to maintaining services and amenities that contribute to the quality of life of our residents.

Several Council initiatives were completed in 2022 that will enhance operations to make life simpler and more affordable for residents and businesses, including:

- Acquired New Fire Truck
- Road Conditional Assessment
- Evacuation Route Planning
- Flood Mitigation Mapping - ongoing
- Downtown Improvement Plan – ongoing
- Cemetery Design plan - ongoing
- Coburn Bridge assessment - ongoing
- Community Hall Roof replacement - ongoing
- Pier replenishment - ongoing
- Chase Street-Thompson Avenue Intersection improvements – ongoing
- Road Improvement paving Juniper Street - completed
- New Alarm Systems for Village facilities - completed



### 2022 Highlights

- Secured the ongoing operation of the **Visitor Information Centre** by the Chase & District Chamber of Commerce
- Secured the ongoing operation of the **Art Holding Memorial Arena** by the Chase & District Recreation Society
- Implemented important changes to the Village's **Property Maintenance Bylaw**
- Secured funding to develop an **Extreme Heat Vulnerable Population Response Plan**



# Progress Report

## COMMUNITY PLANNING & DEVELOPMENT



### 2022 Highlights

- Several **Zoning Amendments** to allow for secondary suites were introduced and adopted
- Variances were granted for a property where the developer plans include an affordable housing project
- A property with a long time use designation as public institutional was granted commercial zoning to facilitate more active use of the property
- Chase Creek **flood plain mapping**

The Village of Chase's planning efforts and aimed at ensuring safe, orderly, responsible and efficient development that includes the provision of the necessary servicing within the community that will sustain development over the long term. Good long term planning also encourages the promotion of social and environmental sustainability.

The fact that the Village updated its Official Community Plan in 2021 provides Council with solid, sustainable guidance in determining whether or not Zoning amendments and variances should be considered.

Residential housing drove the development in Chase in 2022. An aspect of this activity was the lack of affordable and rental housing, as is being experienced in most British Columbian communities. The continued demand for single family residential housing is driving prices ever higher, while affordable and rental housing are not being provided.

The guiding principles identified in the updated OCP are:

- Retention of small-town character
- Vibrant downtown
- Economic diversification
- Community spirit
- Diversify mix of housing
- Reconciliation
- Health and wellness
- Agricultural protection
- Emphasize waterfront aspect of community
- Recognize community capacity

# Progress Report

## PUBLIC WORKS & INFRASTRUCTURE

The Village of Chase is responsible for providing services such as water, sewer, roads maintenance and solid waste management. In order to provide for these services, planning needs to be in place in order to provide for repairs and maintenance for all public works infrastructure and equipment. When you open your kitchen tap in the morning to fill your coffee pot, you want to know that the water you are receiving is safe to drink, is clear and free of particulate, and the service is as reliable as possible. Additionally, you want to know that if a structure fire occurs within the Village, or even a grass fire, there will be a satisfactory supply of water to douse the flames. It is the Village's responsibility to ensure that these services are provided and the infrastructure is well maintained.

All service must conform to legislative requirements, regulations, policies and procedures while ensuring efficient operation.

In addition to roads, water, sewer and solid waste (which includes recycling) the Village provides snow plowing services, sidewalk maintenance and repair, street lighting, traffic signs within the community, Village building maintenance, boat launch maintenance, street sweeping, road line painting, pot hole repairs...the list goes on.



### 2022 Highlights

- First phase of refurbishment of **Memorial Park wharf**
- **Flood Mitigation Assessment and Mapping** – Chase Creek
- Streetlights - Brooke Drive
- **Rapid infiltration basin assessment** at sewer treatment plant
- Cross Connection control program – ongoing
- Disposal of various retired vehicles



# Progress Report

## PARKS & RECREATION



The parks and recreation services are an important part of any community. Open spaces, green areas, playgrounds and trails attract new residents and ensure existing residents have natural areas to spend time.

In 2022, the Village ensured that these cherished amenities were maintained and open to the public. Parks were enjoyed by families, individuals, groups including events such as Canada Day celebrations and 'Music on the Lake'.

### 2022 Highlights

- New stairs planned for installation at Arena (access to 'sky box')
- Working with Creekside Seniors for improvements to their front entrance



# Progress Report

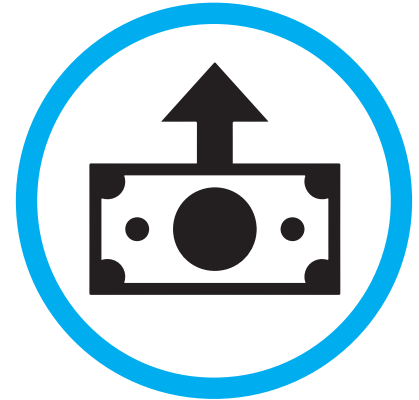
## ECONOMIC DEVELOPMENT

Council's strategic priorities have been centered around fostering a vibrant local economy that supports both existing and future businesses and generates employment opportunities within the community.

Luckily, after the pandemic restrictions of 2020 and 2021, 2022 proved to be a year of renewal. Funds were available through the Provincial Government to assist local groups such as the Chase Creekside Seniors to provide for improvements to facilities, and several local service and recreational groups were granted funds to help them recover from the pandemic restrictions.

COVID-19 Restart. Adopting a people-centered approach in response to the devastating impacts of the Covid-19 pandemic, Council recognized the immediate economic needs of the community by providing critical funding to local organizations, including:

- \$20,000 to the Chase Creekside Seniors.



### 2022 Highlights

- Collaborated with BC Hydro on the **installation of an additional electric vehicle charging station** near the Visitor Info Centre.
- **Downtown Improvement Plan** grant funding secured
- Continued to engage through various regional media to advertise Chase to tourists and potential new residents



# Progress Report

## FIRE/RESCUE & EMERGENCY PREPAREDNESS



### 2022 Highlights

- Receipt of new Fire Truck
- Permission granted by Council to begin Interior Operations training program
- Implementation of Voyent Alert!

With the pandemic somewhat behind us in 2022, the Village's Emergency Services as well as Chase Fire Rescue activities kept our paid on-call volunteers as well as our staff and Council busy preparing for what could happen.

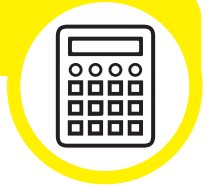
The Village adopted an Evacuation Route Plan in 2022, which spells out specifically what the community needs to do in the event of a partial or full evacuation of the Village. The Village also applied for grant funding and was awarded money to develop an Extreme Heat Emergency and Vulnerable population plan.

Council approved and staff implemented the Voyent Alert! system for Chase. The system provides a conduit for alerting everyone who is signed up to the system if there is any type of emergency that needs people to be ready to either evacuate, shelter in place or to boil their water or other situation that involves a large group of people in the community.

Chase Fire Rescue continued to provide fire suppression and prevention services within the Village's boundaries, as well as fire suppression services to the VLA Road area and Matthey Hill area. In addition, Chase Fire Rescue provided for Highway Rescue (road rescue) services during 2022, assisting with vehicle incidents along Highway 1 between Monte Creek and Balmoral (Shuswap), Highway 97 near Monte Lake, and secondary roads in the North Shuswap area.

# Strategic Priorities for 2023

## ADMINISTRATION & FINANCE



- Meet with 3 local Indigenous Community Leaders on a regular basis
- Engage the public through various means including print media, social media, more inclusive Council meetings
- Ensure tax rate increases are reasonable
- Develop and adopt a Council Code of Conduct

## COMMUNITY PLANNING & DEVELOPMENT



- Implement a Climate Action Advisory Committee
- Development Approvals Procedure Bylaw
- Development Cost Charges Bylaw – Update
- Complete Downtown Improvement Plan

## PUBLIC WORKS & INFRASTRUCTURE



- Continue with road remediation – Shuswap Avenue is priority in 2023
- Fleet replacements – Tractor/Plow Dump Truck
- Brooke Drive Roundabout Design
- Sewer Treatment Plan Headworks Project

# Strategic Priorities for 2023

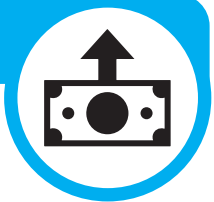
## PARKS & RECREATION

- Mill Park Boat Launch Design
- Coburn Street Multi-Use Pathway Project



## ECONOMIC DEVELOPMENT

- Work with the Chase & District Chamber of Commerce to promote business collaboration
- Continue promoting Chase through various means including advertising



## FIRE/RESCUE & EMERGENCY PREPAREDNESS

- Fire Equipment Acquisition including Compressor, Turn Out Gear
- Continue to support Fire Department members training to Interior Operations Level
- Complete Extreme Heat Event and Vulnerable Population Plan
- Update General Emergency Preparedness Plan
- Promote the use of Voyent Alert!
- Establish a local Emergency Support Services team





# 2022 Permissive Tax Exemptions

## Permissive Tax Exemptions Granted by Council for 2022

On September 28, 2021, "Village of Chase 2021 Permissive Tax Exemption Bylaw No. 910-2021" was adopted. In that bylaw, tax exemptions were granted for the years 2022-2023, pursuant to the Community Charter.

The following lands and improvements were provided with a permissive tax exemption from the Village of Chase for the year 2022:

Property Name	Legal Description	Estimated Value of Tax Exemption
Chase & District Recreation Centre Society-Arena	Lot 1, District Lot 517, K.D.Y.D., Plan 20201, Except Plan KAP49449, all leased to the Chase & District Recreation Society; except that portion leased to Chase Canyon Eco-Adventures for the operation of a Zip-Line business	\$28,796
Chase & District Recreation Centre Society-Golf Course	Lot A, Plan KAP 82245; PID 026-854-449, and Lot 1, Plan KAP 81631 District Lot 517, K.D.Y.D.; PID 026-771-748	\$10,828
Chase and District Curling Club	Parcel Z, District Lot 517, Plan 19733, K.D.Y.D. except Plan KAP57419, of Lots A & B SEE (KC5244); PID 012-870-285	\$8,917
Chase and District Museum and Archives Society	Part of Lot 6, Plan B757 District Lot 517, K.D.Y.D. of Plan 1467, PID 004-971-531	\$4,933
Royal Canadian Legion Branch 107	Royal Canadian Legion Branch 107: Lot A, District Lot 517, Plan 37207, K.D.Y.D. PID 004-896-955	\$4,066
Chase Creekside Seniors	Lease/Permit/License #343509, Parcel Y (DD M14002) Block A, District Lot 517, Plan 514, K.D.Y.D, PID 012-290-246	\$3,548
Chase & District Lions Community Club	Portion of Lot 1, DL 517, Plan 43085 and Portion of Plan B264 except Plan A 18415 and Plan A 1315 as identified in Schedule A of April 14, 2015 lease	\$3,532
Chase and District Chamber of Commerce	Located on Village of Chase Right-of-Way between Shuswap Avenue and Canadian Pacific Rail Line, West of Aylmer Road	\$1,949

All churches receive a statutory (Provincial Legislation) exemption from taxation for the place of worship. Council adopted "Village of Chase 2020 Permissive Tax Exemption Bylaw No. 876-2019" on October 22, 2019, which provide places of worship tax exemptions for 2020, 2021, 2022 and 2023.

Property Name	Legal Description	Estimated Value of Tax Exemption
Roman Catholic Bishop of Kamloops	Roman Catholic Bishop of Kamloops, Lot B, Plan 36502, District Lot 517, K.D.Y.D., of Plan 1467, PID 003-648-168	\$1,621
Chase Evangelical Free Church	Evangelical Free Church of America: Lot A, District Lot 517, Plan 41858, K.D.Y.D.; PID 014-902-486	\$1,355
Jehovah's Witness Congregation	Lots 17-20, Block P, District Lot 517, Plan 514, K.D.Y.D. PID 012-295-965, PID 012-295-981, 012-295-990, and 012-296-015.	\$1,330

# 2022 Statement of Financial Information

For the year ended December 31, 2022

Contact:  
Deb Lovin, Chief Financial Officer  
t: 250-679-3238 x227  
f: 250-679-3070  
e: [cfo@chasebc.ca](mailto:cfo@chasebc.ca)

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[www.chasebc.ca](http://www.chasebc.ca)

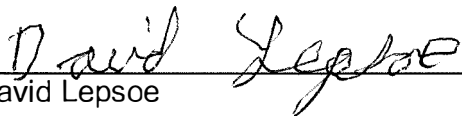
**VILLAGE OF CHASE  
2022 FINANCIAL INFORMATION  
STATEMENT OF FINANCIAL INFORMATION APPROVAL**

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

  
\_\_\_\_\_

Deb Lovin  
Chief Financial Officer

Date: June 28, 2023

  
\_\_\_\_\_

David Lepsoe  
Mayor

Date: June 28, 2023



**VILLAGE OF CHASE  
2022 FINANCIAL INFORMATION  
SCHEDULE OF DEBTS**

The Schedule of debts is presented in Note 6 - Term Debt, and note 8 - MFA Debt Reserve of the annual audited financial statements for the year ended December 31, 2022.

**VILLAGE OF CHASE**  
**2022 FINANCIAL INFORMATION**  
**SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS**

Information on all guarantees and indemnities for the Village of Chase is included in Note 14 (b) to the audited annual financial statements for the year ended December 31, 2022.

**VILLAGE OF CHASE  
2022 FINANCIAL INFORMATION**

**Schedule of Remuneration and Expenses Paid To Or On Behalf of Each Elected Official:**

		Remuneration	Expenses	Total
Connett, Colin	Councillor	\$ 1,867	\$ -	\$ 1,867
Crowe, Rod	Mayor	12,350	1,973	14,323
Harder, Ron	Councillor	1,967	50	2,017
Herman, Jane	Councillor	1,967	70	2,037
Lauzon, Alison	Councillor	8,609	2,443	11,051
Lepsoe, David	Mayor	2,798	-	2,798
Maki, Alison	Councillor	8,109	1,335	9,444
Scott, Steven	Councillor	9,109	3,712	12,821
Torbohm, Manfred	Councillor	11,351	4,513	15,864
		<u>\$ 58,127</u>	<u>\$ 14,096</u>	<u>\$ 72,222</u>
		Remuneration	Expenses	Total
<b>Other Employees with Remuneration Exceeding \$75,000.00</b>				
Fandrey, John, Utility Operator		\$ 82,903	\$ 2,581	\$ 85,484
Heinrich, Joni, Chief Administrative Officer		115,357	2,887	118,244
Magnusson, Tyler, Utility Operator		76,360	532	76,891
O'Flaherty, Sean, Corporate Officer		122,607	4,677	127,285
Richens, Fred, Equip Operator II		80,912	-	80,912
Spencer, Guy, Equip Operator II		85,853	-	85,853
Consolidated Total for all employees with remuneration of \$ 75,000 or less		549,963	2,469	552,432
		<u>\$ 1,113,955</u>	<u>\$ 13,146</u>	<u>\$ 1,127,101</u>
<b>Reconciliation</b>				
		Remuneration	Expenses	Total
Total remuneration - elected officials		\$ 58,127	\$ 14,096	\$ 72,222
Total remuneration - other employees		1,113,955	13,146	1,127,101
		<u>\$ 1,172,082</u>	<u>\$ 27,242</u>	<u>\$ 1,199,323</u>
Total per Statement of Operations				\$ 1,344,581
Less expenses included above			-	27,242
Fire Dept Benefits & Allowances			-	20,445
MPP benefit as per Note 14(c)			-	71,344
WCB			-	26,227
Net Statement of Operations				<u>\$ 1,199,323</u>
VARIANCE			<u>-</u>	<u>0</u>



**VILLAGE OF CHASE  
2022 FINANCIAL INFORMATION  
STATEMENT OF SEVERANCE AGREEMENTS**

NIL - Statement

There were no severance agreements made between The Village of Chase and its non-unionized employees during the fiscal year 2022

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Prepared under the Financial Information Regulation 1, subsection 6(8)

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**VILLAGE OF CHASE**  
**2022 FINANCIAL INFORMATION**  
**Schedule of Suppliers of Goods or Services: Section 7**

**Schedule of Payments Made for the Provision of Goods and Services**

1. List of Suppliers receiving aggregate payments exceeding \$ 25,000

BC ASSESSMENT AUTHORITY	\$	30,280
BA DAWSON BLACKTOP LTD		40,030
BC HYDRO		162,377
CAPRI INSURANCE		76,120
CENTRIX CONTROL SOLUTIONS LP		44,834
CLOUDBURST WATERWORKS SERVICES		35,370
DIRECT EQUIPMENT WEST LTD		30,190
FORT GARRY FIRE TRUCKS		542,833
FORTIS BC		32,473
GROUP HEALTH BENEFIT SOLUTIONS		88,521
KPMG LLP T4348		26,930
MINISTRY OF PROVINCIAL REVENUE		82,636
MUNICIPAL PENSION PLAN		148,650
OKANAGAN AGGREGATES		384,689
OLYMPIC ROOFING		166,399
RECEIVER GENERAL OF CANADA		321,356
ROYAL BANK VISA		46,990
SCHOOL DISTRICT NO 73		56,329
PAT SIBILLEAU		53,175
SPOONER INDUSTRIAL LTD.		49,343
THOMPSON-NICOLA REGIONAL DISTRICT		660,271
THOMPSON REGIONAL HOSPITAL DISTRICT		224,944
TRUE CONSULTING		183,513
TURNER, BRENDA		30,661
WORKERS' COMPENSATION BOARD		25,057
Total aggregate amount paid to suppliers	\$	3,543,969 (A)

- 2 Consolidated total paid to suppliers receiving aggregate payments of \$25,000 or less:

\$ 976,808 (B)

- 3 Total of payments to suppliers for grants and contributions exceeding \$25,000

CHASE & DISTRICT RECREATION CENTRE SOCIETY	\$	118,125 (C)
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**\$ 4,638,902**

**VILLAGE OF CHASE**  
**2022 FINANCIAL INFORMATION**  
**Schedule of Suppliers of Goods or Services: Section 7**

**Schedule of Payments Made for the Provision of Goods and Services**

4 Reconciliation		
Total aggregate payments exceeding \$25,000 paid to suppliers	\$	3,543,969 (A)
Consolidated total of payments of \$25,000 or less paid to suppliers		976,808 (B)
Consolidated total of all grants and contributions exceeding \$25,000		118,125 (C)
Reconciling items		
Property tax payments to other governments net of Revenue		(1,827,111)
Home Owner Grants deducted from other Government payments		813,006
School tax admin fee		3,141
Rebatable GST Included in Schedule of supplier payments		(127,365)
Wages and Salaries included in expenses in Statement of Operations		1,253,544
MPP Employee portion not an expense Note 14(c)		(71,344)
Employee EI/ CPP/Tax not an expense		(261,002)
Employee Benefits not an expenses union & LTD		(37,684)
Subcontractor WCB & Supplies		(3,557)
Amortization of TCA's		1,182,468
Principal payments on capital lease obligations		0
Principal payments on term debt		(74,711)
Bank Service charges		8,076
Acquisition of TCAs		(1,347,782)
Proceeds from Sale of TCA		0
Gain or Loss on disposal of assets		0
Actuarial Gain		(26,117)
Changes in Accruals		210,314
Change in Prepaid expenses		16,854
Total of Reconciled Payments to Suppliers	\$	<u>4,349,631</u>
Total per Statement of Operations	\$	<u>4,349,631</u>
Variance	\$	<u>0</u>

# Audited Financial Statements 2022



Financial Statements of

**THE VILLAGE OF CHASE**

Year ended December 31, 2022

# THE VILLAGE OF CHASE

## Financial Statements

Year ended December 31, 2022

### Financial Statements

Management's Responsibility for the Financial Statements

Independent Auditor's Report

Statement of Financial Position

1

Statement of Operations

2

Statement of Changes in Net Financial Assets

3

Statement of Cash Flows

4

Notes to Financial Statements

5

## **MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS**

The accompanying financial statements of The Village of Chase (the "Village") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. The significant accounting policies are described in Note 2 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

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

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

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

  
\_\_\_\_\_  
Chief Administrative Officer

  
\_\_\_\_\_  
Director of Financial Services



KPMG LLP  
560 Victoria Street  
Kamloops BC V2C 2B2  
Canada  
Tel 250-372-5581  
Fax 250-828-2928

## INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the Village of Chase

### *Opinion*

We have audited the financial statements of The Village of Chase (the "Village"), which comprise:

- the statement of financial position as at December 31, 2022
  - the statement of operations for the year then ended
  - the statement of changes in net financial assets for the year then ended
  - the statement of cash flows for the year then ended
  - and notes to the financial statements, including a summary of significant accounting policies and other explanatory information
- (Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Village as at December 31, 2022, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### *Basis for Opinion*

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

We are independent of the Village in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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





In preparing the financial statements, management is responsible for assessing the Village'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 Village or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Village'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 the financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village'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 Village'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 Village to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*KPMG LLP*

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Chartered Professional Accountants

Kamloops, Canada  
May 10, 2023


# THE VILLAGE OF CHASE

## Statement of Financial Position

December 31, 2022

	2022	2021
<b>Financial assets:</b>		
Cash and cash equivalents (note 3)	\$ 6,849,755	\$ 6,132,219
Accounts receivable:		
Taxes receivable	137,185	167,708
Other	438,002	314,163
	<u>7,424,942</u>	<u>6,614,090</u>
<b>Financial liabilities:</b>		
Accounts payable and accrued liabilities (note 4)	453,961	183,776
Accrued payroll expenses	124,127	119,009
Deferred revenue (note 5)	407,148	465,375
Term debt (note 6)	1,950,865	1,801,693
	<u>2,936,101</u>	<u>2,569,853</u>
Net financial assets	4,488,841	4,044,237
<b>Non-financial assets:</b>		
Tangible capital assets (note 9)	30,942,495	30,777,181
Prepaid expenses	134,099	150,953
	<u>31,076,594</u>	<u>30,928,134</u>
Commitments and contingencies (note 14)		
Credit facility (note 7)		
<b>Accumulated surplus (note 10)</b>	<b>\$ 35,565,435</b>	<b>\$ 34,972,371</b>

The accompanying notes are an integral part of these financial statements

  
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Director of Financial Services

# THE VILLAGE OF CHASE

## Statement of Operations

Year ended December 31, 2022

	Budget (note 16)	2022	2021
<b>Revenues:</b>			
Taxation (note 11)	\$ 2,279,445	\$ 2,283,445	\$ 2,239,911
User charges	1,368,855	1,290,102	1,249,973
Government transfers			
Provincial (note 12)	1,910,335	1,004,134	725,324
Federal (note 12)	-	158,491	309,884
Regional District (note 12)	-	19,000	19,000
Investment income	-	187,523	58,693
Gain on sale of tangible capital assets	-	-	28,056
Other income	50,000	-	-
<b>Total revenues</b>	<b>5,608,635</b>	<b>4,942,695</b>	<b>4,630,841</b>
<b>Expenses:</b>			
General government	895,600	1,028,458	966,572
Protective services	475,809	376,002	398,403
Transportation	937,859	821,581	755,701
Parks and recreation	623,834	660,935	624,963
Solid waste	275,450	242,072	250,353
Water utility	663,658	736,512	727,087
Sewer utility	438,308	380,727	344,129
Other	81,900	10,576	41,965
Development services	185,200	92,768	73,744
<b>Total expenses</b>	<b>4,577,618</b>	<b>4,349,631</b>	<b>4,182,917</b>
<b>Annual surplus</b>	<b>1,031,017</b>	<b>593,064</b>	<b>447,924</b>
Accumulated surplus, beginning of year	34,972,371	34,972,371	34,524,447
<b>Accumulated surplus, end of year</b>	<b>\$ 36,003,388</b>	<b>\$ 35,565,435</b>	<b>\$ 34,972,371</b>

The accompanying notes are an integral part of these financial statements



# THE VILLAGE OF CHASE

## Statement of Changes in Net Financial Assets

Year ended December 31, 2022

	Budget (note 16)	2022	2021
Annual surplus	\$ 1,031,017	\$ 593,064	\$ 447,924
Acquisition of tangible capital assets	(2,008,421)	(1,347,782)	(779,968)
Amortization of tangible capital assets	988,750	1,182,468	1,144,077
Gain on sale of tangible capital assets	-	-	(28,056)
Proceeds on sale of tangible capital assets	99,550	-	34,651
	110,896	427,750	818,628
Acquisition of prepaid expenses	-	(134,099)	(150,953)
Use of prepaid expenses	-	150,953	82,115
	-	16,854	(68,838)
Change in net financial assets	110,896	444,604	749,790
Net financial assets, beginning of year	4,044,237	4,044,237	3,294,447
Net financial assets, end of year	\$ 4,155,133	\$ 4,488,841	\$ 4,044,237

The accompanying notes are an integral part of these financial statements

# THE VILLAGE OF CHASE

## Statement of Cash Flows

Year ended December 31, 2022

	2022	2021
Cash provided by (used in):		
<b>Operating activities:</b>		
Annual surplus	\$ 593,064	\$ 447,924
Items not involving cash:		
Amortization of tangible capital assets	1,182,468	1,144,077
Gain on sale of tangible capital assets	-	(28,056)
Actuarial gain	(26,117)	(23,956)
Change in non-cash operating assets and liabilities:		
Accounts receivable	(93,316)	(126,112)
Accounts payable and accrued liabilities	270,183	(210,267)
Accrued payroll expenses	5,118	(46)
Deferred revenue	(58,227)	29,247
Prepaid expenses	16,856	(68,838)
Net change in cash from operating activities	1,890,029	1,163,973
<b>Capital activities:</b>		
Acquisition of tangible capital assets	(1,347,782)	(779,968)
Proceeds on sale of tangible capital assets	-	34,651
Net change in cash from capital activities	(1,347,782)	(745,317)
<b>Financing activities:</b>		
Proceeds from issuance of term debt	250,000	-
Principal payment on term debt	(74,711)	(60,885)
Net change in cash from financing activities	175,289	(60,885)
Net change in cash and short-term investments	717,536	357,771
Cash and short-term investments, beginning of year	6,132,219	5,774,448
Cash and short-term investments, end of year	\$ 6,849,755	\$ 6,132,219
Supplemental cash flow information:		
Cash received from interest	\$ 161,406	\$ 34,738
Cash paid for interest	54,958	70,144

The accompanying notes are an integral part of these financial statements

# THE VILLAGE OF CHASE

Notes to Financial Statements

Year ended December 31, 2022

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The Village of Chase (the "Village") was incorporated on April 21, 1969 under statute of the Province of British Columbia and operates under the provisions of the Local Government Act and the Community Charter of British Columbia.

The Village provides municipal services to residents of the incorporated area. These include fire protection, transportation and roads maintenance, solid waste collection and disposal, parks and recreation and maintenance of green spaces, water utility, sewer utility and other general government services.

## 1. Significant accounting policies:

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

### (a) Basis of accounting:

The Municipality follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned, can be measured, and there is reasonable assurance that they will be collected. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

### (b) Reporting entity:

#### (i) Funds of the Village

The financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all funds of the Village, segregated into general, water utility and sewer utility funds.

The Village has not identified any external entities that are owned or whose boards are controlled by the Village and that are accountable to the Village for the administration of their financial affairs and resources; however it is the policy of the Village that any such entities would also form part of the reporting entity.

Inter-departmental and interfund transactions and balances between these funds have been eliminated in the financial statements.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 1. Significant accounting policies (continued):

### (b) Reporting entity (continued):

#### (ii) Accounting for other government organizations and School Board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of other government entities and the School Boards with which the Village interacts are not reflected in these financial statements. Funds collected by the Village on behalf of these other entities and transmitted to them are summarized in note 11. Funds received by the Village as transfers or grants from other government entities are summarized in note 12.

#### (iii) Trust funds

Trust funds and their related operations administered by the Village are not included in these financial statements.

### (c) Revenue recognition:

Property taxes, parcel taxes, frontage taxes and special assessments are recognized as revenue in the year in which they are assessable. Water and sewer user rates, connection fees, sale of services, interest and penalties are recognized as revenue in the year the related service is provided, and when the amount to be received can be reasonably estimated and collection is reasonably assured.

Government transfers received or receivable are recognized in the financial statements as revenue in the year that the event giving rise to the transfer occurs, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

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

### (d) Deferred revenue:

Contributions for capital and other are recognized as the expenditures are incurred. Government transfers are recognized as revenue once stipulations are met.

The Village collects development cost charges ("DCC's) in accordance with Council-approved bylaws to finance growth-related projects. DCC's are recognized as revenue as Council approved expenditures are incurred.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 1. Significant accounting policies (continued):

(e) Cash and cash equivalents:

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

(f) Reserves:

Reserves for operating and capital purposes represent amounts within accumulated surplus reserved either internally or by statute for specific future purposes.

(g) Term debt:

Term debt is recorded net of accumulated principal repayments and actuarial adjustments to debt. Debt interest charges are charged against current revenue in the fiscal year in which they are accrued.

(h) Employee future benefits:

(i) The Village provides certain employee benefits which will require funding in future periods. These benefits include sick leave and banked overtime provided to all its unionized employees. The costs of sick leave and banked overtime arising from past service and expected to be paid out in a future period have been accrued as a liability and have been determined using management's best estimate of salary and utilization rates. Non-vesting sick leave benefit entitlements in excess of these amounts are not accrued, as they are unlikely to be utilized prior to retirement.

(ii) The Village and its employees participate in the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. Payments in the year are expensed.



# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 1. Significant accounting policies (continued):

### (i) Non-financial assets:

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

### (i) Tangible capital assets

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

Asset	Useful life - years
Land improvements	15-50
Buildings and building improvements	15-75
Vehicles, machinery and equipment	3-50
Roads, bridges and drainage	10-80
Water and waste water infrastructure	10-80

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

### (ii) Contributions of tangible capital assets

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

### (iii) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

### (iv) Works of art and cultural and historic assets

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

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 1. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(v) Interest capitalization

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

(j) Use of estimates:

The preparation of the financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions based on current conditions and laws that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

Management reviews these estimates on a periodic basis and, where necessary, makes adjustments prospectively.

(k) Contaminated sites:

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of chemical, organic, or radioactive material or live organism that exceeds an environmental standard.

A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

- i) An environmental standard exists
- ii) Contamination exceeds the environmental standard
- iii) The organization is directly responsible or accepts responsibility for liability
- iv) Future economic benefits will be given up, and
- v) A reasonable estimate of the liability can be made

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 2. Future accounting standards:

### (a) PS 3280, Asset Retirement Obligations:

PS 3280, Asset Retirement Obligations, establishes guidance on the accounting and reporting of legal obligations associated with the retirement of tangible capital assets controlled by a government or government organization. Specifically, it defines which activities would be included in a liability for retirement of a tangible capital asset, establishes when to recognize and how to measure a liability for an asset retirement obligation and provides the related financial statement presentation and disclosure requirements. A liability for a retirement obligation can apply to tangible capital assets either in productive use or no longer in productive use. This standard is effective for fiscal years beginning on or after April 1, 2022. At the date of these financial statements, the full impact of this new standard is not yet known.

### (b) PS 3450, Financial Instruments:

PS 3450, Financial Instruments, establishes recognition, measurement, and disclosure requirements for derivative and non-derivative financial instruments. The standard requires fair value measurement of derivatives and equity instruments; all other financial instruments can be measured at cost/amortized cost or fair value at the election of the government. Unrealized gains and losses are presented in a new statement of re-measurement gains and losses. There is the requirement to disclose the nature and extent of risks arising from financial instruments and clarification is given for the de-recognition of financial liabilities. This standard is applicable for fiscal years beginning on or after April 1, 2022. At the date of these financial statements, the full impact of this new standard is not yet known.

## 3. Cash and cash equivalents:

Cash and cash equivalents reported on the statement of financial position have a cost that approximates market value. Short-term investments are held in Municipal Finance Authority ("MFA") pooled money market funds with an annual rate of return of approximately 0.39% (2021 .15%).

	2022	2021
Cash	\$ 5,536,595	\$ 4,845,264
Short-term investments	1,313,160	1,286,955
	\$ 6,849,755	\$ 6,132,219

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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### 3. Cash and cash equivalents (continued):

Restrictions around use of cash and cash equivalents are as follows:

	2022	2021
Restricted:		
Reserves	\$ 2,339,008	\$ 2,469,255
Development cost charges	284,007	274,783
MFA debt reserve fund	32,940	32,220
	2,655,955	2,776,258
Unrestricted	4,193,800	3,355,961
	\$ 6,849,755	\$ 6,132,219

### 4. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are refundable deposits of \$7,946 (2021 - \$7,946).

Included in accounts payable and accrued liabilities are government remittances payable of \$14,919 (2021 - \$nil), which includes amounts payable for payroll related benefits.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 5. Deferred revenue:

Deferred revenue is comprised of funds from the following sources:

Source:	Deferred balance 2021	Contributions received	Revenues recognized	Deferred balance 2022
Development cost charges	\$ 274,783	\$ 9,224	\$ -	\$ 284,007
Cash in lieu of parkland	20,300	-	-	20,300
BC Economic Trust of the Southern Interior	-	12,740	-	12,740
B.C. Active Transportation Infrastructure Grant	59,550	-	(59,550)	-
Flood Risk Assessment Grant	54,879	-	(54,404)	475
Community Works Fund Gas Tax	-	158,491	(158,491)	-
Taxes and permits paid in advance	55,863	89,626	(55,863)	89,626
	\$ 465,375	\$ 270,081	\$ (328,308)	\$ 407,148

Gas tax funding is provided by the Government of Canada. The use of the funding is established by a funding agreement between the Municipality and the Union of British Columbia Municipalities ("UBCM"). Gas tax funds may be used towards designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreements. Gas tax revenues are recognized as the funds are expended for the intended purposes and thus earned by the Municipality.

Development cost charges ("DCCs") are amounts received from developers to be used by the Village for specific infrastructure upgrades, improvements and projects. The above amounts have been deferred and are to be recognized as revenue in the year the related project expenditures are incurred.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 6. Term debt:

The Village issues debt instruments through the MFA of British Columbia, pursuant to term capital borrowing, loan authorization and security issuing bylaws under authority of Sections 178, 179 and 181 of the Community Charter, to finance certain capital expenditures.

The balance of term debt reported on the statement of financial position is made up of the following:

	2022	2021
Municipal Finance Authority ("MFA") water treatment plant construction loan (#124) is repayable in semi-annual instalments, the first in the amount of \$39,762, including interest of 3.15% per annum, and the second semi-annual instalment being interest only. The debt is amortized over 25 years, due April 2038 with the interest rate being reset in April 2023.	\$ 738,451	\$ 772,275
Municipal Finance Authority ("MFA") water treatment plant construction loan (#117) is repayable in semi-annual instalments, the first in the amount of \$34,144, including interest of 1.47% per annum, and the second semi-annual instalment being interest only. The debt is amortized over 25 years, due October 2036 with the interest rate being reset in October 2026.	672,331	709,498
Municipal Finance Authority ("MFA") sewer lift station construction loan (#110) is repayable in semi-annual instalments, the first in the amount of \$15,933, including interest of 1.28% per annum, and the second semi-annual instalment being interest only. The debt is amortized over 25 years, due April 2035 with the interest rate being reset in April 2025.	301,127	319,920
Municipal Finance Authority, demand equipment financing loan, repayable in blended monthly repayments of \$4,530, including annual interest at the Municipal Finance Authority's floating rate (4.77%- December 31, 2022), due September 2027	238,956	-
<b>Term debt, end of year</b>	<b>\$ 1,950,865</b>	<b>\$ 1,801,693</b>

Total interest on term debt reported in the statement of operations amounted to \$54,958 (2021 - \$70,144).



# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 6. Term debt (continued):

Principal repayments due within the next five years and thereafter are approximately as follows:

2023	\$	134,892
2024		140,399
2025		146,227
2026		152,276
2027		156,689
Thereafter		1,220,382
	\$	1,950,865

## 7. Credit facility:

The Village has a line of credit with the Royal Bank of Canada ("RBC") which bears interest at the bank's prime commercial lending rate (December 31, 2022 - 2.45%). The line of credit is available to a maximum of \$2,000,000. As at December 31, 2022, the line of credit balance totaled \$nil (December 31, 2021 - \$nil).

## 8. MFA debt reserve:

As a condition of the MFA borrowings made by the Village, and as required by legislation, a debt reserve fund is maintained in the amount of one-half the average annual instalment of principal and interest as set out in the agreements entered into. The reserve is funded in part by cash, being the withholding of 1% of the total issue proceeds, and the remainder being funded by a demand note whereby the Village may be required to loan certain amounts to the MFA. Details of the cash deposits and demand notes on hand at year end are as follows:

	2022	2021
Cash deposits	\$ 32,940	\$ 32,220
Demand notes	47,775	47,775
Debt reserve fund balance	\$ 80,715	\$ 79,995

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 9. Tangible capital assets:

2022	Land	Land improvements	Buildings and building improvements	Vehicles, machinery and equipment	Roads, bridges and drainage	Water infrastructure	Waste water infrastructure	Assets under construction	Total
<b>Cost:</b>									
Balance, beginning of year	\$ 7,006,106	\$ 1,951,893	\$ 15,718,262	\$ 6,376,692	\$ 8,571,013	\$ 4,573,365	\$ 3,974,705	\$ -	\$ 48,172,036
Additions	-	-	167,443	612,753	445,082	41,040	49,620	31,844	1,347,782
Balance, end of year	7,006,106	1,951,893	15,885,705	6,989,445	9,016,095	4,614,405	4,024,325	31,844	49,519,818
<b>Accumulated amortization:</b>									
Balance, beginning of year	-	1,032,825	4,468,371	3,438,265	4,330,996	1,648,628	2,475,770	-	17,394,855
Amortization expense	-	83,451	476,375	340,151	177,879	63,270	41,342	-	1,182,468
Balance, end of year	-	1,116,276	4,944,746	3,778,416	4,508,875	1,711,898	2,517,112	-	18,577,323
Net book value, end of year	\$ 7,006,106	\$ 835,617	\$ 10,940,959	\$ 3,211,029	\$ 4,507,220	\$ 2,902,507	\$ 1,507,213	\$ 31,844	\$ 30,942,495

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 9. Tangible capital assets (continued):

2021	Land	Land improvements	Buildings and building improvements	Vehicles, machinery and equipment	Roads, bridges and drainage	Water infrastructure	Waste water infrastructure	Assets under construction	Total
<b>Cost:</b>									
Balance, beginning of year	\$ 7,012,701	\$ 1,951,893	\$ 15,634,031	\$ 6,040,879	\$ 8,211,089	\$ 4,573,365	\$ 3,974,705	\$ -	\$ 47,398,663
Additions	-	-	84,231	335,813	359,924	-	-	-	779,968
Disposals	(6,595)	-	-	-	-	-	-	-	(6,595)
Balance, end of year	7,006,106	1,951,893	15,718,262	6,376,692	8,571,013	4,573,365	3,974,705	-	48,172,036
<b>Accumulated amortization:</b>									
Balance, beginning of year	-	949,374	3,999,512	3,123,920	4,173,631	1,585,631	2,418,710	-	16,250,778
Amortization expense	-	83,451	468,859	314,345	157,365	62,997	57,060	-	1,144,077
Balance, end of year	-	1,032,825	4,468,371	3,438,265	4,330,996	1,648,628	2,475,770	-	17,394,855
Net book value, end of year	\$ 7,006,106	\$ 919,068	\$ 11,249,891	\$ 2,938,427	\$ 4,240,017	\$ 2,924,737	\$ 1,498,935	\$ -	\$ 30,777,181

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 9. Tangible capital assets (continued):

Included in tangible capital assets are the following assets:

	Water Treatment	Waste Water
<b>Tangible capital assets:</b>		
<b>Cost:</b>		
Balance, beginning of year	\$ 8,644,507	\$ 8,401,627
Additions	63,830	49,620
Balance, end of year	8,708,337	8,451,247
<b>Accumulated amortization:</b>		
Balance, beginning of year	2,895,301	3,774,166
Amortization expense	323,245	176,440
Balance, end of year	3,218,546	3,950,606
Net book value, end of year	\$ 5,489,791	\$ 4,500,641

a) Assets under construction

Assets under construction have not been amortized. Amortization of these assets will commence when the asset is put into service. Where projects have been completed during the year, accumulated costs are reclassified to the appropriate category of asset and included in related additions in the current year. At December 31, 2022, assets under construction of \$31,844 (2021 - \$nil) have not been amortized.

b) Contributed tangible capital assets

The Village did not receive any contributed assets during the year (2021 - none).

c) Write-down of tangible capital assets

No write-down in value of tangible capital assets was considered necessary during the year (2021 - no write down).

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 10. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2022	2021
<b>Surplus:</b>		
Invested in tangible capital assets	\$ 28,991,630	\$ 28,975,489
Unrestricted	4,234,797	3,527,626
Total surplus	33,226,427	32,503,115
<b>Reserves set aside by council for specific purposes:</b>		
Gas tax	1,139,479	1,022,028
Road and improvement	614,621	614,621
PW fleet and equipment	392,357	392,357
Climate action reserve	59,082	-
Parks and recreation	46,000	46,000
Land sales	28,501	28,501
Fire department	21,250	21,250
Planning and development	14,000	14,000
COVID Safe Restart Grant (schedule)	13,934	320,715
IT reserve	7,500	7,500
Youth action	2,209	2,209
Recreation	75	75
	2,339,008	2,469,256
Total accumulated surplus	\$ 35,565,435	\$ 34,972,371

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 11. Taxation:

Taxation revenue, reported on the statement of operations, is made up of the following:

	2022	2021
Municipal and school property taxes levied	\$ 3,984,411	\$ 3,790,100
Payments-in-lieu of property and business taxes	99,055	96,642
Interest and penalties on taxes	27,090	36,195
	<u>4,110,556</u>	<u>3,922,937</u>
Less transfers to other governments:		
Thompson-Nicola Regional District ("TNRD")	460,738	423,190
Thompson Regional Hospital District	227,535	214,639
Province of B.C. - school taxes	959,509	870,871
Province of B.C. - police taxes	147,325	144,641
B.C. Assessment Authority	31,853	29,580
Other items	151	105
	<u>1,827,111</u>	<u>1,683,026</u>
Net taxation revenue available for municipal purposes	<u>\$ 2,283,445</u>	<u>\$ 2,239,911</u>

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 12. Government transfers:

The Village recognizes the transfer of government funding as revenues or expenses in the period that the events giving rise to the transfer occurred. Government funding sources are primarily Federal, Provincial or a combination of both. The government transfers reported on the statement of operations are:

	2022	2021
Provincial grants:		
B.C. Small Communities Grant	\$ 550,000	\$ 432,000
Business Area Improvement Plan	167,444	-
Active Transportation-Pedestrian Safety Improvements	94,730	-
Floodplain Mapping Project	71,904	125,402
Climate Action Review Incentive Plan	59,082	6,861
Pavement Condition and Assessment	49,401	-
Infrastructure and Planning Grant	6,800	-
BC Hydro Grant	2,513	4,800
Business Area Revitalization Support	2,260	-
Wilson Park Footbridge Project	-	109,995
Community Workforce Response Grant	-	38,906
Housing Needs Report Program	-	7,360
	<u>1,004,134</u>	<u>725,324</u>
Federal grants:		
Gas tax revenue recognized	158,491	309,884
Federal grant - other	-	-
	<u>158,491</u>	<u>309,884</u>
TNRD:		
Fire response area	15,000	15,000
Cemetery grant	4,000	4,000
	<u>19,000</u>	<u>19,000</u>
Total government transfer revenues	<u>\$ 1,181,625</u>	<u>\$ 1,054,208</u>

## 13. Trust funds:

The Village operates the Chase Municipal Cemetery and maintains a cemetery perpetual care fund in accordance with the Cemetery and Funeral Services Act. Trust fund assets and related reserve balance have been excluded from the financial statements, as the assets are only held beneficially in trust for unrelated third parties. At December 31, 2022, the Village held \$55,542 (2021 - \$54,250) in trust.



# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 14. Commitments and contingencies:

- (a) The Village, as a member of the Thompson-Nicola Regional District, is liable for its proportion of any operating deficits or term debt related to functions in which it participates.
- (b) The Village has guaranteed the loan principal and interest payments on a mortgage for the Chase and District Recreation Society (the "Society") to a maximum \$550,000 for the Chase golf course. As at December 31, 2022, the mortgage balance was \$332,673 (2021 - \$375,057). The Village provides a management fee for operations in the amount of \$150,000 to assist the Society with general operating costs. In the event the Society was to default on the mortgage payments, the golf course would become the property of the Village.
- (c) This Village and its employees contribute to the Municipal Pension Plan (the "plan"), a jointly trusteed pension plan. The Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2022, the plan has about 227,000 active members and approximately 118,000 retired members. Active members include approximately 42,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the 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 of December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The Village paid \$77,145 (2021 - \$65,828) for employer contributions, while employees contributed \$71,344 (2021 - \$58,079) to the plan in 2022.

The next valuation will be at December 31, 2024, with results available in 2025.

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, asset and cost to the individual employers participating in the plan.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 14. Commitments and contingencies (continued):

- (d) The Village provides benefits for sick leave to all its employees. All employees accumulate sick leave entitlement on a monthly basis and can only use this entitlement for paid time off under certain circumstances. Per the current collective agreement, employees earn sick leave benefits at the rate of 1.5 days for every month of service, which accumulate and roll forward year to year, up to a maximum of 150 days per employee.

The Village has not recorded a liability for this sick leave benefit entitlement as the current entitlement is unlikely to be utilized before retirement. However, at December 31, 2022 the sick leave benefits entitlement accumulated to date totals approximately 2,732 hours (2021 - 3,073) or approximately \$101,208 (2021 - 3,073 or approximately \$116,152).

The Village also provides benefits on retirement. After five years of employment, 20% of the sick pay benefits will be paid out plus an additional 2% for each additional year employed to a maximum of 150 days. The Village has recorded a liability of \$40,406 (2021 - \$40,830) for these benefits due to vested retirement benefits.

- (e) From time to time the Village is brought forth as defendant in various lawsuits. The Village reviews its exposure to any potential litigation for which it would not be covered by insurance and assesses whether a successful claim against would materially affect the financial statements. The Village is currently not aware of any claims brought against it that if not defended successfully would result in a material change to the financial statements of the Village.
- (f) The Village is a participant in the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible the Village, along with the other participants, would be required to contribute towards the deficit.

## 15. Segmented information:

Segmented information has been identified based upon lines of service provided by the Village. Village 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:

- (i) Taxes

Taxes include all taxation revenues and tax related revenues except parcel taxes which are allocated to the specific functions for which they are collected.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 15. Segmented information (continued):

### (ii) General government

General government operations provide the functions of corporate administration, finance, human resources, legislative services, building services and maintenance, and other functions not categorized to a specific department. It includes general revenues and transfers not allocated to specific functions.

### (iii) Protective services

Protective services is comprised of the fire and rescue service, bylaw enforcement and animal control, and building inspection services. The mandate of the fire department is to provide fire suppression services; fire prevention programs; training and education related to prevention; and detection or extinguishment of fires. The bylaw and animal control department provides licensing and bylaw enforcement services. The building inspection service provides enforcement of municipal bylaws and the Provincial Building Code and regulations.

### (iv) Development services

Development services provides planning assistance to guide developers in complying with the Village zoning bylaws, Official Community Plan, and development procedures for subdividing lands and providing the necessary infrastructure to support those developments.

### (v) Transportation

The Village public works department is responsible for the delivery of municipal services related to the planning, development and maintenance of roadway systems, street lighting, and drainage systems.

### (vi) Parks, recreation and culture

The Village public works and parks department provides public services related to the maintenance of parks, open spaces, the Community Hall, the Museum and provision of various seasonal recreation programs. Administration provides funding and liaison with Chase and District Recreation Centre Society which administers the arena and golf course.

### (vii) Solid waste management

The Village is responsible for environmental programs including solid waste collection and disposal and recycling.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 15. Segmented information (continued):

### (viii) Water utility

The Village is responsible for environmental programs including the engineering and operation of the potable water system to obtain, treat and deliver water.

### (ix) Waster water utility

The Village is responsible for environmental programs including the engineering and operation of the waste water collection, treatment and disposal.

### (x) Other services

The Village provides public services related to the Chase Cemetery, the public wharf and dykes within the community.

Certain allocation methodologies are employed in the preparation of segmented financial information. User charges and other revenue have been allocated to the segments based upon the segment that generated the revenue. Government transfers have been allocated to the segment based upon the purpose for which the transfer was made. Development cost charges revenues were allocated to the segment for which the charge was utilized.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1.

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 15. Segmented information (continued):

2022	Taxes and general revenues	General government	Planning and development services	Protective services	Transportation	Parks and recreation	Solid waste	Water utility	Sewer utility	Other balance	Total
<b>Revenues:</b>											
Taxation	\$ 2,256,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,256,355
User fees	-	17,640	33,542	18,080	-	13,045	287,154	533,218	359,614	27,809	1,290,102
Government transfers	-	1,162,625	-	15,000	-	-	-	-	-	4,000	1,181,625
Investment income	-	161,406	-	-	-	-	-	20,185	5,932	-	187,523
Penalties and interest	27,090	-	-	-	-	-	-	-	-	-	27,090
<b>Total revenues</b>	<b>2,283,445</b>	<b>1,341,671</b>	<b>33,542</b>	<b>33,080</b>	<b>-</b>	<b>13,045</b>	<b>287,154</b>	<b>553,403</b>	<b>365,546</b>	<b>31,809</b>	<b>4,942,695</b>
<b>Expenses:</b>											
Salaries, wages and employee benefits	-	556,210	-	55,984	291,107	101,724	76,013	97,074	89,387	2,603	1,270,102
Operating	-	422,691	25,784	261,514	329,041	276,269	123,032	234,172	108,755	7,675	1,788,933
Grants in aid	-	32,170	21,000	-	-	-	-	-	-	-	53,170
Debt interest charges	-	-	-	2,614	-	-	-	46,200	6,144	-	54,958
Amortization	-	17,387	45,984	55,890	201,433	282,942	43,027	359,066	176,441	298	1,182,468
<b>Total expenses</b>	<b>-</b>	<b>1,028,458</b>	<b>92,768</b>	<b>376,002</b>	<b>821,581</b>	<b>660,935</b>	<b>242,072</b>	<b>736,512</b>	<b>380,727</b>	<b>10,576</b>	<b>4,349,631</b>
<b>Annual surplus (deficit)</b>	<b>\$ 2,283,445</b>	<b>\$ 313,213</b>	<b>\$ (59,226)</b>	<b>\$ (342,922)</b>	<b>\$ (821,581)</b>	<b>\$ (647,890)</b>	<b>\$ 45,082</b>	<b>\$ (183,109)</b>	<b>\$ (15,181)</b>	<b>\$ 21,233</b>	<b>\$ 593,064</b>

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

## 15. Segmented information (continued):

2021	Taxes and general revenues	General government	Planning and development services	Protective services	Transportation	Parks and recreation	Solid waste	Water utility	Sewer utility	Other balance	Total
<b>Revenues:</b>											
Taxation	\$ 2,203,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,203,716
User fees	-	20,355	30,522	46,025	-	4,913	246,911	525,142	356,277	19,828	1,249,973
Government transfers	-	1,035,208	-	15,000	-	-	-	-	-	4,000	1,054,208
Investment income	-	34,737	-	-	-	-	-	18,659	5,297	-	58,693
Penalties and interest	36,195	-	-	-	-	-	-	-	-	-	36,195
Gain on sale of tangible capital assets	-	28,056	-	-	-	-	-	-	-	-	28,056
<b>Total revenues</b>	<b>2,239,911</b>	<b>1,118,356</b>	<b>30,522</b>	<b>61,025</b>	<b>-</b>	<b>4,913</b>	<b>246,911</b>	<b>543,801</b>	<b>361,574</b>	<b>23,828</b>	<b>4,630,841</b>
<b>Expenses:</b>											
Salaries, wages and employee benefits	-	471,975	-	64,256	239,189	112,756	65,755	84,610	31,286	9,291	1,079,118
Operating	-	382,459	26,960	290,671	336,876	261,917	141,413	221,465	115,764	13,532	1,791,057
Grants in aid	-	96,521	2,000	-	-	-	-	-	-	-	98,521
Debt interest charges	-	-	-	-	-	-	-	64,000	6,144	-	70,144
Amortization	-	15,617	44,784	43,476	179,636	250,290	43,185	357,012	190,935	19,142	1,144,077
<b>Total expenses</b>	<b>-</b>	<b>966,572</b>	<b>73,744</b>	<b>398,403</b>	<b>755,701</b>	<b>624,963</b>	<b>250,353</b>	<b>727,087</b>	<b>344,129</b>	<b>41,965</b>	<b>4,182,917</b>
<b>Annual surplus (deficit)</b>	<b>\$ 2,239,911</b>	<b>\$ 151,784</b>	<b>\$ (43,222)</b>	<b>\$ (337,378)</b>	<b>\$ (755,701)</b>	<b>\$ (620,050)</b>	<b>\$ (3,442)</b>	<b>\$ (183,286)</b>	<b>\$ 17,445</b>	<b>\$ (18,137)</b>	<b>\$ 447,924</b>

# THE VILLAGE OF CHASE

Notes to Financial Statements (continued)

Year ended December 31, 2022

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## 16. Budget data:

The budget data presented in these financial statements is based upon the 2022 operating and capital budgets approved as the 2022 Financial Plan by Council on March 29, 2022. The legislative requirements of the Financial Plan are that the cash inflows for the period must equal planned cash outflows.

Cash inflows and outflows include such items as transfers to and from reserves and surplus and capital expenditures. These items are not recognized as revenues and expenses in the statement of operations and accumulated surplus as they do not meet the public sector accounting standards requirements ("PSAB"). PSAB requires that budget figures be presented on the same basis of accounting as actual and comparative figures.

The following reconciles the budget figures reported in these financial statements to the approved Financial Plan.

	Budget amount
Surplus - Statement of Operations	\$ 1,031,017
Adjust for budgeted cash items not included in Statement of Operations:	
Transfers to and from reserves	(291,796)
Proceeds from borrowing	250,000
Acquisition of tangible capital assets	(2,008,421)
Principal payments on debt	(99,550)
Proceeds on disposal	130,000
Adjust for budgeted non-cash items included in Statement of Operations:	
Amortization	988,750
Total Adjustments	(1,031,017)
Financial Plan Balance	\$ -



# THE VILLAGE OF CHASE

## Schedule of Reserve - COVID Safe Restart Grant (Unaudited)

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Balance, beginning of year	\$ 320,715	\$ 879,000
Transfer in from unrestricted - COVID Safe Restart Grant	-	-
Bylaw enforcement and protective services	(62,127)	(10,100)
Programs for vulnerable populations	(20,000)	(83,100)
Other related costs	(213,903)	(169,865)
Computer and electronic technology costs	(10,751)	-
Revenue loss	-	(224,088)
Facility reopening and operating costs	-	(71,132)
Eligible costs incurred	(306,781)	(558,285)
Balance, end of year	\$ 13,934	\$ 320,715

