



2024 ANNUAL REPORT



Creston at a Glance

Average House Value in 2024*

Creston \$426,339

British Columbia \$1,806,000

*Note: Data for average house values and taxes and utilities for Creston and British Columbia were obtained from the Province of British Columbia – Municipal Tax Rates and Tax Burden located at <https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden>

Taxes and Utilities on the Average House*

Creston \$4,660

British Columbia \$7,626

* Note – Data for the average house values and taxes and utilities on the average house is available for all municipalities in British Columbia located at <https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden>. The British Columbia averages are weighted based on all average house values in British Columbia.



Building Permits

58

Building Permits
Issued in 2024

Total Construction Value
\$9.94 million



Community Grants

\$48

Thousand
in Funding
Issued in 2024



Business Opportunities

622

Licences
Issued
in 2024



Property Assessments

\$1.34

Billion
in 2024

5.9% increase
from 2023

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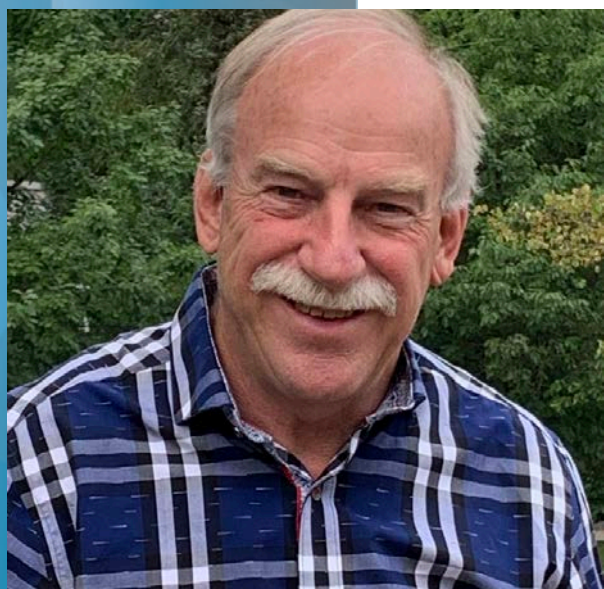




INTRODUCTIONS



CRESTON'S CENTENNIAL CELEBRATING 100 YEARS



Message from the Mayor

Dear Residents and Community Members,

On behalf of Town Council and staff, it is my pleasure to introduce the Town of Creston's 2024 Annual Report. This report serves as a testament to the progress we have made together over the past year and highlights our shared achievements, challenges and aspirations for the future.

As I reflect on the past year, I am pleased to note the progress that we have made as an organization on many of the initiatives that Council has identified as priorities in the Town of Creston's Strategic Plan under the overarching goals of economic health, service excellence, livability and community safety and security.

Our Town Council remains steadfast in our resolve to ensure that the projects, services and high levels of customer service that our citizens have come to expect from the Town of Creston are consistent with the needs and wants of our community. Here are just a few of the highlights from 2024:

New Councillors – Carolyn Hawton and Megan Holland

We were thrilled to welcome two new Councillors to our team following the municipal by-election that took place March 2024 – Carolyn Hawton and Megan Holland. Councillor Hawton is a retired registered nurse who moved to the Creston Valley with her husband and two young children in 1998. She has been very involved in the community through serving on many community boards over the years.

Councillor Holland was born and raised in the Creston Valley, and after obtaining her Bachelor of Fine Arts from the University of Victoria and traveling throughout Canada, she moved to South Korea to teach English where she met her husband and then lived and worked in Australia and England until moving back to Creston in 2016. She has always had a strong involvement in community groups from an early age.

Both Councillor Hawton and Councillor Holland have been fantastic additions to our Town Council complement, and we look forward to continuing to work together cohesively!

Opening of ʔakuʔni

On June 20, 2024, yaqan nuki Chief and Council alongside myself as Mayor and our Town Councillors officially opened ʔakuʔni (pronounced ah-kooth-nee), formerly known as Market Park. ʔakuʔni means "journey" or "the act of paddling" in the ktunaxa language, and is the root of the word "kootenay". We are proud to have named the park in ktunaxa, honouring the cultural heritage of the yaqan nuki and representing our commitment to celebrating and preserving their history and culture. The Town of Creston collaborated with yaqan nuki in developing the park's features, including the plantings and gathering circle. The installation of the tipi onsite marks the first on land within the Town of Creston in over 100 years, signifying an important step in our journey towards truth and reconciliation.

This vibrant, accessible, centrally located community space has led to a noticeable increase in customers to the outdoor Farmers' Market, and encourages people to shop, linger and participate in our local economy.

Creston's Centennial

It was a real privilege for me to be serving as Mayor to celebrate the Centennial of Creston's Incorporation on May 14, 2024. By coincidence, we happened to have a Council meeting scheduled for our 100th birthday, and we took the opportunity to celebrate this momentous occasion by dressing in period costumes and displaying artifacts from the very first Council meeting such as the first set of Council meeting minutes. It is incredible to think about how much things have changed from the days of the typewritten meeting minutes to today where, although we still maintain printed meeting minutes, we can also livestream Council meetings. We topped off our Centennial celebrations with an epic drone show that showcased images synonymous with the Creston Valley.

Incorporated on May 14, 1924, Creston has grown and thrived over the past century. Council and I take the responsibility of keeping the prosperous, vibrant spirit of this community alive as the generations of individuals before us have done very seriously, and we are honoured to be a part of this community!

Public Art in Downtown Creston

Speaking of vibrant community spirit and Creston's Centennial, I am sure that you have all seen the stunning Centennial mural in the downtown walkthrough space. This was a creation of Cheka Creative Inc., founded by the globally recognized artist Sergey Ryutin. It showcases his signature fusion of photorealism with striking graphic and abstract elements from the Creston Valley. It is one of those pieces where it seems like you discover something new every time you look at it! A huge thank you to Columbia Basin Trust for their generous donation towards this project in honour of Creston's Centennial.

2025 promises to be another progressive year for the Town of Creston. We have already made so much advancement on key initiatives such as housing, and I look forward to sharing those insights next year. I am confident that our municipality's future is bright, and it is an honour to serve as your Mayor during these exciting times. We are all better, stronger and resilient when we work together, and the accomplishments highlighted in this Annual Report are a reflection of the unbreakable spirit of this community. Thank you for taking the time to review our Annual Report and keep reading to see how your local government is working for you!

Warmest regards,



Mayor Arnold DeBoon

Town of Creston – Council Covenant

WE, AS MEMBERS OF COUNCIL, WILL:

- Carry out our responsibilities as set out in the applicable legislation to the best of our abilities;
- Make decisions which we believe to be in the best interests of the citizens of the Town of Creston;
- Review the background information and advice made available to us by the administration prior to rendering a decision;
- Seek further input when we are unsure of the issues or uncertain as to the preferred course of action;
- Refer any complaints, either written or verbal, about the decisions of Council or the actions of the administration, to the Town Manager for review, comment and follow-up (as appropriate);
- Refrain from making any commitments on behalf of Council to individual citizens or groups other than to take the request up with the Council or Town Manager and to respond appropriately;
- Seek to participate actively in the decision-making process;
- Refrain from any public or private criticism of our administration wherein individual employees are identified;
- Act as good stewards of the Town and as public servants of our citizen through ethical conduct; and,
- Provide effective leadership through guiding the corporation and the municipality through annual or longer-term goals and priorities, through the budget approval process and by agreeing to reasonable policies which reflect, in our views, the best interests of a majority of our citizens.



Mayor Arnold Deboon



Councillor Monique Arès



Councillor Keith Baldwin



Councillor Denise Dumas



Councillor Norm Eisler



Councillor Carolyn Hawton

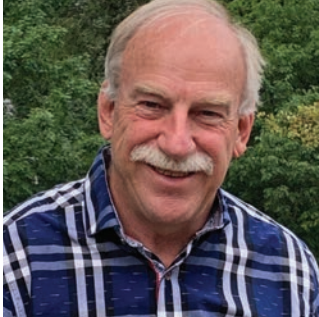


Councillor Megan Holland

DECLARATION AND IDENTIFICATION OF DISQUALIFIED COUNCIL MEMBERS

In accordance with Section 98(2)(e) of the Community Charter, there were no declarations of disqualification made under Section 111 of the Community Charter in the year 2024.

Mayor and Council 2024



ARNOLD DEBOON
MAYOR



MONIQUE ARÈS
COUNCILLOR



KEITH BALDWIN
COUNCILLOR



DENISE DUMAS
COUNCILLOR



NORM EISLER
COUNCILLOR



CAROLYN HAWTON
COUNCILLOR



MEGAN HOLLAND
COUNCILLOR



"2024 Builds the Foundation of a New Future: A Letter from the Chief Administrative Officer"

Dear Residents of Creston,

The Town of Creston continues to build a strong foundation for long-term community growth and stability. Each year, staff take time to reflect on past achievements, celebrating the dedication of our team in delivering essential services to residents. The positive feedback from community members reaffirms the importance of ongoing engagement, helping Council make informed decisions that reflect the needs of everyone who calls Creston home.

Creston's natural beauty and welcoming atmosphere continue to attract new residents. According to BC Statistics, our town's population is estimated at 6,184 in 2024—an 8% increase since 2020. The last Canadian census, published in 2021, was based on data collected at the onset of the pandemic and did not fully capture the migration of new residents to our valley during 2020–2021. While this growth brings exciting opportunities, it also presents challenges in maintaining community services and infrastructure.

One of the most significant achievements this year was the formation of the Creston Valley Housing Corporation. As a wholly owned municipal entity, this corporation will help develop and manage attainable housing projects within the community. Since 2020, Council has worked diligently to address housing needs, and through community consultation, identified a shortage of developers in the Creston Valley. The establishment of this organization will help fill that gap, allowing for much-needed multi-family developments to expand our housing inventory. By providing accessible housing options, the Creston Valley Housing Corporation will support continued growth and ensure new residents can contribute to essential services.

With the increasing prevalence of wildfires and other natural disasters across the province, Creston recognizes the need for enhanced emergency preparedness. In response to evolving provincial legislation, the Town launched Emergency Management Creston to strengthen disaster readiness efforts. We were pleased to appoint Asha DeLisle as our Emergency Management Coordinator, tasked with improving emergency programming through public education, staff training, accessible information, and mitigation planning. This proactive approach will not only better prepare our community for potential disasters but also enhance resilience in recovery efforts. To stay informed, visit Emergency Management Creston and sign up for real-time updates at:

<https://em.creston.ca/real-time-updates>.

Spring 2024 marked the opening of **ʔakuᑦni**, a park whose name, pronounced "ah-kooth-nee," means "journey" or "the act of paddling" in the Ktunaxa language. The word is also the root of "Kootenay." Thanks to funding from PacifiCan and Columbia Basin Trust, the Town of Creston partnered with yaqan nuki, whose traditional territory we all share, to develop the park's design, featuring culturally significant plantings and a gathering circle. Notably, the installation of a large tipi marks the first of its kind on town land in over a century, reflecting a meaningful step toward truth and reconciliation. The Town will embark on completing this new park in 2025 with additional grant funding.

In March 2024, the Town of Creston held a byelection for two Councillor positions. Carolyn Hawton and Megan Holland were elected to serve the remainder of the Council term until the next general municipal election in October 2026. The onboarding process ensures new Council members are well-prepared to carry out their duties effectively and transition smoothly into their roles.

These milestones—a municipal housing corporation, a new emergency management program, and a public space that takes a meaningful step toward reconciliation—form the

foundation of a new future. They set our community on a path that deepens our recognition of the valley's history and honors the yaqan nuki, whose traditional territory we all share.

The Creston Valley Housing Corporation will serve as the framework for building much-needed housing, easing the burden of attainability and fostering sustainable growth. Meanwhile, our commitment to emergency preparedness strengthens community resilience, ensuring that in the face of disaster, we can recover swiftly and return to a new normal.

Without these key advancements, the road ahead would be far more challenging. Instead, we step forward into a future defined by progress, recognition, and collective strength.

Last year marked my sixth year as Chief Administrative Officer of Creston, and I remain deeply committed to our community's future. While growth presents challenges, I am optimistic that by working together, we can cultivate a thriving and inclusive community where all residents can flourish.

Thank you for your continued support in shaping Creston's future.

Sincerely,



Michael Moore
Chief Administrative Officer
Town of Creston

Message from the Director of Finance & Corporate Services



On behalf of the Finance and Corporate Services Department, it is my pleasure to present the 2024 Annual Report for the Town of Creston. The Finance Section of the report includes the Auditor's Report and the Consolidated Financial Statements from Apex Accounting Chartered Professional Accountants for the year ended December 31, 2024. The purpose of the Annual Report is to provide the community an understanding of the financial position and financial activities of the Town. The report is divided into three sections:

- **Introductory Section:** Provides an overview of the Town, including the organizational structure, and the nature and scope of the services provided.
- **Departmental Reports:** Provides a summary of the past year's activities and accomplishments
- **Financial Section:** Presents the 2024 audited consolidated financial statements, notes, supplementary schedules and the auditor's report.

The Town maintains a system of internal controls for the purpose of financial statement reliability and protection of the Town assets. The system includes budget preparation, safekeeping of Town funds, receiving monies paid to the municipality, investing in authorized investments, expending funds as authorized by Council, and ensuring accurate and full accounting of all financial transactions.

The preparation and presentation of the financial statements and related information in the annual report is the responsibility of the finance department. Staff support the external auditors during the end of year audit by preparing the working papers and ensuring accurate accounting of all financial transactions.

The consolidated financial statements for the year ended December 31, 2024 were prepared by Town staff and audited by Apex Accounting, Chartered Professional Accountants. The preparation of the consolidated financial statements have been audited by in accordance with generally accepted accounting principles for local governments, as recommended by the Public Sector Accounting Board (PSAB) of the Canadian Professional Accountants of Canada.

2024 Operating Results

The Town enjoyed good financial results for the 2024 fiscal year. The consolidated annual surplus was \$2.75 million, which is the net result of all of the Town's financial activities for the year. The consolidated surplus is significantly less than budgeted because two large grants were not received.

The impact of not getting the grants did not financially affect the Town because those funds would have been spent on projects. A very positive result was investment income earned in 2024 was \$725,000 higher than budget due to the high yielding investments purchased in 2023. In 2024, lower yields have decreased the future opportunities for such great yielding investments.

The Town has a variety of revenue sources the main sources were Taxation and grants in lieu of taxation of \$6.59 million, utility fees and charges were \$3.54 million, fees, charges and miscellaneous revenue totalled \$3.15 million \$2.75 million in government transfers, and \$1.18 million in investment income. Revenues were \$2.11 million lower than 2023 mostly because of the one-time Growing Community Fund Grant for \$2.38 million included in 2023 income.

The consolidated operating expenditures were under budget by \$377,000. Higher cost for RCMP, Protective Services were offset the operational savings in the Transportation and the Recreation and Community Services Departments in the General Fund (non-utility) expenses. Utility expenses were \$280,000 over budget primarily due to unbudgeted repairs required at the Waste Water Treatment Plant. The net savings (revenues higher than expenses) become surplus used to fund future operating and capital projects. While budgets are used to control municipal expenditures, it is only a forecast and therefore variances are experienced from internal and external factors. If a budget overage is expected in one area, then savings in other budgeted areas are sought to remain on target for the overall budget.

Capital Spending

The Town has an estimated \$216 million (replacement value) of assets that will require upgrading or replacement as they age. The Town is faced with this challenge of maintaining and replacing our infrastructure in an economically sustainable manner and keeping taxation and borrowing at a minimum. Please review Schedule 1 in the financial statements which categorizes the capital assets with historical cost.

A total of \$3.78 million was invested on additions to capital assets in 2024, very similar to 2023. The larger categories were \$1.25 million for Road Resurfacing projects, \$990,000 for buildings, \$657,000 for equipment replacements, and the Other which includes parks.

Long-term Debt

The long-term debt outstanding at December 31, 2024, was \$4.8 million, which is \$269,000 less than 2023. The decrease was the result of the principal repayments made in 2024. Property taxes and user fees pay only \$189,000 (44%) of the \$434,000 long-term debt principal and interest payments. Columbia Brewery pays for a substantial share of the wastewater treatment plant debt, and approximately half the Creston Emergency Services Building debt payments are paid by the RDCK areas receiving fire protection service from the facility.

In 2023, the Town received \$2.38 million from the Province of BC from the growing Communities Fund program for helping the Town manage the demands of growth on its infrastructure and amenity demands. The funds are to be spent within five years. The Town Council will use the funds as opportunities and challenges are identified to maximize the benefit of the program for the Town.

The Town incorporated the Creston Valley Housing Corporation (CVHC), a one hundred percent owned subsidiary in 2024. The CVHC, and appointed Board of Directors are tasked with facilitating a supply of suitable, attainable and sustainable rental and ownership units in the Town of Creston that are accessible to a larger portion of the population, in a financially prudent manner that supports economic development and workforce development. The financial results of the CVHC are consolidated in the Town's audited financial statements.

In summary, the Town is in a good financial position and we strive to be innovative and creative in terms of service delivery that reflects Council priorities and community expectations. The Town continues to be accountable in spending, sensitive to public needs and aims to preserve the current level of service and community infrastructure while dealing with the challenges of the economic realities we are faced with.



Steffan Klassen, CA

Director of Finance and Corporate Services

Organizational Structure & Senior Staff (as of December 2024)



Chief Administrative OfficerMike Moore
Emergency Management Coordinator.....Asha DeLisle
Manager of Community Planning & Development.....Joel Comer
Director of Finance & Corporate Services.....Steffan Klassen
Director of Infrastructure Services.....Ferd Schmidt
Manager of Engineering.....Colin Farynowski
Public Works Superintendent.....Brad Ziefflie

Fire Chief.....Jared Riel
Assistant Fire Chief.....Laura Dodman
Fire Service Coordinator / Captain.....Randall Fabbro
Fire Service Coordinator / Captain.....Mike Billheimer
Corporate Officer.....Kirsten Dunbar
Executive Assistant / Human Resources.....Marsha Neufeld
Municipal Services Coordinator and PlannerNatasha Ewashen
Communications CoordinatorBrandy Dyer



Top row – left to right: Colin Farynowski, Steffan Klassen, Brad Ziefflie
Middle row – left to right: Brandon Vigne, Kirsten Dunbar, Joel Comer,
Front row – left to right: Marsha Neufeld, Mike Moore, Natasha Ewashen, Asha DeLisle, Brandy Dyer. Missing: Ferd Schmidt



Left to Right: Mike Billheimer, Laura Dodman, Jared Riel. Missing: Randall Fabbro

Office of the Chief Administrator

What we do... The Chief Administrative Officer (CAO) is the primary link between Town Council, staff and the community. The CAO supports Council as it sets policy and strategic priorities, and provides leadership to ensure the implementation of Council decisions.

On a daily basis the CAO provides strategic advice to Mayor and Council, interacts with community groups and other government agencies, provides leadership and vision to the Town's leadership team and manages the human resources program. The CAO is supported by the Executive Assistant and Corporate Officer.

Corporate Services

What we do... Corporate Services is responsible for organizing and preparing agendas and minutes for Council and Council Committee Meetings, providing leadership to the Town's records management practices, maintaining and preserving the Town's records, and managing Freedom of Information and Protection of Privacy issues and requests, administering elections, and overseeing Human Resources, and Communications.

On a daily basis we... provide legislative advice to Mayor and Council, the CAO and the senior management team, manage contracts and agreements for the Town, continuously strive to improve the experience of our internal and external stakeholders, maintain employee records, manage bookings of municipal facilities, and provide leadership at the Creston Valley Youth Network. Corporate Services is supported by the Director of Finance and Corporate Services, Corporate Officer, Executive Assistant and Administrative Assistants.

Financial Services

What we do... Financial Services works as a strategic partner with various areas of the Town to ensure effective delivery of municipal services and programs by providing financial operations, financial planning and reporting, treasury, information technology, procurement, and risk management.

On a daily basis we... provide financial administration of the Town, collect taxes and user fees, issue business licenses, and provide frontline services to the general public at Town Hall. The Finance Department is supported by the Director of Finance and Corporate Services, Corporate Officer and Administrative Assistants.

Community Services

What we do... The Community Services division is part of a strategic approach to support all facets of community health and safety, livability, and economic prosperity. Their work is focused on activities and actions that enable citizens to have a high quality of life. Public Safety is achieved through fire rescue, policing, bylaw, and building inspections. Planning and land use staff provide guidance to community development and improved municipal services in parks, cemeteries and trails.

On a daily basis we... provide support to citizens through development permits, building permits, zoning amendments, and implementing initiatives from the Official Community Plan. Response agencies, such as the RCMP through municipal policing contract and the fire department, respond to the needs of our citizens 24 hours a day. Public Safety Compliance manage bylaw concerns to assist community members on being good neighbours to each other. Community Services is supported by the Manager of Community Planning and Development, Municipal Services Coordinator and Planner, Affordable Housing and Climate Change Coordinator, Public Safety Compliance Officer, Building Inspector, Fire Chief, RCMP Staff Sgt., and Administrative Assistants.

Infrastructure Services

What we do... The Infrastructure Services department is responsible for overseeing many of the Town's operations that are imperative to our daily lives. The team is responsible for planning, designing, constructing, operating, and maintaining Town infrastructure assets including roads, parks, trails, sidewalks, municipal buildings, water treatment and distribution networks, and sewer collection and treatment systems. We also oversee the collection of garbage through a contractor.

On a daily basis we... provide maintenance and repairs to municipal infrastructure — street sweeping, snow plowing, maintain road surfaces, sidewalks, water mains, sewer mains, etc. — and manage a complex wastewater treatment plant. We lead the management of infrastructure assets including water and sewer systems, municipal equipment and vehicles, parks, trails, and storm water management. Infrastructure Services is supported by the Director of Infrastructure Services, Public Works Superintendent, Public Works Staff, Wastewater Treatment Plant Staff, and Administrative Assistants.



Creston's Centennial



COUNCIL PROFILE

Town Council

Council has the authority to set budgets, levy taxes and establish policies to guide the growth, development and operation of the Town of Creston for the benefit and protection of its residents. The powers of the Council are exercised through the adoption of resolutions or the enactment of bylaws at Council meetings. Members of the public are encouraged to attend open Committee and Council Meetings – see the Town's website at www.creston.ca for information regarding dates and times of meetings.



In 2024 Council held:

31

Regular Council/
Committee of the
Whole Meetings

4

Special
Council
Meeting

12

Regular
Committee of the
Whole Meetings

4

Special
Committee of the
Whole Meetings



During the Regular & Special Meetings, Council:

Adopted

8

Corporate Policies

Adopted

16

Municipal Bylaws

Passed

541

Resolutions

Council Collectively Attended

213

Council, Board, Committee, and Commission Appointments

We, the Council of the Town of Creston, believe that the following statements reflect the ethical foundation of our Council and Community, and our relationship with our public.

The Council of the Town of Creston is prepared and committed to increase responsiveness to the needs of our public and to focus our organization's efforts on achieving the goals articulated through our Corporate Strategic Plan.



Our Vision

Our community working together to enhance the quality of life, now and into the future, for the Creston Valley.

Our Mission

Our Mission is to exhibit strong leadership by:

- Providing excellent public service and value through good governance and continued improvement;
- Maintaining a strong sense of community while embracing opportunities for growth that enhance our quality of life; and,
- Nurturing and preserving pride in our arts, culture, heritage, and lifestyle amenities.

Guiding Principles and Values

As people who care, we treat each other with respect and act with integrity by fostering attitudes that are professional, fair and just, through prioritizing:

- Collaborative Leadership
- Safety and Wellness
- Innovation and Creativity
- Quality of Life
- Equitable Partnerships and Alliances
- Recognition of Achievements
- Sustainability (Social, Environmental, Cultural, Economic)
- Transparency and Accountability
- Fiscal Responsibility

Town of Creston Council



An elected Council, comprised of a Mayor and six Councillors, governs the Town of Creston. Council is elected for a four-year term. The next municipal election will be held in October 2026.

Council and Committee of the Whole Meetings are held the second and fourth Tuesday of each month. The open portion of the meeting begins at 4:00 pm. There may be a “closed” portion of the meeting (which is closed to the public) that begins immediately following the open meeting.

In November 2024, Council began livestreaming and recording Council meetings. They can be viewed at creston.ca.

Council and Committee of the Whole Meetings are generally held in the Council Chambers at Town Hall and are open to the public to attend.

Town of Creston 2024 Council, Board, Committee, and Commission Appointments

Government Related Agencies

Arrow Creek Water Treatment & Supply Commission

Representative.....Councillor Dumas
 Alternate.....Councillor Holland

Creston Valley Services Committee

Representative.....Mayor DeBoon
 Alternate.....Councillor Dumas

Creston Valley Health Working Group

Representative.....Mayor DeBoon
 Alternate.....Councillor Baldwin

East and Joint Resource Recovery Commission (RDCK)

Representative.....Mayor DeBoon
 Alternate.....Councillor Hawton

Economic Action Partnership (EAP)

Representative.....Councillor Arès
 Alternate.....Councillor Eisler

Kootenay East Regional Hospital District

Director.....Councillor Baldwin
 Alternate Director.....Councillor Hawton

Emergency Management

Representative.....Councillor Hawton
 Alternate Director.....Councillor Dumas

Emergency Operations Centre

EOC Director.....Chief Administrative Officer
 Member.....Fire Chief
 Resource.....RDCK Emergency Coordinator, Creston, Areas A, B & C
 Council Liaisons.....Mayor DeBoon & Councillor Baldwin

Municipal Insurance Association of BC

Representative.....Councillor Hawton
 Alternate.....Councillor Eisler

Regional District of Central Kootenay

Director.....Mayor DeBoon
 Alternate Director.....Councillor Dumas

Regional District of Central Kootenay Water Services Committee

Representative.....Councillor Dumas
 Alternate Representative.....Councillor Holland

Community Organizations

Creston & District Library Board	
Representative.....	Councillor Arès
Alternate.....	Councillor Holland
Community Arts Council of Creston	
Representative.....	Councillor Eisler
Representative.....	Councillor Arès
Creston Climate Action Society	
Representative.....	Councillor Arès
Alternate.....	Councillor Hawton
Creston Valley Blossom Festival Association	
Representative.....	Councillor Dumas
Alternate.....	Councillor Holland
Creston Valley Chamber of Commerce	
Representative.....	Councillor Eisler
Representative.....	Councillor Holland
Creston Valley Chamber of Commerce Festival Committee	
Representative.....	Councillor Dumas
Creston Valley Community Housing Society	
Representative.....	Councillor Eisler
Alternate.....	Councillor Dumas
Creston Valley Trails Society	
Representative.....	Councillor Hawton
Alternative.....	Councillor Eisler

Other Organizations

Creston Valley Forest Corporation	
Director.....	Councillor Baldwin
Alternate.....	Councillor Hawton
Creston Valley Regional Airport Society	
Liaison.....	Councillor Dumas
Alternate.....	Councillor Holland

Select Committees

Affordable Housing and Development Committee

Chair.....Mayor DeBoon
 Vice Chair.....Councillor Eisler
 Alternate.....Councillor Baldwin

Cemetery Advisory Committee

Members.....Mayor DeBoon
 Members.....Councillor Dumas

Centennial Event Advisory Committee

Member.....Councillor Baldwin
 Member.....Councillor Dumas

Parcel Tax Roll Review Panel (Foot Frontage)

Chair.....Councillor Holland
 Member.....Councillor Hawton
 Member.....Director of Finance & Corporate Services

Permissive Tax Exemption Review Committee

Member.....Councillor Dumas
 Member.....Councillor Baldwin



Photo by Cheryl Jagers

2024 Strategic Focus Areas

The following represent the key "Focus Areas" that Council identified as having the most profound impact on the community. These focus areas are further broken down into strategic initiatives, and finally, the projects that support them are identified and will be measured and tracked by Council throughout the term.



COMMUNITY SAFETY & SECURITY

Council recognizes that a community's strength is in its safety and will focus on ensuring residents feel safe in the Town's Region.



LIVABILITY

The Town is an inclusive, connected place for residents to play, celebrate the arts and connect with nature.



ECONOMIC HEALTH

We support and enhance economic health as being critically linked to quality of life in our community.



SERVICE EXCELLENCE

The Town is disciplined in its own service delivery and fiscally responsible in its management of assets and regional relationships.

COMMUNITY SAFETY & SECURITY



Public Safety

Support the key services that make all our residents feel safe.

Emergency Management

Continue to take a leadership role regionally to prepare, protect and plan for the impact of emergency events.

Housing

Continue to find innovative solutions to support the dignity of our residents by encouraging diverse housing options.

Transportation

Advocate for highway and transportation improvements to make travel within the region safer and affordable.

KEY PROJECTS

The following are the projects identified by Council that will advance this Focus Area:

- Creston Valley Fire Service Business Alignment Plan
- Community Safety Improvements
- Regional Policing Study
- Emergency Management Program
- Continuity of Operations Plan
- Critical Infrastructure Planning
- Zoning Bylaw No. 1958 (2022) & OCP amendment for supporting housing diversity
- Housing Hub Website
- Accessory Dwelling Unit Guidelines & Plans

LIVABILITY



AREAS OF FOCUS

Connectivity

Develop sustainable, active, safe, and efficient transportation.

Vibrant Arts and Culture

Celebrate the artistry and diversity of our community based on individual lived experience.

Volunteer Support

Enable and encourage volunteers and community organizations addressing social and environmental issues.

Recreation

Maintain and enhance opportunities for our residents to connect in community spaces and live healthy lives.

KEY PROJECTS

The following are the projects identified by Council that will advance this Focus Area:

- Trails Master Plan
- Accessibility Plan
- Town of Creston Centennial
- Celebration (100 year)
- Parks Master Plan

ECONOMIC HEALTH



AREAS OF FOCUS

Business Friendly

Provide an environment where new and existing businesses can thrive.

Proactive Community Growth

Create infrastructure policies and programs so residents can thrive.

Vibrant Downtown

Recognize the importance of a vibrant downtown with community pride, livability and economic prosperity.

KEY PROJECTS

The following are the projects identified by Council that will advance this Focus Area:

- Creston valley Airport Master Plan
- Developer's Information and Procedures Bylaw
- Facilitate increasing industrial land availability
- Creston Valley-Kootenay Lake Wayfinding Project
- Highway 3 Re-alignment
- Facilitate the redevelopment of key sites and underutilized lots in downtown
- Market Park with Yaqan Nukiq Amakis 0- Phase II
- Business Licenses Program and Bylaw Update

SERVICE EXCELLENCE



AREAS OF FOCUS

Community Engagement

Facilitate proactive and transparent communication with community members.

Participate Regionally

Continue to engage regionally to enhance the economic, social and environmental health of the region.

Management of Assets

Proactively plan for the financial impact of sustainably managing our assets.

Governance

Focus on systems and communication that ensures we are supportive and strong leaders in our roles.

KEY PROJECTS

The following are the projects identified by Council that will advance this Focus Area:

- Communications Strategy
- Website Re-Development
- Increase services Online
- Social Procurement Policies
- Storm Water Master Plan
- Road Condition Field Assessment
- Vehicle Replacement Policy
- Creston Climate Action Plan
- Performance Tracking and Reporting
- Identify key performance indicators to align with strategic initiatives



Photo by Andrew Bibby



OPERATIONAL ACTIVITIES

Protective Services

Fire & Rescue

The role of the Fire Service involves the development, direction and supervision of effective fire prevention and fire rescue operations at residential and commercial structure fires, wildland fires, motor vehicle accidents, medical emergencies, hazardous materials incidents and technical rescue calls. This requires the training and development of volunteer Firefighters, supervision, planning of facilities, equipment, supplies, and apparatus. Prevention keeps everyone safe which is why we are in the community promoting home and personal fire safety.



811
Total
Emergency
Responses

191
Fire
Responses

443
Medical
Responses

89
Rescue/Motor
Vehicle Responses

81
Public Service
Responses

35
Provincial Wildfire
Deployment Days

7
Hazardous Materials
Responses

46
Public Engagement/
Education



Emergency Management Creston

Emergency Management Creston helps protect residents in the event of emergencies or disasters related to various hazards, through municipal leadership in the development and implementation of policies, plans, and a range of programs.

We work to:

Mitigate

Prevent and minimize disasters by eliminating or reducing hazards

Prepare

Prepare to respond and cope during disasters

Respond

Effectively react when disasters occur

Recover

Build back better, stronger, and more inclusively after disasters happen

Grants

\$150,000 was granted from the Union of BC Municipalities to develop a Hazard, Risk, and Vulnerability Assessment.

The assessment will:

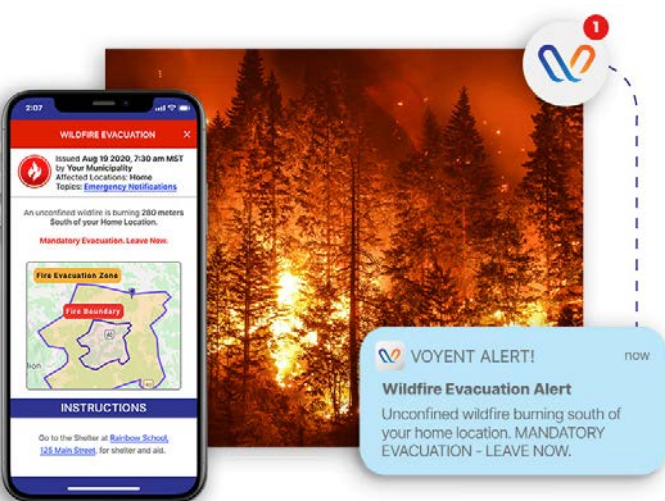
- Help meet legislative requirements
- Inform risk-based decisions to address vulnerabilities, mitigate hazards, prepare for, respond to, and recover from a range of hazard events
- Inform Town plans, policies, and bylaws
- \$200,000 was granted from the Union of BC Municipalities to reduce the risk of wildfires and mitigate their impacts on the Town of Creston. Mitigation work includes:
 - Fuel management prescription on Town and Crown-owned land
 - Development of the Home Partners program to engage homeowners in voluntary wildfire mitigation activities
 - Dissemination of educational information regarding wildfire

Emergency Notifications

Download the Voyent Alert! App to receive real-time notifications and important updates about local emergency or disaster related information including crisis updates and alerts. By staying connected, you can be prepared and informed about events affecting our community.

FireSmartBC

Three staff members trained to become Wildfire Mitigation Specialists to offer residents free professional FireSmartBC home assessments with property-specific recommendations for developing a resilient home to the impacts of wildfire.



Wildfire

Wildfires are a significant threat to our region, especially during the dry summer months. EMC is dedicated to monitoring fire risks, coordinating with firefighting agencies, and providing timely information to residents. In the event of a wildfire, we will implement an evacuation plan and work to protect homes, businesses, and natural resources.

Extreme weather

From heavy snowfall and ice storms in the winter to severe thunderstorms and heatwaves in the summer, extreme weather can cause widespread disruption. EMC closely monitors weather patterns and provides alerts and safety information to help residents prepare and respond effectively.

Industrial accidents

Industrial accidents pose unique challenges. Whether it's a hazardous materials spill, or a failure in critical infrastructure, EMC is equipped to coordinate a swift response to protect public safety and minimize impact.

Power outages

Power outages can occur due to severe weather, accidents, or technical failures. EMC works with utility providers to restore power as quickly as possible and ensures that critical services are maintained during prolonged outages. We also provide resources to help residents cope with outages, particularly during extreme temperatures.

Flood

Flooding is a concern, particularly during the spring thaw or after heavy rainfall. EMC monitors water levels, issues warnings, and works with local authorities to implement flood control measures. We also provide guidance on how residents can protect their property and ensure their safety during flood events.

Disease outbreak

Public health emergencies, such as disease outbreaks, require coordinated efforts to prevent and control the spread of illness. EMC works closely with health agencies to monitor potential threats, distribute vital information, and implement public health measures to protect the community.

Planning & Development

Planning & Development are functions of the Town's Community Services Department. The department is involved in implementation of Council's direction regarding land use matters within Town boundaries. This includes processing of development permits, rezoning applications, building permits, and development variance permits. Additional activities include GIS mapping support, coordination of public consultations involving land use, liaising with community groups for public improvements and events, and working to achieve the long-term objectives of Council, as outlined in the Official Community Plan.



5

Development
Permit Applications
Received

4

Subdivision
Applications
Received

18

Residential Units
Created
(includes secondary suites)

256

Building
Inspections
Performed

\$5.4
MILLION

Total Value of
Residential
Construction

\$4.6
MILLION

Total Value of
Commercial, Industrial
Institutional, and
Governmental

\$45
MILLION

Total Value of
Residential
Construction
2015 - 2024

\$23
MILLION

Total Value of Commercial,
Institutional, Institutional,
& Governmental
Construction 2015 - 2024



Zoning or OCP Bylaw Amendments:

1

Zoning Amendment
with Notice of
First Reading

2

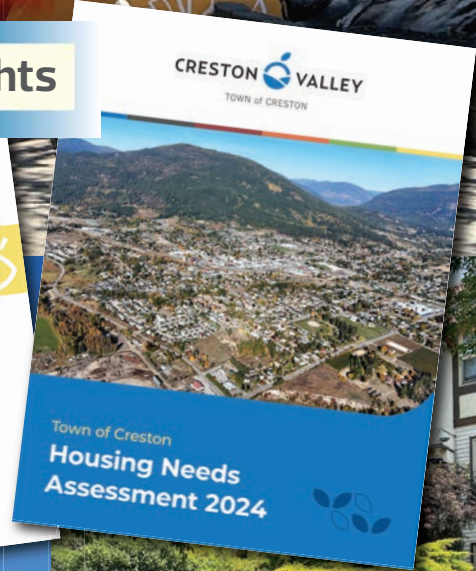
Zoning/OCP
Amendments Requiring
a Public Hearing



Bike Fix-it Stations, Downtown Murals, Accessibility Plan, Housing Needs Assessment, Grand Opening of ʔakuᑎni



2024 Project Highlights

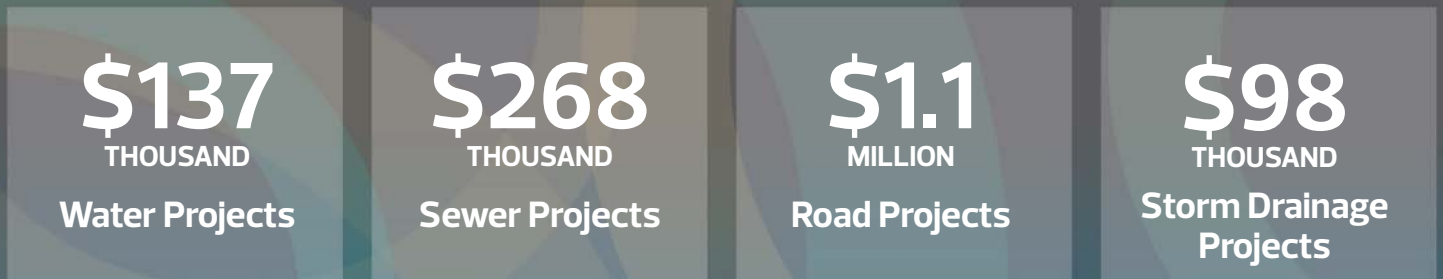


Infrastructure Services

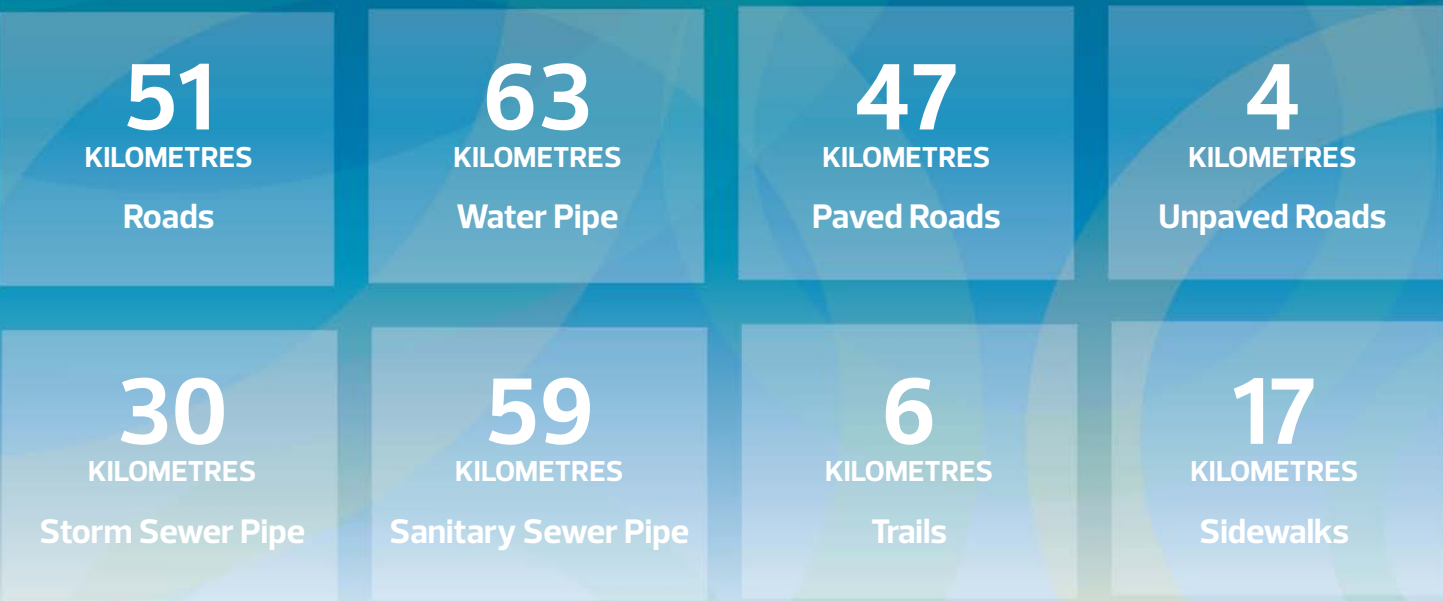
Infrastructure Services is the largest department in the Town of Creston organizational structure. Responsibilities include engineering, maintenance, construction, and operations of Town-owned services and property. Work in the Infrastructure Services department focuses on roads, parks, solid waste management, water utility services, sanitary and storm utility services, capital works construction, trails, sidewalks, building maintenance, cemeteries, and asset management.



2024 Projects

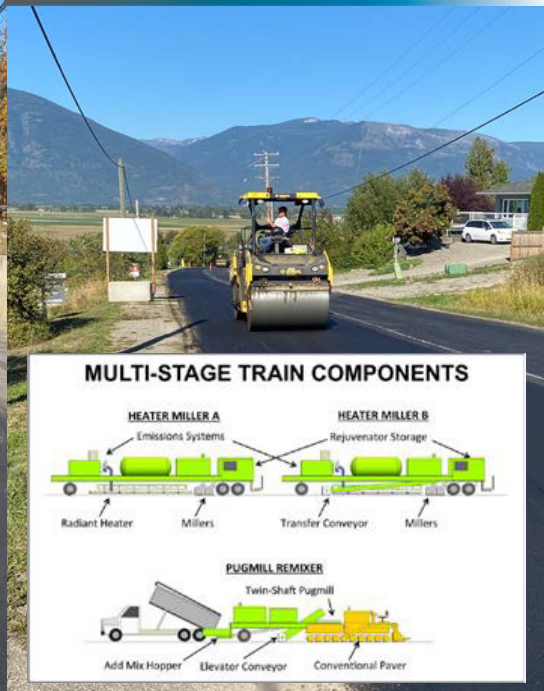


Ongoing Maintenance

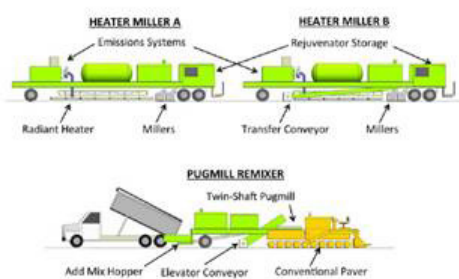




2024 Feature Project



MULTI-STAGE TRAIN COMPONENTS



2024 Feature Project: Hot In-Place Recycling (HIP)

The Town of Creston successfully completed a significant road rehabilitation project in 2024 using the innovative Hot In-Place Recycling (HIP) method. This process involved heating, removing, and mixing the existing surface asphalt with a recycling agent and up to 15% new asphalt, then repaving—all in a single continuous operation.

The project addressed surface distresses such as cracking, raveling, potholes, and rutting, significantly enhancing ride quality. By recycling 100% of the existing pavement, HIP minimized greenhouse gas emissions and material costs. The method also reduced traffic disruptions, allowing immediate use of the repaved roads. As part of this program, 5.6 kilometers of Creston's 47-kilometer paved road network were successfully rehabilitated.

Creston's commitment to sustainable infrastructure and reducing inconvenience to residents was clearly demonstrated through this project.

Parks & Green Spaces

The Town of Creston maintained thirteen parks/green spaces in 2024 that provide residents and visitors with opportunities for great scenery, fun and exercise. Whether you're looking for a waterpark or play-ground for the little ones, a quiet place to eat lunch under the trees, or a place for celebrations, we've got you covered.

11th Avenue Walkthrough Park



Downtown Greenspace



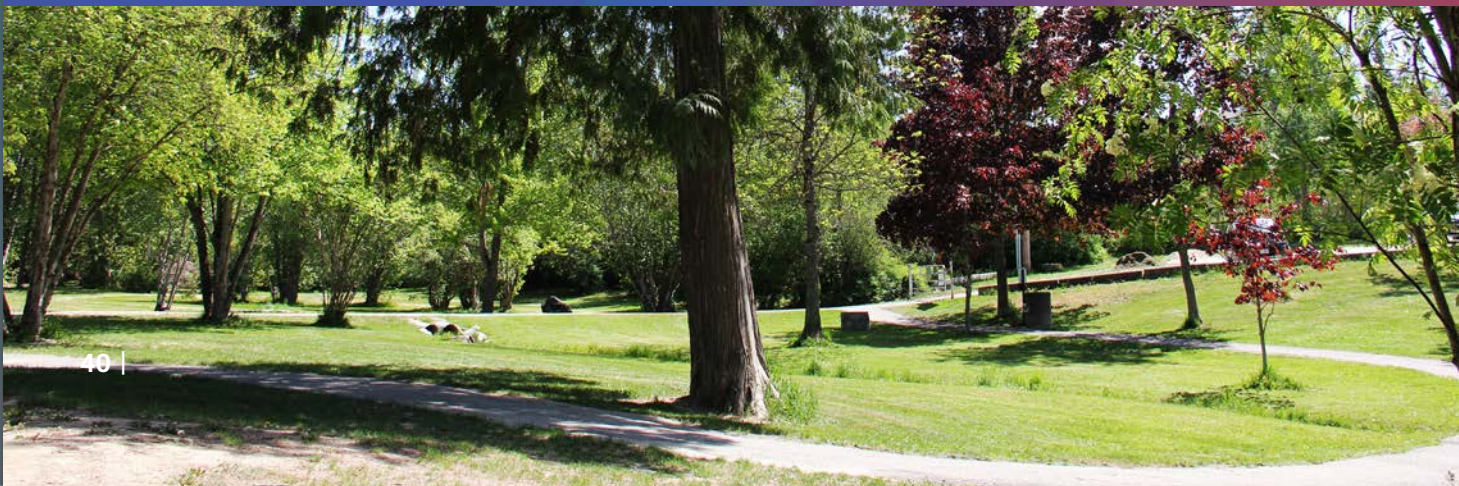
Staking Park



Rotary Park



Schikurski Park





Centennial Park



Burns Park





Millennium Park



Downtown Spirit Square



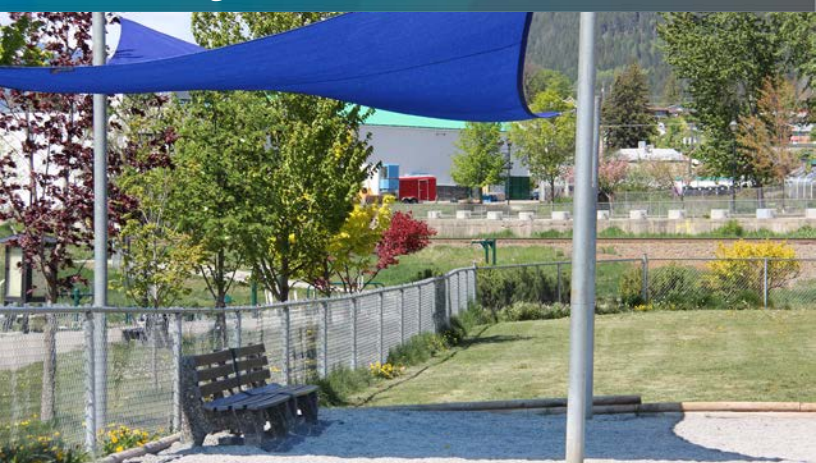


Bike Park at Dodd's Creek Park



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Dog Park at Dodd's Creek Park



Dodd's Creek Park



Walking Trails

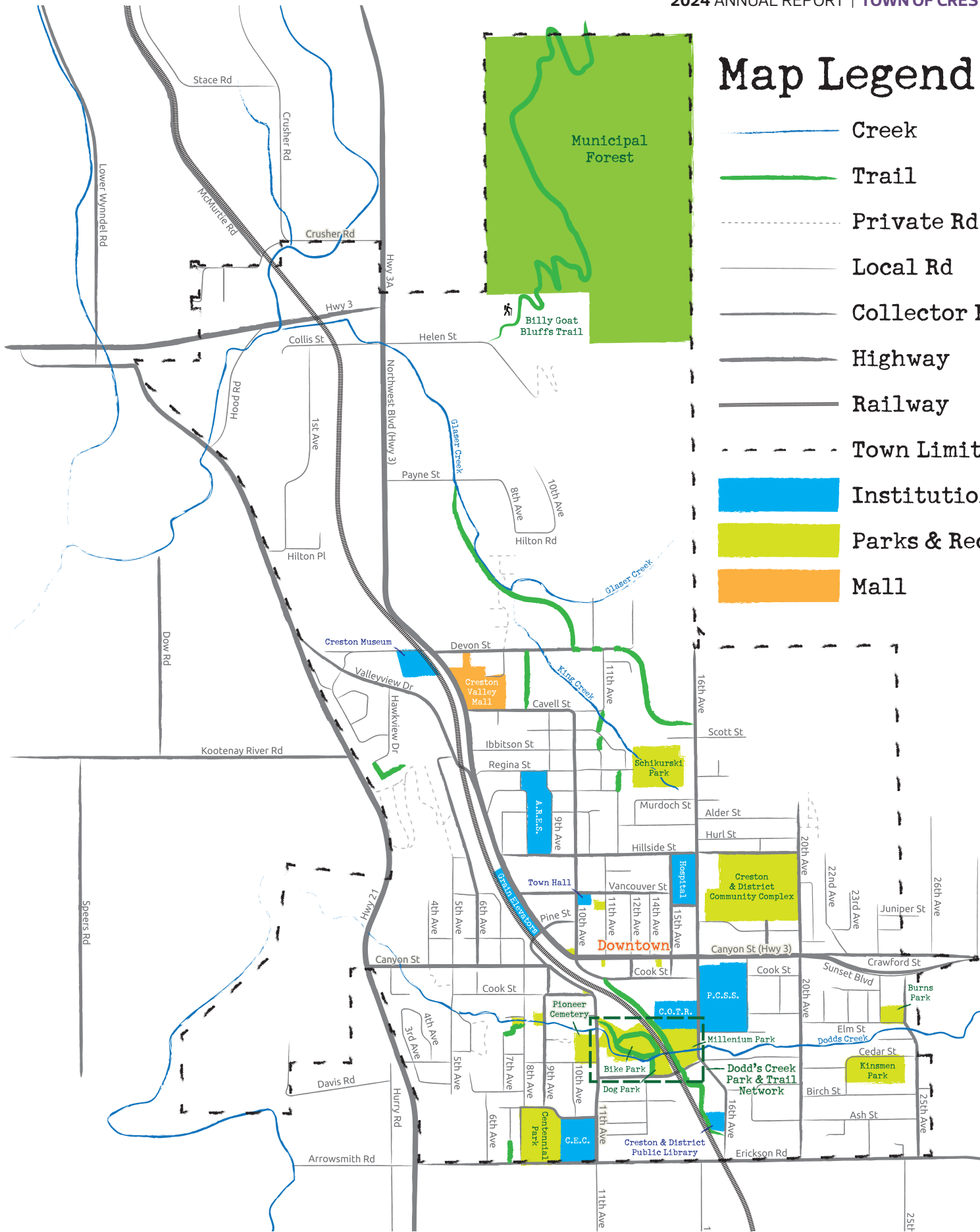
The Town of Creston maintained seven municipal trails in 2024 which include:

- Billy Goat Bluffs Hiking Trail
- Glaser Trail (Devon Street – Payne Street)
- Devon St. – 16th Avenue North
- 8th Ave N Trail (Cavell Street – Devon Street)
- Steve's Ride (Dodd's Creek Park)
- 16th Avenue South (Library) – Cedar Street
- Cedar Street – Cook Street



Map Legend

- Creek
- Trail
- Private Rd
- Local Rd
- Collector Rd
- Highway
- Railway
- Town Limit
- Institutional
- Parks & Rec
- Mall



Municipal Buildings

The Town of Creston owned and maintained nine municipal buildings in 2024, along with several other outbuildings, such as public washrooms and reservoir buildings.

Town Hall



RCMP Detachment



Public Works Building





Creston Education Centre ▲



▲ Previous Fire Hall



Previous Ambulance Station ▲



Creston Emergency Services Building ▼

▲ Fire Training Centre



Waste Water Treatment Plant ▼

▼ Creston Valley Youth Network



Finance & Corporate Services

The Finance & Corporate Services Department is responsible for providing a full range of financial services including: budgeting, financial control and reporting, payroll, accounts payables / receivables, taxation, utility billing, cash management, and banking. Additionally, the Department oversees the provision of corporate human resource management, information technology, strategic planning, telecommunications, records management, and freedom of information services.



\$12.6
MILLION

Property Tax
Collected

12

THOUSAND

Phone
Inquiries

\$3.5
MILLION

Water/Utilities
Collected

\$17.2
MILLION

Total
Revenues

\$14.8
MILLION

Operating
Expenses

\$2.8
MILLION

Total Grants and
Transfers Received

622

Business
Licenses
Issued

510

Animal
Licences
Issued

10,272

Total Receipt
Payments
Processed

Permissive Tax Exemptions

Permissive tax exemption is available for qualifying, Creston-based, charitable or non-profit organizations, athletic or service clubs, care facilities, and private hospitals. Statutory exemptions are made for places of public worship, cemeteries, libraries, seniors' facilities, and hospitals. Organizations that own or lease property in Creston that is used for the benefit of the community can request to be exempted from paying property taxes by filling out an application.

		Folio Number	Tax Value of Municipal Exemption for 2024	Total Value of Taxes Exempted for 2024
Seventh-Day Adventist Church	713 Cavell Street	00020.075	\$952	\$2,092
Christ Church Anglican (Synod of Diocese of Kootenay)	422 – 7th Avenue North	00061.020	\$254	\$558
Creston Trinity Housing Society	136 10th Avenue N	00129.000	\$3,842	\$8,258
Trinity United Church (Trustees Congregation Creston)	128 – 10th Avenue N.	00131.040	\$3,955	\$8,692
St. Stephens Presbyterian Church	306 Northwest Blvd.	00159.010	\$1,047	\$2,301
Provincial Rental Housing Corp (Erickson Golden Manor)	915 Vancouver St	00171.010	\$961	\$2,067
Creston Valley Seniors Association	810 Canyon Street	00180.000	\$1,287	\$2,828
Valley Community Services Society	915 Pine St.	00183.020	\$4,337	\$9,260
Kootenai Community Centre Society	806 Cook St	00190.120	\$641	\$1,378
Creston Valley Gleaners Society	807 Canyon Street	00193.010	\$3,870	\$8,264
Creston Valley Gleaners Society	113 8th Avenue N	00213.030	\$3,030	\$6,471
Nexus Community Support Society	105 8th Ave S	00221.020	\$1,469	\$3,136
Cresteramics Society for the Handicapped	921 Railway Boulevard	00290.100	\$3,462	\$7,392
Kootenay Employment Services Society (Day Care)	419 4th Ave S	00384.900	\$1,770	\$3,805
Nexus Community Support Society	205 7th Ave N	00403.070	\$1,410	\$3,011
Creston & District Chamber of Commerce	121 Northwest Boulevard	00412.100	\$5,521	\$11,788
Kootenay Employment Services Society	119–11th Avenue	00540.000	\$4,183	\$8,931
Kootenay Employment Services Society	123–11th Avenue	00541.000	\$3,064	\$6,543
Royal Canadian Legion, Branch 29	137 – 11th Avenue N.	00544.000	\$2,748	\$5,906
Creston Judo Club	Suite B4 – 1230 Canyon St.	00637.000	\$1,123	\$2,398
Redeemer Lutheran Church of Creston	305 – 15th Avenue N.	00672.000	\$490	\$1,078
Creston Pharmacy (Town of Creston Lease)	1130 Cook St	00687.300	\$1,691	\$3,610
Kootenai Community Centre Society	1508 Cook Street	00705.000	\$2,164	\$4,625
1411 Canyon St (Greenspace)	1411 Canyon Street	00722.000	\$903	\$1,929
Creston New Life Christian Church	1821 Elm Street	00757.269	\$412	\$906
Roman Catholic Bishop of Nelson (Holy Cross Parish)	128 – 16th Avenue N.	00757.376	\$2,266	\$4,981
Creston Valley Gymnastics Club	1714 Canyon Sreet	00757.556	\$4,380	\$9,352
Creston Valley Community Housing Society	215 25th Ave S	00758.138	\$2,319	\$4,985
Grace Christian Fellowship Society	2416 Cedar Street	00758.160	\$297	\$652
Lower Kootenay Band Development Corp		00758.785	\$820	\$1,763
Creston Baptist Church of Creston	605 – 25th Avenue S.	00758.825	\$577	\$1,269
Creston & District Historical & Museum Society	219 Devon Street	05025.000	\$5,550	\$11,851
Creston & District Historical & Museum Society	323 Devon Street	05030.000	\$775	\$1,677
Trustees Creston Jehovah Witnesses	1323 Northwest Blvd.	05109.000	\$723	\$1,589
The Church of God in Christ and (Mennonite)	1152 Highway 21	05205.200	\$4,574	\$9,832
			\$76,865	\$165,178



Town of Creston

FINANCIAL STATEMENT 2024

TOWN OF CRESTON

INDEX TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

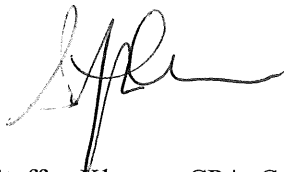
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MANAGEMENT REPORT

Management is responsible for the preparation of the accompanying consolidated financial statements. The financial statements have been prepared in accordance with the accounting policies disclosed in Note 1 to the consolidated financial statements and include amounts that are based on estimates and judgements. Management believes that the financial statements fairly present the Town of Creston's consolidated financial position and results of operations. The integrity of the information presented in the financial statements, including estimates and judgements relating to matters not concluded by fiscal year-end, is the responsibility of management. The financial statements have been approved by Council.

Management has established and maintained appropriate systems of internal control including policies and procedures, which are designed to provide reasonable assurance that the Town of Creston's assets are safeguarded and that reliable financial records are maintained to form a proper basis for the preparation of the financial statements.

The independent external auditors, Apex Accounting, Chartered Professional Accountants, have been appointed by Council to express an opinion as to whether the consolidated financial statements present fairly, in all material respects, the Town of Creston's financial position, results of operations, and changes in net financial position in conformity with the accounting policies disclosed in Note 1 to the consolidated financial statements. The report of Apex Accounting, Chartered Professional Accounts, follows and outlines the scope of their examination and their opinion on the consolidated financial statements.

A handwritten signature in black ink, appearing to read 'Steffan Klassen', with a stylized flourish at the end.

Steffan Klassen, CPA, CA
Director of Finance and Corporate Services

April 22, 2025

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council Town of Creston

Opinion

We have audited the accompanying financial statements of the Town of Creston, which comprise the consolidated statement of financial position as at December 31, 2024, and the consolidated 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 accompanying financial statements present fairly, in all material respects, the financial position of the Town as at December 31, 2024, and its financial performance 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Town 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 the 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 Town'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 Town or cease operations, or has no realistic alternative but to do so.

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

INDEPENDENT AUDITORS' REPORT, continued

Auditors' 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 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 of the effectiveness of the Town'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 Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements, or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of the Auditors' report. However, future events or conditions may cause the Town 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.

The logo for Apex Accounting, featuring the company name in a stylized, handwritten-style script.

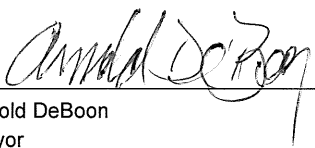
Chartered Professional Accountants

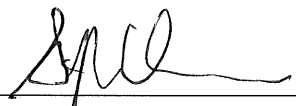
Creston, BC
April 22, 2025

Town of Creston
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2024

	2024	2023
Financial Assets		
Cash and investments (Note 2)	\$ 18,173,190	\$ 15,526,631
Accounts receivable (Note 3)	1,748,744	1,273,627
MFA deposits (Note 4)	216,336	213,699
Loans receivable (Note 5)	1,820,129	1,929,488
	21,958,399	18,943,445
Financial Liabilities		
Accounts payable and accrued liabilities (Note 6)	3,958,654	2,042,816
Deferred revenue (Notes 7 & 8)	1,248,956	1,083,147
Development cost charges (Note 9)	515,339	486,995
Reserve MFA	216,336	213,699
Long-term debt (Note 11)	4,800,137	5,068,800
Asset Retirement Obligations (Note 12)	760,338	667,175
	11,499,760	9,562,632
Net Financial Assets	10,458,639	9,380,813
Non-financial assets		
Tangible capital assets (Notes 1 & 13, Schedule 1)	54,344,225	52,637,883
Supply inventory	609,122	628,602
Prepaid expenses	166,199	178,046
	55,119,546	53,444,531
Accumulated surplus	\$ 65,578,185	\$ 62,825,344
Represented by:		
Operating fund (Schedule 2)	13,242,589	12,282,026
Capital fund (Schedule 2)	1,086,996	1,086,996
Statutory reserve fund (Schedule 2)	2,464,842	2,554,405
Equity in tangible capital assets (Note 14)	48,783,758	46,901,917
	\$ 65,578,185	\$ 62,825,344

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


 Arnold DeBoon
 Mayor


 Steffan Klassen, CPA, CA
 Director of Finance and Corporate Services

Town of Creston
CONSOLIDATED STATEMENT OF OPERATIONS
for the year ended December 31, 2024

	2024 Budget	2024	2023
Revenue			
Property Taxes (Note 15)	\$ 6,578,623	\$ 6,577,966	\$ 6,150,043
Grants in Lieu of Taxes	8,400	8,986	8,160
Sale of services (Note 16)	2,437,326	2,672,653	2,428,878
Government transfers (Note 18)	19,990,482	2,753,893	4,722,989
Investment income	454,924	1,179,898	1,180,477
Utility user fees and connection charges	4,914,479	3,541,716	3,388,283
Developer Asset Contributions	-	-	142,310
Other	410,898	474,082	1,294,904
	34,795,132	17,209,194	19,316,044
Expenses			
General government	2,568,712	2,557,947	2,382,042
Municipal contribution for RCMP services	1,481,730	1,608,465	1,307,635
Protective services	1,951,849	2,075,952	1,958,300
Transportation	1,540,148	1,301,705	1,151,703
Health and Welfare	576,760	574,272	547,984
Recreation and Community Services	1,730,850	960,383	838,508
Water Services	1,189,787	1,222,954	1,187,966
Sewer Services	333,058	411,827	296,127
Waste water treatment plant operation	1,161,352	1,329,238	1,150,253
Debt financing	200,751	237,555	281,457
Bank Charges	5,100	6,592	6,021
Amortization (Note 1, Schedule 1)	2,092,815	2,127,738	2,230,055
Accretion	-	29,246	27,383
Loss on write down of accounts receivable	-	-	120,941
Loss from sale/write down of tangible capital assets	-	12,479	89,864
	14,832,912	14,456,353	13,576,239
Annual surplus	19,962,220	2,752,841	5,739,805
Accumulated surplus at beginning of year	62,825,344	62,825,344	57,085,539
Accumulated surplus at end of year	\$ 82,787,564	\$ 65,578,185	\$ 62,825,344

Commitments and Contingencies are specified in Note 19.

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

Town of Creston**CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
for the year ended December 31, 2024**

	2024 Budget	2024	2023
Annual surplus	\$ 5,269,212	\$ 2,752,841	\$ 5,739,805
Acquisition of tangible capital assets	(4,609,906)	(3,782,541)	(3,788,094)
Increase in tangible assets due to asset retirement obligations	-	(63,917)	(639,792)
Amortization of tangible capital assets	2,092,815	2,127,738	2,230,055
Loss from sale/write down of tangible capital assets	-	12,479	89,864
	2,752,121	1,046,600	3,631,838
Acquisition of supply inventory		(103,229)	(126,445)
Acquisition of prepaid expense		(196,115)	(196,552)
Deposit made on property purchase		-	-
Consumption of supply inventory		122,608	157,679
Use of prepaid expense		207,962	188,699
		31,226	23,381
Increase in net financial assets	2,752,121	1,077,826	3,655,219
Net financial assets at beginning of year	9,380,813	9,380,813	5,725,594
Net financial assets at end of year	\$ 12,132,934	\$ 10,458,639	\$ 9,380,813

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

Town of Creston
CONSOLIDATED STATEMENT OF CASH FLOWS
for the year ended December 31, 2024

(Indirect method)	2024	2023
Operating transactions:		
Annual surplus	\$ 2,752,841	\$ 5,739,805
Non-cash and non-financial items:		
Amortization	2,127,738	2,230,055
Accretion	29,246	27,383
Decrease (increase) in prepaid expenses	11,847	(7,853)
Decrease in supply inventory	19,480	31,231
Loss from sale/write down of tangible capital assets	12,479	89,864
Changes to financial assets/liabilities:		
Increase in accounts receivable	(475,117)	(323,798)
(Increase) decrease in MFA cash deposits	(2,637)	172,810
Decrease in loan receivable	109,359	109,032
Increase in accounts payable	1,915,838	228,491
Increase (decrease) in deferred revenue	165,809	(583,478)
Increase in development cost charges	28,345	24,939
Increase (decrease) in MFA Reserves	2,637	(172,810)
Cash provided by operating transactions	6,697,865	7,565,671
Capital transactions:		
Acquisition of tangible capital assets	(3,782,541)	(3,788,094)
Cash applied to capital transactions	(3,782,541)	(3,788,094)
Financing transactions:		
Debt repayment	(233,221)	(367,738)
Actuarial Adjustments	(35,544)	(156,959)
Cash applied to financing transactions	(268,765)	(524,697)
Increase in cash and investments	2,646,559	3,252,880
Cash and investments at beginning of year	15,526,631	12,273,751
Cash and investments at end of year	\$ 18,173,190	\$ 15,526,631
Represented by		
Bank deposits and petty cash	600,069	937,372
Investments	17,573,121	14,589,259
	\$ 18,173,190	\$ 15,526,631

General

The Town of Creston (the "Town") was incorporated in 1924, under the Local Government Act of British Columbia. The Town's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, health and welfare, water, sewer and parks.

1. Significant Accounting Policies

a. Basis of Presentation

The Consolidated Financial Statements of the Town of Creston (the Town), which are the representation of management, are prepared in accordance with Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board (PSAB). The Consolidated Financial Statements reflect the combined results and activities of the reporting entity which is comprised of the Operating, Capital and Reserve funds controlled or owned by the Town. Inter-fund transactions have been eliminated on consolidation.

- i. Operating Funds: These funds include the General, Water and Sewer operations of the Town. They are used to record the operating costs of the services provided by the Town.
- ii. Capital Funds: These funds include the General, Water and Sewer Capital Funds. They are used to record the acquisition and disposal of property and equipment and their related financing.
- iii. Reserve Funds: Under the Community Charter, Town Council may, by bylaw, establish statutory reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required, Town Council may, by bylaw, transfer all or part of the balance to another reserve fund. Reserves created as non-statutory segregations of surplus do not have the same formal restrictions as those created by bylaw.
- iv. Trust Funds: These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB recommendations on financial statement presentation for local governments, trust funds are not included in the Town's consolidated financial statements. Trust funds administered by the Town are presented in Note 10.

b. Revenue Recognition

Sources of revenue are recorded on the accrual basis and include revenue in the period in which the transactions or events occurred that give rise to the revenues, and expenses in the period the goods and services are acquired and a liability is incurred or transfers are due. Taxation revenues are recognized at the time of issuing the property tax notices for the fiscal year. Sale of services and user fee revenues are recognized when the service or product is rendered by the Town. Grant revenues are recognized when all eligibility criteria has been met. Unconditional government transfers are recognized upon receipt. Revenue unearned in the current period is recorded as deferred revenue.

c. Investments

Investments are carried at market value. Accrued interest and any accrued gains and losses are recognized when investments are adjusted to reflect market value.

d. Use of Estimates

The preparation of financial instruments in accordance with PSAB, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Significant areas requiring estimates include the useful lives of tangible capital assets for amortization, asset retirement obligations, provision for contingencies, inventory valuation and obsolescence, impairment of long-lived assets, accrued liabilities, fair value of investments, pension plans, and deferred revenue. Actual results could differ from management's best estimates as additional information becomes available in the future.

1. Significant Accounting Policies (continued):

e. Cash and Equivalents

Cash and Equivalents include cash on hand, bank balances, and Municipal Finance Authority (MFA) pooled investment funds and guaranteed investment certificates.

f. Tangible Capital Assets

Tangible capital assets, comprised of capital assets and capital work-in-progress, are recorded at cost less accumulated amortization and are classified according to their functional use. Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing the year after the asset is put in to service. Donated tangible capital assets are reported at fair value at the time of donation. Estimated useful lives as follows:

Asset Type	Useful Life
Parks Infrastructure	15-50
Building Structure	20-50
Building Improvements	10-40
IT Equipment/Furniture	3-10
Equipment/Vehicles	7-25
Capital Lease Assets	35
Infrastructure (dependent upon component and material)	
Transportation	10-100
Water Infrastructure	10-100
Sewer Infrastructure	10-100
Drainage Infrastructure	10-100

g. Budget Figures

The budget figures are from the Annual Five-Year Financial Plan Bylaw adopted before May 15 of each year.

h. Inventories

The inventories are stated at the lesser of cost and net realizable value. Cost is generally determined on a first-in first-out basis. Obsolete items are written off.

i. Post Employment Benefits

Vacation and sick pay are charged in the year incurred. Sick time is non-accumulative and vacation has limited accumulation based on language in the collective agreement for CUPE employees or by administrative policy for staff. Employment contracts of certain non-union employees obligate the Town to the payment of severance and benefit amounts on termination under certain conditions.

j. Reserve for Future Expenditures

The reserve for future expenditures represents amounts set aside for future operating expenditures.

k. Statutory Reserve Funds

The use of these funds is restricted by the Community Charter and associated Municipal Bylaws. Statutory reserve funds are funded 100% by cash and temporary investments.

l. Financial Instruments

The Town carries several financial instruments. Unless otherwise noted, it is management's opinion that the Town is not exposed to significant currency or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values, unless otherwise noted.

1. Significant Accounting Policies (continued):

m. Government Transfers

Government transfers are recognized as revenue in the period that the transfer is authorized, eligibility criteria, if any, have been met, and a reasonable estimate of the amount to be received can be made.

n. Contributed Tangible Capital Assets

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. Developer asset contributions consist of infrastructure built by the developer as required to service newly developed lands. Upon acceptance by the Town, all risks and rewards of ownership for those assets are passed on to the Town.

o. Segment Disclosure

A segment is defined as a distinguishable activity or group of activities of government for which it is appropriate to separately report financial information. The Town has provided definitions of segments used for the presentation of financial information in segmented format (Note 20). Schedule 3 provides a table of the segmented revenue and expenses for the Town.

p. Contaminated Sites

Under PS3260 governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the standard including sites that are no longer in productive use and sites which the Town accepts responsibility. There were no such sites that had contamination in excess of an environmental standard which required remediation at this time, therefore no liability at December 31, 2024.

q. Asset Retirement Obligations

An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset that the Town will be required to settle. The Town recognizes asset retirement obligations when there is a legal obligation to incur retirement costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

Asset retirement obligations are initially measured at the best estimate of the amount required to retire a tangible capital asset at the financial statement date. The estimate of a liability includes costs directly attributable to asset retirement activities.

Asset retirement obligations are recorded as liabilities with a corresponding increase to the carrying amount of the related tangible capital asset. Subsequently, the asset retirement costs are allocated to expenses over the useful life of the tangible capital asset. The obligation is adjusted to reflect period-to-period changes in the liability resulting from the passage of time and for revisions to either the timing or the amount of the original estimate of the undiscounted cash flows or the discount rate.

r. Deferred Revenue

Deferred revenue represents funds received for specific purposes which are externally restricted by legislation, regulation, or agreement and are not available for general municipal purposes as well as licences, permits, other fees and grants which have been collected, but for which the related services have not been performed and or projects have not been constructed. These amounts will be recognized as revenues in the fiscal year in which it is used for the specific purpose, the services are performed and or the projects are constructed.

s. Consolidation of Town owned Corporation

The Town owns 100% of Creston Valley Housing Corporation. The financial statements of Creston Valley Housing Corporation are fully consolidated with those of the Town. All inter-entity transactions and unrealized gains are eliminated in the consolidated financial statements. The accounting policies of the Creston Valley Housing Corporation are adjusted to conform to those of the Town.

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2024

2. Cash and Equivalents

	2024	2023
Restricted cash and investments		
Statutory Reserves (Schedule 2)	\$ 2,464,842	\$ 2,554,404
Restricted Revenues (Notes 8 and 9)	746,834	892,614
	<u>3,211,676</u>	<u>3,447,018</u>
Unrestricted cash and investments	14,961,514	12,079,613
Total cash and investments	<u>\$ 18,173,190</u>	<u>\$ 15,526,631</u>

3. Accounts Receivable

	2024	2023
Property Taxes	\$ 552,909	\$ 506,292
Other Governments	820,392	577,712
Trade and other	375,443	189,623
Total accounts receivable	<u>\$ 1,748,744</u>	<u>\$ 1,273,627</u>

4. Deposit and Reserve - Municipal Finance Authority

The Municipal Finance Authority of British Columbia (the Authority) provides capital financing for regional districts and their member municipalities. The Authority is required to establish a Debt Reserve Fund. The Authority must then use this fund if at any time there are insufficient funds to meet payments on its obligations. If this occurs the regional districts may be called upon to restore the fund.

Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the financing agreements. The interest earned on the Debt Reserve Fund, less administrative expenses, becomes an obligation of the Authority to the regional districts.

Upon the maturity of a debt issue, the unused portion of the Debt Reserve Fund established for that issue will be discharged to the Municipality. The proceeds from these discharges will be credited to income in the year they are received. As at December 31, the total of the Debt reserve fund was comprised of:

	2024	2023
Cash deposits	\$ 75,741	\$ 75,741
Demand notes	140,595	137,958
	<u>\$ 216,336</u>	<u>\$ 213,699</u>

5. Loans Receivable

Effective November 2022, The Town signed a 30 year agreement with British Columbia Emergency Health Services (BCEHS) to provide a home for the BCEHS ambulance service for the Creston Valley. The agreement requires the BCEHS to pay \$1,964,228 over a 20 year loan amortization with interest at prime set every 3 years. The rate for the first 3 years is 5.95%. In addition to the capital payments, the BCEHS will contribute annually to its' share of operating costs. If the lease is terminated early, BCEHS will pay back any remaining loan balance at the time of termination.

Since 2008, the Creston Valley Regional Airport Society (CVRAS) has operated the Town owned airport on behalf of the Town. In 2010, Town of Creston loaned \$25,001 to the CVRAS in order to help with working capital requirements for the on-going fuel sales which the CVRAS assumed. The loan is without interest, secured either by fuel receipts or fuel inventory, and is repayable upon the end of the operating agreement and any renewals.

In 2017, The Town of Creston loaned the CVRAS \$107,000 towards the purchase of a caretaker's residence located at the airport. The loan is being repaid over 10 years with annual installments paid every November and bears an interest rate of 3%. The residence would become the property of the Town in the event that the CVRAS would discontinue operating. The balance at December 31, 2024 was \$35,507.

	2024		2023
Creston Valley Airport Society	\$ 60,508	\$	71,656
British Columbia Emergency Health Services	1,759,621		1,857,832
	<u>\$ 1,820,129</u>	\$	<u>1,929,488</u>

6. Accounts payable and accrued liabilities

	2024		2023
Other governments	\$ 2,021,869	\$	1,080,809
Accrued wages and benefits	556,902		599,753
Trade and other	1,379,883		362,254
	<u>\$ 3,958,654</u>	\$	<u>2,042,816</u>

7. Deferred Revenue

	2024		2023
Prepaid taxes	\$ 240,661	\$	220,458
Deposits	273,230		150,142
Federal gas tax (Note 8)	231,495		405,619
Other	503,570		306,928
	<u>\$ 1,248,956</u>	\$	<u>1,083,147</u>

8. Federal Gas Tax

Gas Tax funding is provided by the Government of Canada and use of the funding is restricted by the terms of a funding agreement between the local government and the Union of British Columbia Municipalities. Gas Tax funding may be used towards certain public transit, community energy, water, wastewater, solid waste and Town building projects, as specified in the funding agreements. This amount is reported in the Deferred Revenue line on the Statement of Financial Position.

Federal Gas Tax Agreement Funds	2024	2023
Opening balance of unspent funds	\$ 405,619	\$ 236,593
Add: Amount received during the year	317,627	306,477
Interest earned	13,032	10,356
Less: Amount spent on eligible project costs	(504,783)	(147,807)
Closing balance of unspent funds	<u>\$ 231,495</u>	<u>\$ 405,619</u>

9. Development Cost Charges

Development Cost Charges are restricted revenue liabilities representing funds received from developers and deposited into a separate reserve fund for capital expenses. In accordance with PSAS, the Town records these funds as restricted revenue which is then recognized as revenue when the related costs are incurred.

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance	
Infrastructure DCC	\$ 486,995	\$ -	\$ 28,344	\$ -	\$ 515,339	
Reserve by Bylaw	Roads	Water	Sanitary	Storm	Parks	Total
Duganville (BL 839)	\$ -	\$ 19,398	\$ 4,394	\$ 27,538	\$ -	\$ 51,330
Parks Reserve (BL 1264)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
McLaren (BL 1331)	\$ -	\$ 6,891	\$ -	\$ -	\$ -	\$ 6,891
Alice Siding (BL 1463)	\$ 685	\$ 197,609	\$ 61,627	\$ -	\$ -	\$ 259,921
Alice Siding (BL 1712)	\$ 113,246	\$ 20,845	\$ 48,069	\$ -	\$ 15,037	\$ 197,197
Grand Total:	\$ 113,931	\$ 244,743	\$ 114,090	\$ 27,538	\$ 15,037	\$ 515,339

10. Trust Funds

The Town operates the cemetery and maintains a cemetery perpetual care fund in accordance with the Cremation, Interment and Funeral Services Act. The trust fund assets and liabilities are not included in the consolidated financial statements. At December 31, 2024, the balance of funds held in trust was \$318,404 (2023 - \$280,048).

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2024

11. Long-Term Debt

Purpose	By-law	Remaining Term	Rate	2024	2023
GENERAL FUND					
Debenture Debt					
Emergency Services Building	1872	28	2.58% (a)	\$ 2,781,871	\$ 2,856,204
Emergency Services Building	1872	29	3.36% (a)	1,430,813	1,465,834
				<u>4,212,684</u>	<u>4,322,038</u>
SEWER FUND					
Debenture Debt					
Water Pollution BVF Cover	1734	4	4.52%	100,806	148,562
WWTP Upgrade	1707	6	3.15% (a)	486,647	598,200
				<u>587,453</u>	<u>746,762</u>
				<u>\$ 4,800,137</u>	<u>\$ 5,068,800</u>

(a) Interest repaid on a straight line basis

The following principal amounts are payable over the next five years:

Future minimum principal payments and actuarial additions of existing debt are due as follows:

	General Fund	Sewer Fund	Total
2025	\$ 105,264	\$ 129,700	\$ 234,964
2026	105,264	131,506	236,770
2027	105,264	80,200	185,464
2028	105,264	80,200	185,464
2029	105,264	-	105,264
2030 and subsequent	2,349,986	-	2,349,986
	2,876,306	421,606	3,297,912
Actuarial addition *	1,336,378	165,847	1,502,225
	<u>\$ 4,212,684</u>	<u>\$ 587,453</u>	<u>\$ 4,800,137</u>

* Actuarial Adjustments represent interest earned on sinking funds held by the Municipal Finance Authority. Such interest is used to reduce the principal amount of outstanding debt.

12. Asset Retirement Obligations

The Town owns and operates assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. Following the adoption of Public Account Standard PS 3280 *Asset Retirement Obligation*, the Town recognized an obligation relating to the removal of the hazardous materials in these assets as estimated at January 1, 2023. The transition and recognition of asset retirement obligations involved an accompanying increase to the Buildings, Other, and Water Infrastructure capital assets. The increase in capital assets is amortized on a straight-line basis over the remaining expected useful life of the related assets.

The Town has adopted this standard prospectively. Under the prospective method, the discount rate and assumptions used on the initial recognition are those as the date of the adoption of the standard. Estimated costs totalling \$3,142,851 have been discounted using a present value calculation with a discount rate of 4.28%. The timing of these expenditures is estimated to occur between 2025 and 2072 with the regular replacement, renovation or disposal of assets. No recoveries are expected at this time.

	2024	2023
Opening asset retirement obligations	\$ 667,175	\$ -
Initial recognition of expected cash flows		
General Fund Assets		
Buildings	63,917	438,476
Other	-	140,548
Water Assets	-	48,612
Sewer Assets	-	12,156
	731,092	639,792
Increase due to accretion	29,246	27,383
Closing asset retirement obligation	\$ 760,338	\$ 667,175

13. Tangible Capital Assets

	2024	2023
	Net Book	Net Book
	Value	Value
Land	\$ 4,660,939	\$ 4,454,465
Building	13,155,118	12,366,999
Machinery and Equipment	1,761,347	1,429,120
Engineering structures		
Water	8,011,216	8,195,504
Sewer	13,082,355	13,531,504
Drainage	2,369,201	2,369,629
Roads	7,150,917	6,394,887
Other	3,682,827	2,020,722
WIP	470,305	1,875,053
Total	\$ 54,344,225	\$ 52,637,883

For additional information, see the Consolidated Schedule of Tangible Capital Assets (Schedule 1)

14. Equity in Tangible Capital Assets

Equity in tangible capital assets (TCA) represents the net book value (NBV) of total capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2024	2023
Proof:		
Equity in Physical Assets, opening	\$ 46,901,917	\$ 44,936,427
Add:		
Capital Acquisitions	3,782,541	3,788,094
Debt principal repayment	233,221	367,738
Asset Retirement Obligation Asset additions	63,917	639,792
Actuarial Adjustments	35,544	156,961
Less:		
Loss on Disposals	(12,479)	(32,262)
Asset Retirement Obligation	(63,917)	(639,792)
ARO Accretion	(29,246)	(27,383)
ARO Amortization	(16,860)	(139,692)
Write-down of WIP	-	(57,603)
Amortization	(2,110,880)	(2,090,363)
	<u>\$ 48,783,758</u>	<u>\$ 46,901,917</u>

15. Net Taxation

	2024	2023
General Municipal purposes	\$ 5,755,084	\$ 5,327,229
Collections for other governments		
Provincial Education	2,268,162	2,140,281
Regional Hospital District - East Kootenay	519,792	428,922
Municipal Finance Authority	288	277
BC Assessment Authority	53,471	50,497
Regional District of Central Kootenay	3,147,811	3,056,330
	<u>11,744,608</u>	<u>11,003,536</u>
Transfers to other governments		
Provincial Education	2,268,162	2,140,281
Regional Hospital District - East Kootenay	519,792	428,922
Municipal Finance Authority	288	277
BC Assessment Authority	53,471	50,497
Regional District of Central Kootenay	3,147,811	3,056,331
	<u>5,989,524</u>	<u>5,676,308</u>
Net Municipal Taxes	5,755,084	5,327,228
Water and Sewer Funds - Frontage Taxes	822,882	822,815
	<u>\$ 6,577,966</u>	<u>\$ 6,150,043</u>

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2024

16. Sale of Services, User Rates, Rentals

	2024	2023
Sale of cemetery plots and burial charges	\$ 74,505	\$ 72,989
Regional District - cemetery	94,453	106,185
- fire protection and rescue	1,063,578	982,345
Provincial - fire suppression and rescue	136,261	182,729
Fines	39,530	42,015
Licences and permits	176,145	121,561
Rents	491,472	352,868
Solid Waste Collection and Disposal Fees	464,778	445,548
Concessions and franchises	96,894	93,914
Miscellaneous fees and charges	35,037	28,724
Total	<u>\$ 2,672,653</u>	<u>\$ 2,428,878</u>

17. Expenditure by Object

	2024	2023
Goods and Services	\$ 6,356,568	\$ 5,761,327
Interest and Finance Charges	237,556	281,457
Salaries, wages and benefits	5,555,812	4,932,106
Amortization	2,127,738	2,230,055
Accretion	29,247	27,383
Other	149,432	343,911
	<u>\$ 14,456,353</u>	<u>\$ 13,576,239</u>

18. Government Transfers

	2024	2023
Federal: Conditional transfers	\$ 500,200	\$ 643,300
Provincial: Conditional transfers	520,329	2,625,777
Unconditional transfers	615,051	562,000
Regional/Other: Conditional transfers	1,118,313	891,912
Total	<u>\$ 2,753,893</u>	<u>\$ 4,722,989</u>

19. Commitments and Contingencies

- a. The municipality and its employees contribute to the Municipal Pension Plan (Plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2024, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 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 actuarial valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3.761 billion funding surplus for basic pension benefits on a going concern basis.

In 2024, the Town paid \$331,849 (2023 - \$296,155) in employer contributions to the plan.

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

- b. The Town is responsible, as a member of the Regional District Central Kootenay, for its portion of any operating deficits or long-term debt related to functions in which it participates.
- c. The Town is a subscribed member of the Municipal Insurance Association of British Columbia (The "Exchange") as provided by section 3.02 of the Insurance Act of the Province of British Columbia. The main purpose of the Exchange is to pool the risks of liability so as to lessen the impact upon any subscriber. Under the Reciprocal Insurance Exchange Agreement, the Town is assessed a premium and specific deductible for its claims based on population. The obligation of the Town with respect to the Exchange and/or contracts and obligations entered into by the Exchange on behalf of its subscribers in connection with the Exchange are in every case several, not joint and several. the Town irrevocably and unconditionally undertakes and agrees to indemnify and save harmless the other subscribers against liability losses and costs which the other subscriber may suffer.
- d. The nature of the Town's activities is such that there is litigation pending or in progress at any time. With respect to unsettled claims at December 31, 2024, management is of the opinion that the Town has valid defences and appropriate insurance coverage in place, or if there is unfunded risk, such claims are not expected to have material effect on the Town's financial position. Outstanding contingencies are reviewed on an ongoing basis and are provided for based on management's best estimate of the ultimate settlement.

20. Segmented Disclosure

The Town of Creston has identified the General Government, Municipal Share of RCMP Costs, Protective Services, Transportation Services, Sanitation and Waste Removal, Cemetery Services, Community Planning, Recreation, Water Utility and Sewer Collection and Treatment as distinguishable activities of the municipality for which it is appropriate to separately report financial information.

The nature of the activities of these identified segments are as follows:

The General Government function provides for the on-going daily operations for the municipality

The Municipal Share of RCMP Costs - function are the activities associated with the cost of having the RCMP detachment in Creston including the officers, administrative and victim services staff, jailing costs as well as building costs.

The Protective Services function includes fire department, building inspection, animal control and bylaw compliance and enforcement services.

The Health and Welfare function is divided into two distinct services, Sanitation and Waste Removal and Cemetery Services.

Recreation and Community Services are divided into two distinct services, the Community Planning function administer all land development applications as zoning and Official Community Plan management, and the Recreation Services function takes care of the parks and trails in Creston.

The Water Utility function is a self funded service which is responsible for the procurement and delivery of drinking water throughout the municipality.

The Sewer Utility function is a self fund services which is responsible for the collection and treatment of wastewater for residences, commercial and industry.

The financial activities of these segments are reported in the following Schedule of Consolidated Operations by Segment (Schedule 3).

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2024

21. Accumulated Surplus

	2024	2023
Unappropriated Surplus/(Deficit)		
General Fund	\$ 1,545,099	\$ 1,421,635
Water Fund	3,570,590	3,132,051
Sewer Fund	2,227,208	2,208,378
Capital Surplus	1,086,996	1,086,996
	<u>8,429,893</u>	<u>7,849,060</u>
Less: Non-financial component (prepaids & inventory)	(775,321)	(806,648)
Amount available to finance operations	<u>7,654,572</u>	<u>7,042,412</u>
Non-Statutory Reserves		
Operating Reserves	711,120	605,495
Operating Capital Replacement Reserves	5,188,572	4,914,468
	<u>5,899,692</u>	<u>5,519,963</u>
Statutory Reserves		
Property purchase reserve	27,051	25,563
Parking reserve	38,996	36,851
Water district reserve	251,671	210,332
Growing Communities Fund reserve	2,147,124	2,281,658
	<u>2,464,842</u>	<u>2,554,404</u>
Subtotal	<u>16,019,106</u>	<u>15,116,779</u>
Equity in Tangible Capital Assets	<u>48,783,758</u>	<u>46,901,917</u>
Add back unappropriated surplus amounts not available to finance operations	775,321	806,648
	<u>\$ 65,578,185</u>	<u>\$ 62,825,344</u>

The Unappropriated Surplus is the amount of Accumulated Surplus remaining after deducting the other appropriated surplus balances (see below). It is available to temporarily finance operations until planned revenues (i.e. property taxes, grants etc.) are received, or for other operating or capital purposes as determined by Council, to the extent that it is available as cash.

The Non-Statutory and Statutory Reserves are Accumulated Surplus that have been set-aside by decision of Council for a specified purpose. The Statutory Reserves have been established by bylaw in accordance with the *Community Charter* and their use is restricted by the related bylaw and legislation. In the normal course of operations, these funds will be used to finance the future services or capital works for which they have been appropriated.

Equity in Tangible Capital Assets is equal to the book value of the tangible capital assets less related long-term debt. In the normal course of operations the tangible capital assets will not be available to finance operations, but will be consumed/used to provide services, and the debt will be repaid by future period revenues.

22. Comparative Figures

Certain of the comparative figures for 2023 have been restated to conform with the financial statements presentation adopted in the current year.

Schedule 1

Town of Creston
Consolidated Schedule of Tangible Capital Assets
Year Ended December 31, 2024

	Equipment/ Furniture/ Vehicles				Engineering Structures				Other	WIP	2024		2023	
	Land	Buildings			Water	Sewer	Drainage	Streets			Total	Total	Total	Total
Historical Cost:														
Opening Balance	\$ 4,454,465	\$ 14,613,785	\$ 5,731,992	\$ 13,346,080	\$ 26,497,353	\$ 5,229,189	\$ 20,045,383	\$ 1,875,053	\$ 5,382,534	\$ 1,875,053	\$ 97,175,835	\$ 97,175,835	\$ 92,853,657	\$ 92,853,657
Additions	206,474	989,127	657,380	87,930	103,640	63,299	1,255,277	1,824,162	1,824,162	(1,404,748)	3,782,541	3,782,541	3,788,094	3,788,094
Additions due to ARO Recognitor	-	63,917	-	-	-	-	-	-	-	-	63,917	63,917	639,792	639,792
Note (13)														
Disposals	-	-	(196,273)	-	(25,068)	-	-	(3,653)	-	-	(224,994)	(224,994)	(44,199)	(44,199)
Write Downs and Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	(61,508)	(61,508)
Closing Balance, Dec. 31	\$ 4,660,939	\$ 15,666,829	\$ 6,193,100	\$ 13,434,010	\$ 26,575,925	\$ 5,292,488	\$ 21,297,006	\$ 7,206,697	\$ 470,305	\$ 470,305	\$ 100,797,299	\$ 100,797,299	\$ 97,175,835	\$ 97,175,835
Accumulated Amortization:														
Opening Balance	\$ -	\$ 2,246,786	\$ 4,302,872	\$ 5,150,576	\$ 12,965,848	\$ 2,859,560	\$ 13,650,496	\$ 3,361,812	\$ -	\$ -	\$ 44,537,950	\$ 44,537,950	\$ 42,323,737	\$ 42,323,737
Amortization Expense	-	255,594	313,921	271,511	551,224	63,727	499,247	155,656	-	-	2,110,880	2,110,880	2,090,363	2,090,363
Amortization of ARO Assets	-	9,332	-	708	419	-	-	6,401	-	-	16,860	16,860	139,692	139,692
Effects of Disposals and	-	-	(185,041)	-	(23,921)	-	(3,653)	-	-	-	(212,615)	(212,615)	(15,840)	(15,840)
Closing Balance, Dec. 31	-	2,511,711	4,431,752	5,422,794	13,493,570	2,923,286	14,146,090	3,523,869	-	-	46,453,075	46,453,075	44,537,952	44,537,952
Net book value for year ended December 31, 2024	\$ 4,660,939	\$ 13,155,118	\$ 1,761,347	\$ 8,011,216	\$ 13,082,355	\$ 2,369,201	\$ 7,150,917	\$ 3,682,827	\$ 470,305	\$ 470,305	\$ 54,344,224	\$ 54,344,224	\$ 52,637,883	\$ 52,637,883

Town of Creston
Consolidated Schedule Surplus and Reserves
Year Ended December 31, 2024

SCHEDULE 2

	Balances, Beginning of Year	Contributions From Operations	Withdrawals for Capital Purposes	Withdrawals for Operating Purposes	Interest Earnings	Balances, End of Year
OPERATING FUND SURPLUS						
SURPLUS						
General Fund Surplus	\$ 1,421,635	\$ 123,464	\$ -	\$ -	\$ -	\$ 1,545,099
Water Fund Surplus	3,132,051	575,627	(137,088)	-	-	3,570,590
Sewer Fund Surplus	2,208,378	339,859	(321,029)	-	-	2,227,208
	<u>6,762,064</u>	<u>1,038,950</u>	<u>(458,117)</u>	<u>-</u>	<u>-</u>	<u>7,342,897</u>
NON STATUTORY RESERVES						
Police Operating Reserve	137,190	-	-	(133,248)	-	3,942
Health Promotion & EDC Reserve	70,042	22,242	-	(4,156)	-	88,128
Green Initiatives Reserve	241,985	236,786	-	(18,189)	-	460,582
Engineering Reserve	77,096	-	-	(11,670)	-	65,426
Bin Replacement Reserve	51,839	27,634	-	-	-	79,473
Cemetery Operating Reserve	27,341	-	(13,772)	-	-	13,569
	<u>605,493</u>	<u>286,662</u>	<u>(13,772)</u>	<u>(167,263)</u>	<u>-</u>	<u>711,120</u>
CAPITAL REPLACEMENT RESERVES						
Public works equipment reserve	337,244	222,200	(197,984)	-	-	361,460
Fire equipment replacement reserve	577,357	125,377	(35,498)	-	-	667,236
Infrastructure Reserve	1,423,221	486,187	(716,142)	-	-	1,193,266
Wastewater treatment plant reserve	2,576,647	240,000	-	-	149,963	2,966,610
	<u>4,914,469</u>	<u>1,073,764</u>	<u>(949,624)</u>	<u>-</u>	<u>149,963</u>	<u>5,188,572</u>
TOTAL OPERATING FUND SURPLUS	<u>12,282,026</u>	<u>2,399,376</u>	<u>(1,421,513)</u>	<u>(167,263)</u>	<u>149,963</u>	<u>13,242,589</u>
CAPITAL FUND SURPLUS						
General Capital Fund Surplus	190,536	-	-	-	-	190,536
Water Capital Fund Surplus	321,995	-	-	-	-	321,995
Sewer Capital Fund Surplus	574,465	-	-	-	-	574,465
	<u>1,086,996</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,086,996</u>
STATUTORY RESERVES						
Property purchase reserve	25,563	-	-	-	1,488	27,051
Parking reserve	36,851	-	-	-	2,145	38,996
Water district reserve	210,332	29,098	-	-	12,241	251,671
Growing Communities Fund	2,281,658	-	(240,137)	-	105,603	2,147,124
	<u>2,554,404</u>	<u>29,098</u>	<u>(240,137)</u>	<u>-</u>	<u>121,477</u>	<u>2,464,842</u>
TOTAL SURPLUS AND RESERVES	<u>\$ 15,923,426</u>	<u>\$ 2,428,474</u>	<u>\$ (1,661,650)</u>	<u>\$ (167,263)</u>	<u>\$ 271,440</u>	<u>\$ 16,794,427</u>

Town of Creston
Schedule of Consolidated Operations by Segment
Year Ended December 31, 2024

	General Government	Municipal Share of RCMP Costs	Health & Welfare						Recreation and Community Services				Water Utility	Sewer Utility	Unallocated	2024 Total	2023 Total
			Protection Services	Transportation	Sanitation and Waste Removal		Cemetery Services	Community Planning	Recreation								
Revenue																	
Taxation	\$ -	\$ 1,266,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,503	\$ 432,379	\$ 4,497,807	\$ 6,586,952	\$ 6,158,203	
Sale of services and rents	294,667	144,939	1,379,063	4,500	463,955	168,958	96,111	23,568				-	-	96,892	2,672,653	2,428,878	
Government transfers	1,065,230	42,455	195,987	659,084	-	6,236	32,617	21,173				-	116,059	615,052	2,753,893	4,722,989	
Investment income	2,735	-	-	-	-	-	-	-				182,288	282,734	712,141	1,179,898	1,180,477	
Utility user fees and connection charges	-	-	-	-	-	-	-	-				1,414,051	2,127,664	-	3,541,715	3,388,283	
Development Cost Charge Revenue	-	-	-	-	-	-	-	-				-	-	-	-	-	
Developer Asset Contributions	-	-	-	-	-	-	-	-				-	-	-	-	-	
Other	230,756	-	22,632	105,458	-	-	200	300				-	-	114,736	474,082	142,310	
	1,593,388	1,453,657	1,597,682	769,042	463,955	175,194	128,928	45,041				1,986,842	2,958,836	6,036,628	17,209,193	19,316,044	
Expenses																	
Salaries and Wages	1,584,138	115,953	1,434,356	648,444	17,036	113,462	281,004	367,523				238,864	755,032	-	5,555,812	4,932,106	
Goods and Services	927,073	1,492,512	639,097	628,830	409,509	27,409	188,740	123,116				956,850	963,432	-	6,356,568	5,761,327	
Debt Financing	-	-	163,622	-	-	-	-	-				-	73,934	-	237,556	281,457	
Amortization	-	-	-	499,247	-	-	-	-				272,219	551,643	804,629	2,127,738	2,230,055	
Accretion	-	-	-	-	-	-	-	-				2,170	543	26,534	29,247	27,383	
Other	65,805	-	2,500	24,430	6,856	-	-	-				27,241	22,600	-	149,432	343,911	
	2,577,016	1,608,465	2,239,575	1,800,951	433,401	140,871	469,744	490,639				1,497,344	2,367,184	831,163	14,456,353	13,576,239	
Total	\$ (983,628)	\$ (154,808)	\$ (641,893)	\$ (1,031,909)	\$ 30,554	\$ 34,323	\$ (340,816)	\$ (445,598)				\$ 489,498	\$ 591,652	\$ 5,205,465	\$ 2,752,840	\$ 5,739,805	

Town of Creston
Schedule of Provincial COVID 19 Safe Restart Grant Utilization
Year Ended December 31, 2024

SCHEDULE 4

	2024	2023
Beginning Balance	\$ -	\$ 90,524
COVID 19 Safe Restart Grant Revenue	-	-
Operating Costs		
Supplies	-	-
Extra Cleaning Labour	-	-
Communications	-	-
Equipment Rentals & Costs	-	-
Fire Department Costs	-	-
Sick Pay	-	-
Total	-	-
Capital Costs		
Contribution towards Excess		
Emergency Services Building Costs	-	90,524
Remaining Grant Funds (included in General Fund Surplus)	\$ -	\$ -

Town of Creston
Growing Communities Fund Reserve
Year Ended December 31, 2024

SCHEDULE 5

	2024	2023
Beginning Balance	\$ 2,281,658	\$ -
Growing Communities Fund Grant	-	2,350,000.00
Interest Earned on Funds	105,603	88,807.00
Eligible Costs		
Purchase of Birch Street Property for Future Housing Development	-	(157,149.00)
Municipal Housing Corporatation Start-up costs	(19,899)	-
Purchase of Armitage Cente (Former Chamber Building)	(220,238)	-
Remaining Reserve Balance	<u>\$ 2,147,124</u>	<u>\$ 2,281,658</u>

The Province of BC distributed conditional Growing Communities Fund grants to local governments to help them build community infrastructure and amenities to meet the demands of population growth. The Town of Creston received \$2,350,000 in March of 2023.

