



2025 ANNUAL REPORT



TOWN of CRESTON



Creston at a Glance

Average House Value in 2025*

Creston \$435,965

British Columbia \$1,814,022

*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 \$4,882

British Columbia \$8,214

* 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

39

Building Permits Issued in 2025

Total Construction Value \$1.05 million



Population

5,980

Estimate Provided by Province of BC



Business Opportunities

615

Licences Issued in 2025



Property Assessments

\$1.41

Billion in 2025

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Introductions



Message from the Mayor

Reflecting on 2025, it has been another full and productive year for Council, staff, and our community. As always, much of the work happens both at the Council table and out in the community, and I had the opportunity to attend close to 100 events, meetings, and functions over the course of the year in addition to our regular Council meetings.

Early in the year, we established the Housing Corporation Board, with participation from members of the community. The Board has been meeting regularly and has helped set the direction we are taking. We are now looking ahead to construction beginning later this summer, which is an important step forward in addressing housing in Creston.

We also spent time planning for the future of our infrastructure and services. The Airport Master Plan was completed with the support of Aero Consulting, giving us a clearer path forward for that asset. In

addition, a Fire Services Master Plan was developed through consultant work, helping ensure we are prepared to meet both current and future needs in emergency services.

Physician recruitment continues to be a priority. We have carried on with the work established through the Creston Valley Health Working Group, recognizing how important it is to support and attract medical professionals to our area.

Council also reviewed REDI Grant applications and distributed funding to support local initiatives. These programs continue to make a difference for organizations and economic development efforts throughout the community.

Advocacy remains a key part of our role. I participated in several Border Mayors Alliance meetings, where we worked together on the impacts tariffs are having



on border communities. We also continued our work with the Highway 3 Mayors Coalition, advocating for the realignment of Highway 3 through Creston. I also represented Creston's needs as a Municipal Director at RDCK Board meetings and as Chair of the Creston Valley Services Committee. The many shared services we have in the Valley, such as the Community Complex, police and fire response, among others, ensure residents both in Creston and the surrounding area benefit from them.

Locally, we had a strong turnout at our outdoor Open House in June, which was a great opportunity to connect with residents. I also hosted three Coffee with the Mayor sessions, which continue to be a valuable way to hear directly from the community.

We took an important step this year with the establishment of a Situation Table for Creston. This brings different agencies together to respond in a

more coordinated way to complex social challenges in our community.

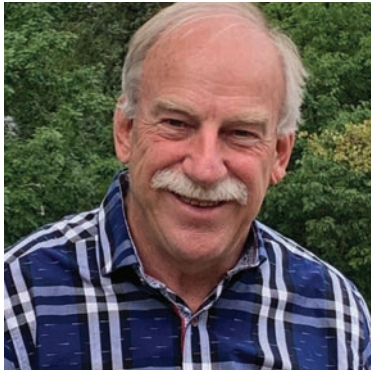
Throughout the year, I also continued to advocate for issues that are important to Creston, including the need for a better policing model in the Valley and increased long-term care capacity.

I would like to thank Council, staff, and all of our community partners for the work they do every day. It is through these collective efforts that we continue to move projects forward and support the well-being of our community.

Warmest regards,

Arnold DeBoon
Mayor

Mayor and Council 2025



ARNOLD DEBOON
MAYOR



MONIQUE ARÈS
COUNCILLOR



KEITH BALDWIN
COUNCILLOR



DENISE DUMAS
COUNCILLOR



NORM EISLER
COUNCILLOR



CAROLYN HAWTON
COUNCILLOR



MEGAN HOLLAND
COUNCILLOR

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 2025.



Message from the Chief Administrative Officer

2025 was a year of purposeful transition and foundational progress for the Town of Creston. Across the organization, we focused on strengthening core systems, improving service delivery, and positioning the Town for sustainable growth in the years ahead. While much of this work occurred behind the scenes, it has established the structure and discipline required to deliver services more effectively, transparently, and consistently to our community.

A key priority in 2025 was the implementation of the recommendations arising from a third-party organizational assessment. This work included an organizational realignment designed to strengthen strategic leadership across the organization and better support all areas of service delivery. These changes were important because they clarified roles and responsibilities, improved alignment between departments,

and enhanced the Town's capacity to lead complex initiatives while maintaining reliable day-to-day operations. By strengthening the organizational structure in this way, the Town is better positioned to support decision-making, improve accountability, and deliver services in a more coordinated and sustainable manner.

In parallel, the Town made significant progress in modernizing its internal operations. Investments in information technology, records management, and digital tools are improving staff efficiency and reducing reliance on manual and paper-based processes. The transition to an external managed IT service model and the implementation of new systems such as SharePoint and Laserfiche represent important steps toward a more secure, integrated, and accessible corporate environment. These improvements not only support day-to-day operations but also enhance the Town's ability to manage risk, protect information, and respond to future service demands.



From an operational perspective, departments continued to deliver essential services reliably while also adapting to changing needs and expectations. This includes ongoing work in infrastructure planning, asset management, and service level development, all of which are critical to ensuring that municipal services remain sustainable and aligned with community priorities. Staff across all departments demonstrated a strong commitment to continuous improvement, collaboration, and service excellence. 2025 also marked important progress in advancing strategic projects and partnerships. The development of the Creston Valley Housing Corporation (CVHC) with their inaugural meeting in March 2025 reflects the Town's commitment to addressing local housing needs through innovative governance and delivery models. This work requires careful coordination, strong governance practices, and a long-term perspective, all of which are being built into the structure of the organization.

As we look ahead, the focus will remain on strengthening the systems and frameworks established over the past year. The work undertaken in 2025 positions the Town to enhance service delivery, improve financial sustainability, and respond effectively to emerging challenges and opportunities. While the path forward will require continued effort and collaboration, the foundation that has been created provides a clear and confident direction.

On behalf of the organization, I would like to thank Council for its ongoing leadership and support, and acknowledge the dedication and professionalism of staff across all service areas. Their collective efforts are essential to delivering the services that residents rely on every day.

Respectfully submitted,

Mike Moore, MA
Chief Administrative Officer
Town of Creston



Message from the Director of Finance

On behalf of the Finance Department, it is my pleasure to present the 2025 Annual Report for the Town of Creston. The purpose of the Annual Report is to publish the Town's financial statements and auditor's report. Further to legislative requirements, the Town prioritizes this as an opportunity to connect with our residents, and provide an understanding of the operational activities of the Town.

In my first year as Director of Finance for the Town, I have been welcomed to the community with kindness and generosity. Our responsibility includes oversight of internal controls, accuracy of financial statements, and ensuring Town assets are safeguarded. These are not responsibilities we take lightly, and I am proud that the Finance Department, and the Town as a whole, under the guidance of council, continue to take steps to ensure residents receive a high level of service, while ensuring financial security and stability.

Financial Statement Highlights:

- The Town's overall financial position improved by \$2.9M, with accumulated surplus totalling \$68.5M in 2025 (\$65.6M in 2024). Accumulated surplus represents what remains after the assets (e.g. cash, receivables, and tangible capital assets) have been used to meet the liabilities (e.g. payables, deferred revenue, and long-term debt) of the town.
- Revenues increased by \$1.1M, with 2025 revenues totalling \$18.3M, (\$17.2M in 2024). Revenue growth are contributions by developers and revenues from utility fees and connection charges. Our tax revenue and sale of service revenues remain stable, and have risen slightly with the increased cost of maintaining the Town.
- Expenditures increased by \$0.9M, with 2025 expenditures totalling \$15.4M (\$14.5M in 2024). Expenditure growth was evenly distributed across all municipal services, reflecting rising cost pressures of input materials, growing labour requirements, and the transition of IT providers.



- The Town’s Capital Assets (e.g. roads, pipes, equipment) increased by \$0.2M, with 2025’s balance totalling \$54.6M, (\$54.3M in 2024). Highlights of capital projects includes the continued development of the new childcare facility, upgrades to critical water services, and active transportation infrastructure.

While 2025 was a financially consistent year with prior years, it was also a year that brought changes to municipal operations through staff realignment, overhauling our IT system, and modernizing day-to-day interactions with the Town. Looking ahead, the Town is focused on:

- Aligning reserve balances to our asset management plan, ensuring the long-term stability of tax rates and support of critical infrastructure.
- Increased financial and operational transparency through Creston Service Excellence Initiative, which will provide plain language guidance to residents on services Council establishes.
- Continued development of Town systems that are easy to interact with and user friendly.

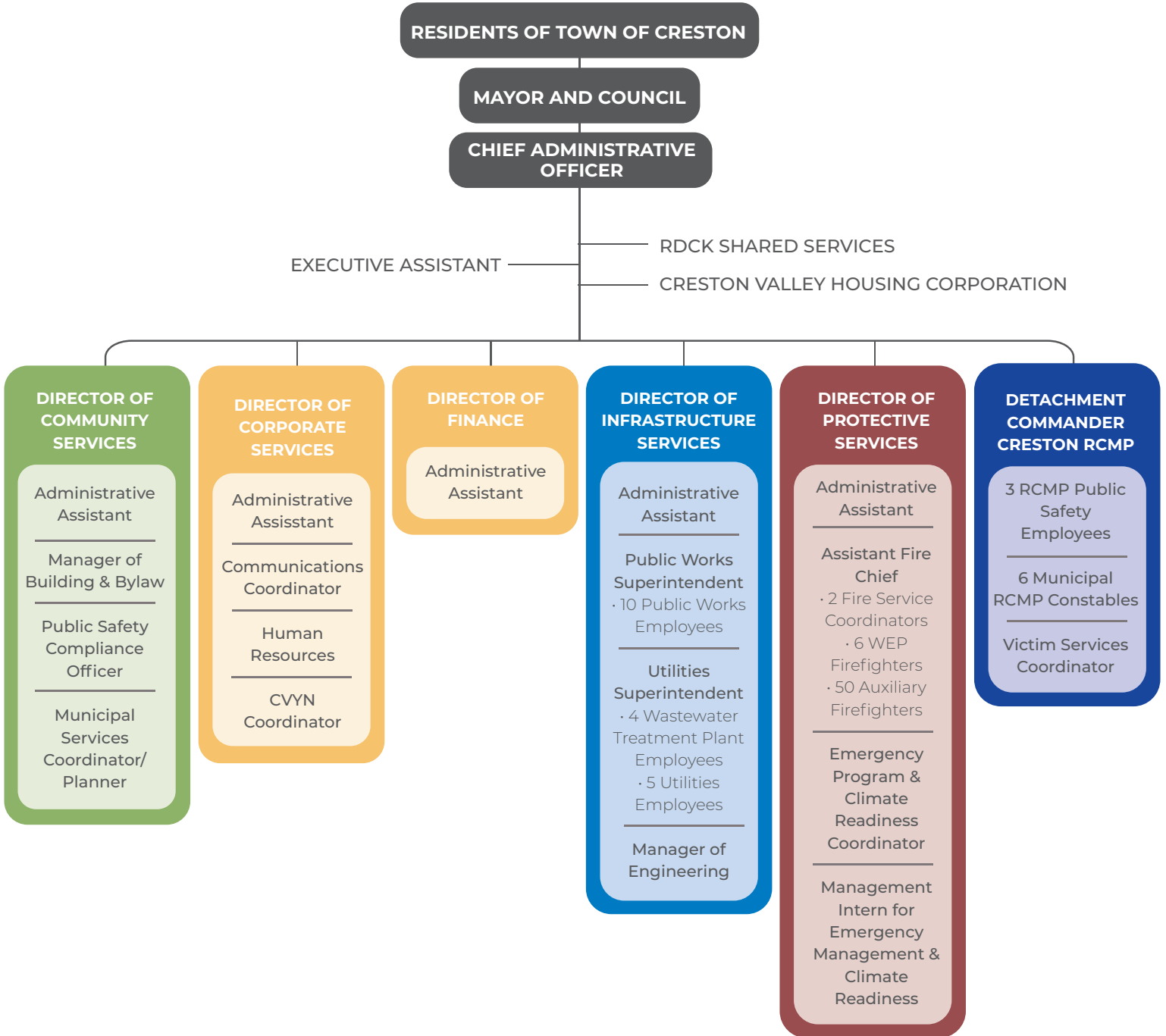
Large scale, global changes continue to pose challenges, even for us here in Creston. Amidst a shifting geopolitical climate, the rise of artificial intelligence, and environmental unpredictability, we strive to operate from a position of strength. Creston continues to prove to be a remarkable community comprised of passionate and connected residents. Working collaboratively with those residents, the Town is committed to the sustainable growth and prosperity of our community for many years to come.

Sincerely,

Jacob Pauer, CPA

Organizational Structure & Senior Staff

(as of December 2025)





Chief Administrative Officer.....	Mike Moore
Emergency Management Coordinator.....	Asha DeLisle
Manager of Community Planning & Development.....	Joel Comer
Director of Finance & Corporate Services.....	Steffan Klassen/Jacob Pauer
Director of Infrastructure Services.....	Ferd Schmidt/Brad Ziefflie
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 Planner.....	Natasha Ewashen
Communications Coordinator.....	Brandy Dyer

About Us



General Government

General government is the connection between residents, council and the Town services. Corporate administration provides the support to carry out council's strategic priorities. Corporate services oversees human resources, workplace safety and communications. In addition, corporate services ensures fair and effective elections, all the more important for 2026. Making sure staff are paid, financials are published and keeping the Town up to date of everything exciting all falls under general government.

Protective Services

Protective Services delivers fire protection, medical response, rescue services, and emergency management. Our Protective Services department ensures our Town is supported in the event of an accident or disaster and does their best to prevent an emergency before it even occurs.

Infrastructure Services

Infrastructure Services plans, builds, operates, and maintains the Town's core infrastructure, such as roads, water and



sewer systems, drainage, parks, trails, and public facilities. This division also runs Public Works, manages capital projects and maintains the Town's fleet and buildings. Infrastructure Services makes sure our day-to-day runs smooth – if you took a shower today or stopped at a stop sign, you can thank Infrastructure Services!

Community Services

Community Services guides the Town's growth by managing development, land-use policy, licensing, building safety, bylaw enforcement, and housing initiatives. This

division also supports economic development efforts and provides programs that enhance livability, safety and long-term community planning.

RCMP

Our mission at the Creston RCMP detachment is to serve and protect the community, and work in partnership with the Town to deliver a responsive and progressive police force. We promote respect for rights and freedoms, the law and democratic traditions and we treat all people equally and with respect in accordance with our core values.





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 2025 Council held:

24

Regular Council/
Committee of the
Whole Meetings

1

Special
Council
Meetings

3

Special
Committee of the
Whole Meetings



During the Regular & Special Meetings, Council:

Adopted

26

Municipal Bylaws

Passed

478

Resolutions

Council Collectively Attended

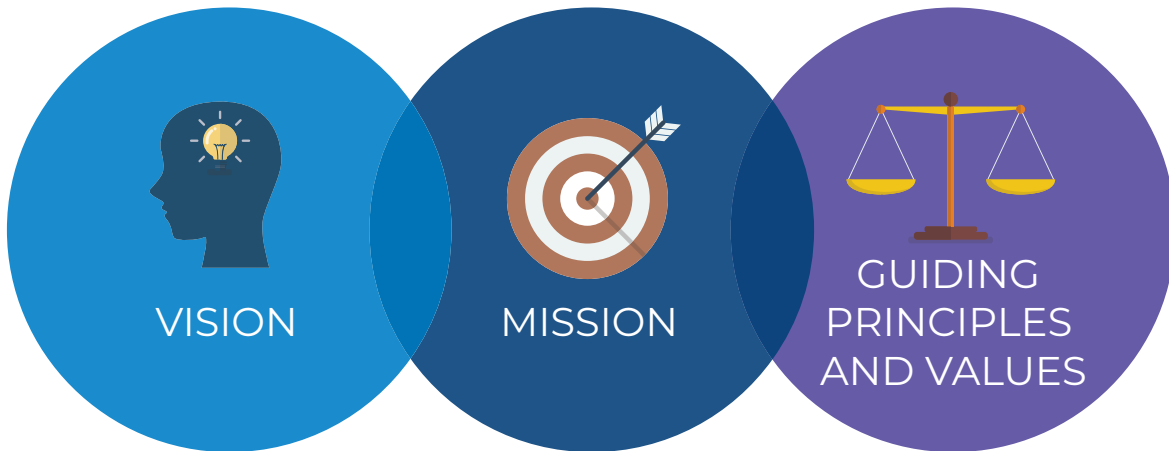
233

Council, Board, Committee,
and Commission Appointments

Vision, Mission & Guiding Principles & Values

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 2025 Council, Board, Committee, & 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 Housing Corporation
 Director.....Mayor DeBoon
 Director.....Councillor Dumas
 Director.....Councillor Arès

Creston Valley Health Working Group
 Representative.....Mayor DeBoon
 Alternate.....Councillor Baldwin

East and Joint Resource Recovery Commission (RDCK)
 Representative.....Councillor Hawton
 Alternate.....Councillor Dumas

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 Community Auditorium Society
Alternate.....Councillor Holland

Creston Valley Blossom Festival Association
Representative.....Councillor Dumas
Alternate.....Councillor Holland

Creston Valley Chamber of Commerce
Representative.....Councillor Holland
Representative.....Councillor Arès

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.....Councillor Hawton
 Members.....Councillor Dumas

Public Art Working Committee
 Members.....Councillor Hawton

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



Council's Strategic Plan | 2022 - 2026

Council's Strategic Plan and the Municipal Budget are closely connected and work hand-in-hand. The Strategic Plan sets Council's priorities and long-term goals for the community—what they want to achieve and where they want to focus their efforts—while the Municipal Budget is the tool that makes those goals possible. All budget decisions are guided by the Strategic Plan, helping ensure that taxpayer dollars are directed toward projects, services and initiatives that align with Council's approved priorities. In short, the Strategic Plan outlines the “what” and “why,” and the Municipal Budget delivers the “how.”



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.

AREAS OF FOCUS

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.



Service Excellence

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

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.



Economic Health

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

AREAS OF FOCUS

Business Friendly

Provide an environment where new and existing businesses can thrive.

Vibrant Downtown

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

Proactive Community Growth

Create infrastructure policies and programs so residents can thrive.



Livability

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

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.





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.



831

Total
Emergency
Responses

206

Fire
Responses

92

Rescue/Motor
Vehicle Responses

452

Medical
Responses

72

Public Service
Responses

9

Hazardous Materials
Responses

34

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

Fuel Management Prescription

A Fuel Management Prescription was developed for 138 hectares of municipal land that provides a detailed guide of how best to approach fuel management by reducing surface fuel and thinning overstocked trees. The Fuel Management Prescription includes field observations from forestry and fire professionals, considers community feedback, integrates a wildlife and ecological values report, and incorporates recommendations from a Cultural Value Survey conducted by the Lower Kootenay Band.

Warming Centre

During the 2025 winter season, the Town opened an overnight warming centre during cold weather events that was available to all community members. The warming centre was open for a total of 19 nights and provided warmth, hot drinks, and snacks.

EOC Grant

The Town was awarded a grant for \$39,080 by the Union of BC Municipalities to help build out the Emergency Operations Centre. Supplies such as laptops, chairs, cabinets, and shelving were purchased with the funds.

FireSmart

The entire Town of Creston is in a Wildland Urban Interface area, which is where human development meets with the natural environment, putting Creston homes at risk of damage from wildfire.

FireSmart™ is a program based on scientific research suggesting that implementing proven steps around your property is the most effective way to protect your home from wildfire.

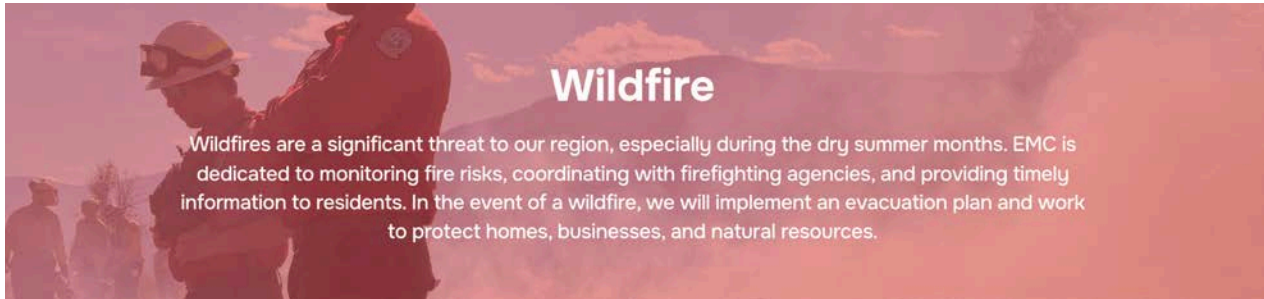
To deliver FireSmart programming, the Town was awarded \$200,000 for 2024-2025 by the Union of BC Municipalities. The Town implements the FireSmart program by providing education, free wildland mitigation home assessments, and administering rebate funds for those who complete targeted mitigation work after completing a home assessment.

Home Assessments

In 2025, the Town's FireSmart Coordinator and Wildland Mitigation Specialists delivered 43 home assessments.

Rebates

A total of 13 rebates were provided to residents totalling \$36,170.



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.



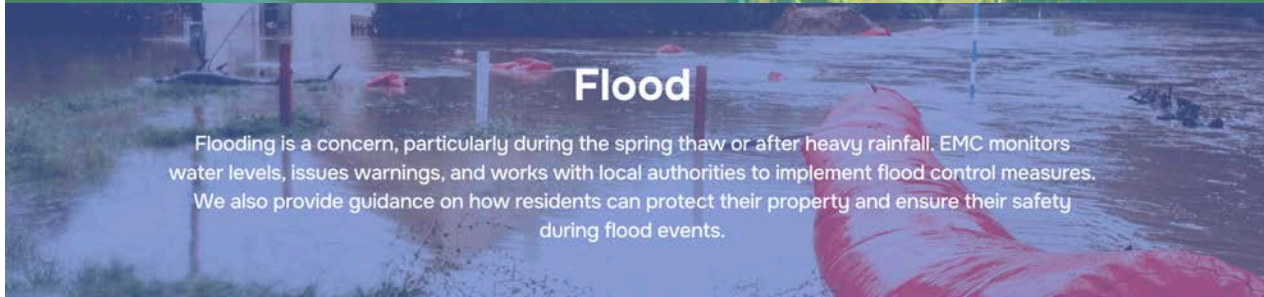
Industrial accidents

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.



0

Development
Permit Applications
Received

4

Subdivision
Applications
Received

14

Residential Units
Created
(includes secondary)

250

Building
Inspections
Performed

\$4.2
MILLION

Total Value of
Residential
Construction

\$1.1
MILLION

Total Value of
Commercial,
Industrial,
Institutional, and
Governmental

\$42
MILLION

Total Value of
Residential
Construction
2016 - 2025

\$21
MILLION

Total Value of
Commercial,
Institutional, &
Governmental
Construction
2016 - 2025



Zoning or OCP Bylaw Amendments:

2

Zoning
Amendment
with Notice of
First Reading

2

Zoning/OCP
Amendments
Requiring a Public
Hearing



Feature Projects



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.



2025 Projects

\$180
THOUSAND

Water Projects

\$133
THOUSAND

Sewer Projects

\$58
THOUSAND

Storm Drainage
Projects



Ongoing Maintenance

51

KILOMETRES

Roads

63

KILOMETRES

Water Pipe

47

KILOMETRES

Paved Roads

4

KILOMETRES

Unpaved Roads

30

KILOMETRES

Storm Sewer Pipe

59

KILOMETRES

Sanitary Sewer Pipe

6

KILOMETRES

Trails

17

KILOMETRES

Sidewalks



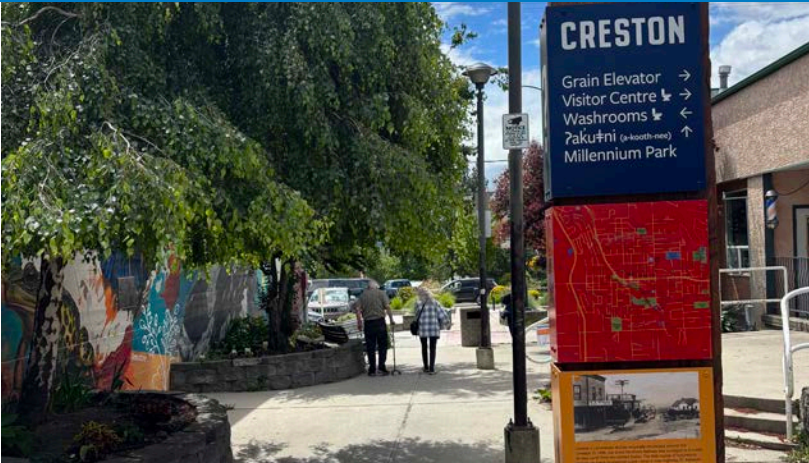
Feature Project



Parks & Green Spaces

The Town of Creston maintained thirteen parks/green spaces in 2025 that provide residents and visitors with opportunities for great scenery, fun and exercise. Whether you're looking for a waterpark or playground 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



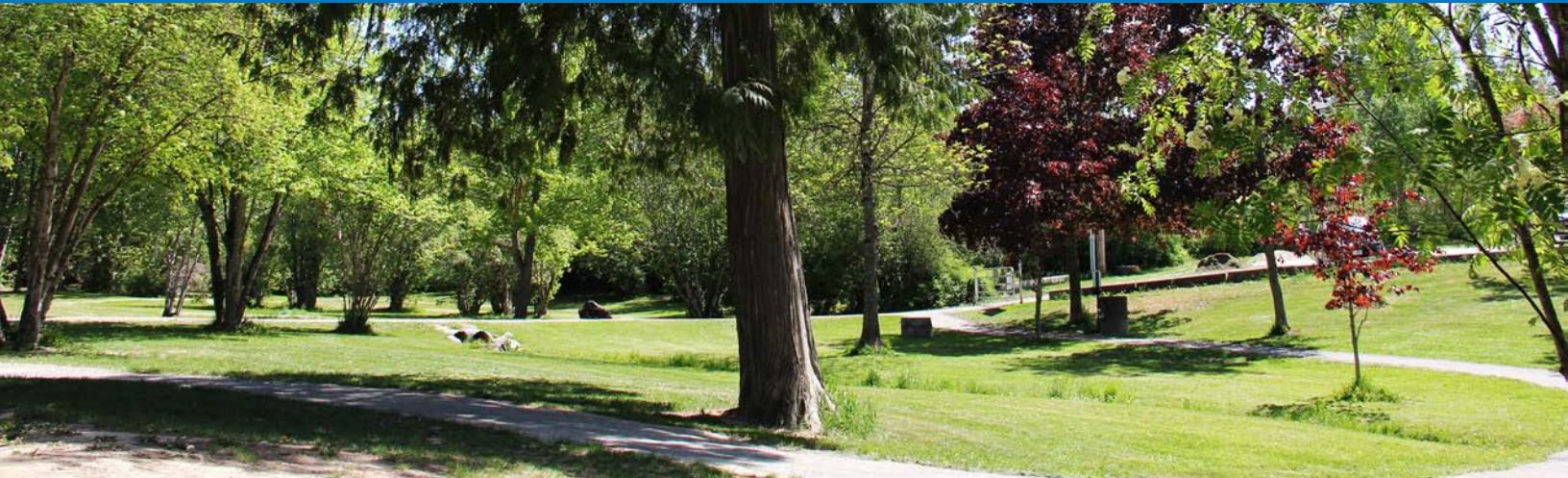
Staking Park



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

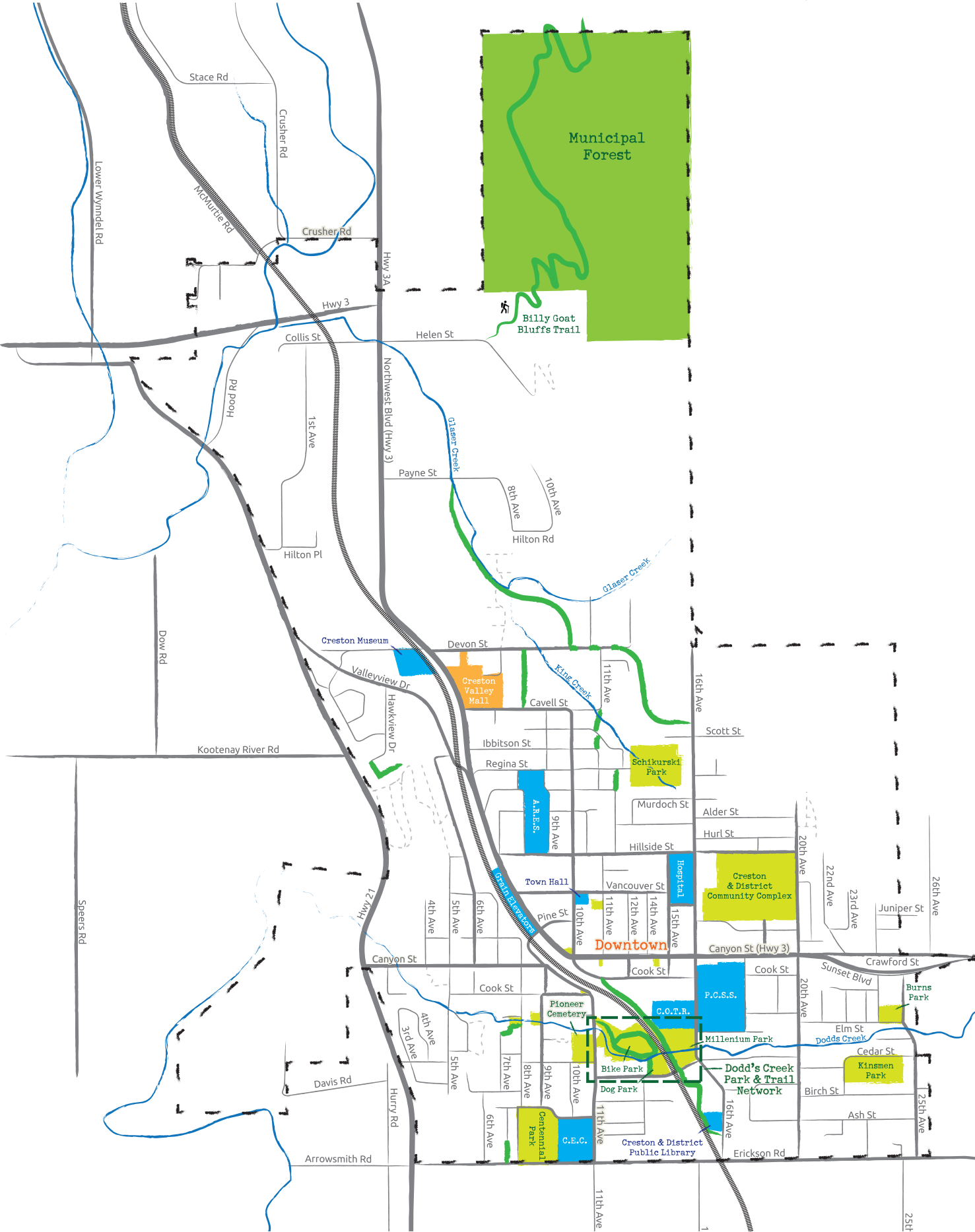


Walking Trails

The Town of Creston maintained seven municipal trails in 2025 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





Municipal Buildings

The Town of Creston owned and maintained nine municipal buildings in 2025, 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 ▼ 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.



\$13.3
MILLION

Property Tax
Collected

\$4.5
MILLION

Water/Utilities
Collected

\$18.3
MILLION

Total
Revenues

\$15.4
MILLION

Operating
Expenses

\$1.7
MILLION

Total Grants and
Transfers Received

615

Business
Licenses
Issued

569

Animal
Licences
Issued

12,441

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 2025	Total Value of Taxes Exempted for 2025
Seventh-Day Adventist Church	719 Cavell Street	00020.050	\$3,410.66	\$7,936.99
Seventh-Day Adventist Church	713 Cavell Street	00020.075	\$897.77	\$2,031.34
Kootenay / Anglican Church	422 – 7th Avenue North	00061.020	\$212.47	\$480.75
Creston Trinity Housing Society	136 10th Avenue N	00129.000	\$3,993.00	\$11,892.78
Creston Trinity United Church	128 – 10th Avenue N.	00131.040	\$4,171.53	\$9,438.73
St. Stephen’s Presbyterian Church	306 Northwest Blvd.	00159.010	\$1,064.35	\$2,408.25
Creston Valley Seniors Association	810 Canyon Street	00180.000	\$1,314.81	\$2,974.95
Valley Community Services Society	915 Pine St.	00183.020	\$4,610.32	\$10,728.75
Valley Community Services Society	617 11th Ave S	00417.010	\$633.07	\$1,473.22
KCCS Teddy Bear Day Care	806 Cook St	00190.120	\$654.04	\$1,435.37
Kootenai Community Centre Society	1508 Cook Street	00705.000	\$2,359.76	\$5,443.32
Creston Valley Gleaners Society	807 Canyon Street	00193.010	\$4,688.66	\$10,911.07
Creston Valley Gleaners Society	113 8th Avenue N	00213.030	\$3,206.49	\$7,461.88
Cresteramics	921 Railway Boulevard	00290.100	\$3,610.87	\$8,402.90
Royal Canadian Legion	137 – 11th Avenue N.	00544.000	\$2,827.44	\$6,535.82
Redeemer Lutheran Church of Creston	305 – 15th Avenue N.	00672.000	\$74.39	\$168.31
Creston New Life Christian Church	1821 Elm Street	00757.269	\$578.47	\$1,308.87
Roman Catholic Bishop of Nelson (Holy Cross Parish)	128 - 16th Avenue N.	00757.376	\$4,012.47	\$8,967.52
Creston Valley Community Housing Society	215 25th Ave S	00758.138	\$2,377.84	\$7,082.18
Grace Christian Fellowship Society	2416 Cedar Street	00758.160	\$248.48	\$562.22
Creston Baptist Church of Creston	605 – 25th Avenue S.	00758.825	\$617.24	\$1,396.61
Creston & District Historical & Museum Society	219 Devon Street	05025.000	\$5,717.40	\$13,305.05
Creston & District Historical & Museum Society	323 Devon Street	05030.000	\$1,010.54	\$2,328.32
Congregation of Jehovah’s Witnesses	1323 Northwest Blvd.	05109.000	\$947.63	\$2,144.15
The Church of God in Christ and (Mennonite)	1152 Highway 21	05205.300	\$4,799.45	\$11,086.45
Kootenay Employment Services Society (Day Care)	419 4th Ave S	00384.900	\$1,876.26	\$4,117.67
Kootenay Employment Services Society	119-11th Avenue	00540.000	\$4,335.73	\$10,089.74
Kootenay Employment Services Society	123-11th Avenue	00541.000	\$3,152.68	\$7,336.66
Town of Creston (lease)	1411 Canyon Street	00722.000	\$991.25	\$2,191.42
Vigna Holdings Ltd. / Creston Valley Gymnastics Club	1714 Canyon Street	00757.556	\$3,875.96	\$9,019.81
Canadian Pacific Railway Co and Town of Creston	Highway 3	00768.500	\$36.65	\$81.03
Nexus Community Support Society	105 8th Ave S	00221.020	\$1,481.38	\$3,447.34
Nexus Community Support Society	205 7th Ave N	00403.070	\$1,346.85	\$3,134.28
BC Rental Housing Corporation	915 Vancouver St	00171.010	\$958.31	\$2,854.23
Town of Creston (lease)	1130 Cook St	00687.300	\$1,834.23	\$4,055.05
Lower Kootenay Band Development Corporation	404 22ND Ave S	00758.785	\$448.21	\$983.66
Creston Valley Forest Corporation	121 Northwest Boulevard	00412.100	\$1,675.26	\$3,898.52
Lions Club	138 10th Ave N	00131.000	\$404.00	\$893.14
Creston Valley Housing Corporation	138 10th Ave N	00131.000	\$731.36	\$1,524.81
Creston Valley Housing Corporation	1501 Cedar St	00713.580	\$1,907.54	\$4,217.10
Creston Valley Housing Corporation	210 11th Ave S	00774.060	\$824.66	\$1,719.31
			\$76,865	\$165,178



Town of Creston

**FINANCIAL STATEMENT
2025**

TOWN OF CRESTON

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DECEMBER 31, 2025

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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.



Jacob Pauer, CPA
Director of Finance

June 1, 2026

Town of Creston
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2025

	2025	2024
Financial Assets		
Cash and investments (Note 2)	\$ 24,872,390	\$ 18,173,190
Accounts receivable (Note 3)	1,463,517	1,748,744
MFA deposits (Note 4)	218,683	216,336
Loans receivable (Note 5)	1,721,981	1,820,129
	<u>28,276,571</u>	<u>21,958,399</u>
Financial Liabilities		
Accounts payable and accrued liabilities (Note 6)	2,405,124	3,958,654
Deferred revenue (Note 7)	6,694,306	1,248,956
Development cost charges (Note 9)	529,063	515,339
Reserve MFA (Note 4)	218,683	216,336
Long-term debt (Note 11)	4,523,278	4,800,137
Asset Retirement Obligations (Note 12)	763,611	760,338
	<u>15,134,065</u>	<u>11,499,760</u>
Net Financial Assets	13,142,506	10,458,639
Non-financial assets		
Tangible capital assets (Notes 1 & 13, Schedule 1)	54,586,056	54,344,225
Supply inventory	615,978	609,122
Prepaid expenses	118,809	166,199
	<u>55,320,843</u>	<u>55,119,546</u>
Accumulated surplus	<u>\$ 68,463,349</u>	<u>\$ 65,578,185</u>
Represented by:		
Operating fund (Schedule 2)	15,885,760	13,242,589
Capital fund (Schedule 2)	1,086,996	1,086,996
Statutory reserve fund (Schedule 2)	2,191,420	2,464,842
Equity in tangible capital assets (Note 14)	49,299,173	48,783,758
	<u>\$ 68,463,349</u>	<u>\$ 65,578,185</u>

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

Arnold DeBoon
Mayor

Jacob Pauer, CPA
Director of Finance

Town of Creston
CONSOLIDATED STATEMENT OF OPERATIONS
for the year ended December 31, 2025

	2025 Budget	2025	2024
Revenue			
Property Taxes (Note 15)	\$ 6,942,502	\$ 6,939,588	\$ 6,577,966
Grants in Lieu of Taxes	9,400	9,360	8,986
Sale of services (Note 16)	2,342,366	2,333,351	2,672,653
Government transfers (Note 18)	14,017,041	1,684,919	2,753,893
Investment income	440,732	1,127,718	1,179,898
Utility user fees and connection charges	5,323,184	4,505,313	3,541,716
Development cost charges	-	6,750	-
Developer Asset Contributions	-	868,179	-
Other	3,611,232	784,102	474,082
	32,686,457	18,259,280	17,209,194
Expenses			
General government	2,646,670	2,730,091	2,557,947
Municipal contribution for RCMP services	1,527,629	1,517,054	1,608,465
Protective services	2,232,011	2,410,664	2,075,952
Transportation	1,513,073	1,463,715	1,301,705
Health and Welfare	587,451	595,707	574,272
Recreation and Community Services	1,711,068	824,575	960,383
Water Services	1,233,910	1,256,960	1,222,954
Sewer Services	1,709,717	1,806,536	1,741,065
Creston Valley Housing Corporation (Note 22)	44,530	117,023	-
Debt financing and Bank Charges	304,272	306,619	244,147
Amortization (Note 1, Schedule 1)	-	2,247,116	2,127,738
Accretion	-	24,042	29,246
Other expenses	6,993	74,014	-
Loss on write down of accounts receivable	-	-	-
Loss from sale/write down of tangible capital assets	-	-	12,479
	13,517,324	15,374,116	14,456,353
Annual surplus	19,169,133	2,885,164	2,752,841
Accumulated surplus at beginning of year	65,578,185	65,578,185	62,825,344
Accumulated surplus at end of year	\$ 84,747,318	\$ 68,463,349	\$ 65,578,185

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, 2025

	2025 Budget	2025	2024
Annual surplus	\$ 19,169,133	\$ 2,885,164	\$ 2,752,841
Acquisition of tangible capital assets	(25,496,652)	(2,620,267)	(3,782,541)
Increase in tangible assets due to asset retirement obligations	-	-	(63,917)
Amortization of tangible capital assets	-	2,247,116	2,127,738
Loss from sale/write down of tangible capital assets	-	131,321	12,479
	(6,327,519)	2,643,334	1,046,600
Acquisition of supply inventory		(111,550)	(103,229)
Acquisition of prepaid expense		(142,079)	(196,115)
Consumption of supply inventory		104,693	122,608
Use of prepaid expense		189,469	207,962
		40,533	31,226
Increase in net financial assets	(6,327,519)	2,683,867	1,077,826
Net financial assets at beginning of year	10,458,639	10,458,639	9,380,813
Net financial assets at end of year	\$ 4,131,120	\$ 13,142,506	\$ 10,458,639

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, 2025

(Indirect method)	2025	2024
Operating transactions:		
Annual surplus	\$ 2,885,164	\$ 2,752,841
Non-cash and non-financial items:		
Amortization	2,247,116	2,127,738
Accretion	24,042	29,246
Decrease in prepaid expenses	47,390	11,847
Loss from sale/write down of tangible capital assets	131,321	12,479
Changes to financial assets/liabilities:		
(Increase) decrease in accounts receivable	285,227	(475,117)
(Increase) decrease in supply inventory	(6,856)	19,480
Increase in MFA cash deposits	(2,347)	(2,637)
Decrease in loan receivable	98,148	109,359
Increase (decrease) in accounts payable	(1,553,530)	1,915,838
Increase in deferred revenue	5,445,350	165,809
Increase in development cost charges	13,724	28,345
Increase in MFA Reserves	2,347	2,637
Decrease (increase) in asset retirement obligation	(20,770)	-
Cash provided by operating transactions	9,596,326	6,697,865
Capital transactions:		
Acquisition of tangible capital assets	(2,620,267)	(3,782,541)
Cash applied to capital transactions	(2,620,267)	(3,782,541)
Financing transactions:		
Debt repayment	(234,964)	(233,221)
Actuarial Adjustments	(41,895)	(35,544)
Cash applied to financing transactions	(276,859)	(268,765)
Increase in cash and investments	6,699,200	2,646,559
Cash and investments at beginning of year	18,173,190	15,526,631
Cash and investments at end of year	\$ 24,872,390	\$ 18,173,190
Represented by		
Bank deposits and petty cash	5,647,333	600,069
Investments	19,225,057	17,573,121
	\$ 24,872,390	\$ 18,173,190

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

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, 2025.

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, 2025

2. Cash and Equivalents

	2025	2024
Restricted cash and investments		
Statutory Reserves (Schedule 2)	\$ 2,191,420	\$ 2,464,842
Restricted Revenues (Notes 8 and 9)	1,116,465	746,834
	<u>2,191,420</u>	<u>3,211,676</u>
Unrestricted cash and investments	22,680,970	14,961,514
Total cash and investments	<u>\$ 24,872,390</u>	<u>\$ 18,173,190</u>

3. Accounts Receivable

	2025	2024
Property Taxes	\$ 580,549	\$ 552,909
Other Governments	555,776	820,392
Trade and other	327,192	375,443
Total accounts receivable	<u>\$ 1,463,517</u>	<u>\$ 1,748,744</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:

	2025	2024
Cash deposits	\$ 75,741	\$ 75,741
Demand notes	142,942	140,595
	<u>\$ 218,683</u>	<u>\$ 216,336</u>

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

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, 2025 was \$35,570.

	2025	2024
Creston Valley Airport Society	\$ 60,571	\$ 60,508
British Columbia Emergency Health Services	1,661,410	1,759,621
	<u>\$ 1,721,981</u>	<u>\$ 1,820,129</u>

6. Accounts payable and accrued liabilities

	2025	2024
Other governments	\$ 817,158	\$ 2,021,869
Accrued wages and benefits	740,530	556,902
Trade and other	847,436	1,379,883
	<u>\$ 2,405,124</u>	<u>\$ 3,958,654</u>

7. Deferred Revenue

	2025	2024
Prepaid taxes	\$ 293,314	\$ 240,661
Deposits	312,193	273,230
Federal gas tax (Note 8)	587,402	231,495
Other	5,501,397	503,570
	<u>\$ 6,694,306</u>	<u>\$ 1,248,956</u>

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

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	2025	2024
Opening balance of unspent funds	\$ 231,495	\$ 405,619
Add: Amount received during the year	317,627	317,627
Interest earned	38,280	13,032
Less: Amount spent on eligible project costs	-	(504,783)
Closing balance of unspent funds	<u>\$ 587,402</u>	<u>\$ 231,495</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	\$ 515,339	\$ -	\$ 20,615	\$ (6,891)	\$ 529,063	
Reserve by Bylaw						
	Roads	Water	Sanitary	Storm	Parks	Total
Duganville (BL 839)	\$ -	\$ 20,184	\$ 4,572	\$ 28,655	\$ -	\$ 53,411
Parks Reserve (BL 1264)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
McLaren (BL 1331)	\$ 740	\$ 205,583	\$ 64,137	\$ -	\$ -	\$ 270,460
Alice Siding (BL 1463)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alice Siding (BL 1712)	\$ 117,785	\$ 21,708	\$ 50,061	\$ -	\$ 15,638	\$ 205,192
Grand Total:	<u>\$ 118,525</u>	<u>\$ 247,475</u>	<u>\$ 118,770</u>	<u>\$ 28,655</u>	<u>\$ 15,638</u>	<u>\$ 529,063</u>

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, 2025, the balance of funds held in trust was \$332,789 (2024 - \$318,404).

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

11. Long-Term Debt

Purpose	By-law	Remaining Term	Rate	2025	2024
GENERAL FUND					
Debenture Debt					
Emergency Services Building	1872	27	2.58% (a)	\$ 2,707,976	\$ 2,781,871
Emergency Services Building	1872	28	3.36% (a)	1,392,806	1,430,813
				<u>4,100,782</u>	<u>4,212,684</u>
SEWER FUND					
Debenture Debt					
Water Pollution BVF Cover	1734	3	4.52%	72,500	100,806
WWTP Upgrade	1707	5	3.15% (a)	349,996	486,647
				<u>422,496</u>	<u>587,453</u>
				<u>\$ 4,523,278</u>	<u>\$ 4,800,137</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
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	105,264	-	105,264
2031 and subsequent	2,244,722	-	2,244,722
	<u>2,771,042</u>	<u>291,906</u>	<u>3,062,948</u>
Actuarial addition *	1,329,740	130,590	1,460,330
	<u>\$ 4,100,782</u>	<u>\$ 422,496</u>	<u>\$ 4,523,278</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.

	2025	2024
Opening asset retirement obligations	\$ 760,338	\$ 667,175
Initial recognition of expected cash flows		
General Fund Assets		
Buildings	-	63,917
Other	-	-
Water Assets	-	-
Sewer Assets	-	-
	<u>760,338</u>	<u>731,092</u>
Increase due to accretion	24,043	29,246
Less: Remediation work during the year	(20,770)	-
Closing asset retirement obligation	<u><u>\$ 763,611</u></u>	<u><u>\$ 760,338</u></u>

13. Tangible Capital Assets

	2025	2024
	Net Book	Net Book
	Value	Value
Land	\$ 4,717,937	\$ 4,660,939
Building	12,900,515	13,155,118
Machinery and Equipment	1,753,516	1,761,347
Engineering structures		
Water	8,071,375	8,011,216
Sewer	12,759,153	13,082,355
Drainage	2,660,026	2,369,201
Roads	7,046,889	7,150,917
Other	3,875,914	3,682,827
WIP	800,731	470,305
Total	<u><u>\$ 54,586,056</u></u>	<u><u>\$ 54,344,225</u></u>

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

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

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:

	2025	2024
Proof:		
Equity in Physical Assets, opening	\$ 48,783,758	\$ 46,901,917
Add:		
Capital Acquisitions	2,620,267	3,782,541
Debt principal repayment	234,964	233,221
Asset Retirement Obligation Asset additions	-	63,917
ARO Remediation	20,770	-
Actuarial Adjustments	41,895	35,544
Less:		
Loss on Disposals	-	(12,479)
Asset Retirement Obligation	-	(63,917)
ARO Accretion	(24,043)	(29,246)
ARO Amortization	(16,860)	(16,860)
Write-down of WIP	(131,321)	-
Amortization	(2,230,257)	(2,110,880)
	<u>\$ 49,299,173</u>	<u>\$ 48,783,758</u>

15. Net Taxation

	2025	2024
General Municipal purposes	\$ 6,117,888	\$ 5,755,084
Collections for other governments		
Provincial Education	2,411,053	2,268,162
Regional Hospital District - East Kootenay	602,590	519,792
Municipal Finance Authority	301	288
BC Assessment Authority	57,595	53,471
Regional District of Central Kootenay	3,317,205	3,147,811
	<u>12,506,632</u>	<u>11,744,608</u>
Transfers to other governments		
Provincial Education	2,411,053	2,268,162
Regional Hospital District - East Kootenay	602,785	519,792
Municipal Finance Authority	301	288
BC Assessment Authority	57,615	53,471
Regional District of Central Kootenay	3,318,341	3,147,811
	<u>6,390,095</u>	<u>5,989,524</u>
Net Municipal Taxes	6,116,537	5,755,084
Water and Sewer Funds - Frontage Taxes	823,050	822,882
	<u>\$ 6,939,587</u>	<u>\$ 6,577,966</u>

Town of Creston**Notes to the Consolidated Financial Statements
for the year ended December 31, 2025****16. Sale of Services, User Rates, Rentals**

	2025	2024
Sale of cemetery plots and burial charges	\$ 89,538	\$ 74,505
Regional District - cemetery	96,010	94,453
- fire protection and rescue	947,968	1,063,578
Provincial - fire suppression and rescue	13,518	136,261
Fines	1,132	39,530
Licences and permits	159,630	176,145
Rents	341,351	491,472
Solid Waste Collection and Disposal Fees	486,098	464,778
Concessions and franchises	79,856	96,894
Miscellaneous fees and charges	118,251	35,037
Total	<u>\$ 2,333,352</u>	<u>\$ 2,672,653</u>

17. Expenditure by Object

	2025	2024
Goods and Services	\$ 4,586,731	\$ 6,356,568
Interest and Finance Charges	306,619	237,556
Salaries, wages and benefits	7,720,379	5,555,812
Amortization	2,247,116	2,127,738
Accretion	24,042	29,247
Other	489,229	149,432
Total	<u>\$ 15,374,116</u>	<u>\$ 14,456,353</u>

18. Government Transfers

	2025	2024
Federal: Conditional Transfers	\$ 9,538	\$ 500,200
Provincial: Conditional Transfers	583,023	520,329
Provincial: Unconditional Transfers	549,000	615,051
Regional/Other: Conditional Transfers	552,719	1,118,313
Less: Grants in Lieu	(9,360)	-
Total	<u>\$ 1,684,920</u>	<u>\$ 2,753,893</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, 2025, 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, 2024, indicated a \$2.675 billion funding surplus for basic pension benefits on a going concern basis.

In 2025, the Town paid \$337,658 (2024 - \$331,849) in employer contributions to the plan.

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

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

- 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, 2025, 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, 2025

21. Accumulated Surplus

	2025	2024
Unappropriated Surplus/(Deficit)		
General Fund	\$ 1,140,228	\$ 1,545,099
Water Fund	3,820,140	3,570,590
Sewer Fund	3,350,503	2,227,208
Capital Surplus	1,086,996	1,086,996
	<u>9,397,867</u>	<u>8,429,893</u>
Less: Non-financial component (prepaids & inventory)	(734,787)	(775,321)
Amount available to finance operations	<u>8,663,080</u>	<u>7,654,572</u>
Non-Statutory Reserves		
Operating Reserves	1,253,801	711,120
Operating Capital Replacement Reserves	6,321,088	5,188,572
	<u>7,574,889</u>	<u>5,899,692</u>
Statutory Reserves		
Property purchase reserve	27,051	27,051
Parking reserve	38,996	38,996
Water district reserve	251,671	251,671
Growing Communities Fund	1,873,702	2,147,124
	<u>2,191,420</u>	<u>2,464,842</u>
Subtotal	18,429,389	16,019,106
Equity in Tangible Capital Assets	<u>49,299,173</u>	<u>48,783,758</u>
Add back unappropriated surplus amounts not available to finance operations	734,787	775,321
	<u>\$ 68,463,349</u>	<u>\$ 65,578,185</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.

Town of Creston
Notes to the Consolidated Financial Statements
for the year ended December 31, 2025

22. Creston Valley Housing Corporation

The Creston Valley Housing Corporation (the "Corporation"), is a not-for-profit organization wholly owned by the Town. The Corporation's purpose is to create housing in Creston.

The following table provides condensed financial information for the Corporation as follows, prior to consolidation:

	2025	2024
Financial Position		
Assets	4,551,302	-
Liabilities	(4,085,042)	-
Equity	(724,935)	-
Operations		
Revenue	583,288	-
Expenses	117,023	-
Excess of revenue over expenses	466,265	-

23. Comparative Figures

Certain of the comparative figures for 2024 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, 2025

	Land	Buildings	Equipment/ Furniture/ Vehicles	Engineering Structures Water	Sewer	Drainage	Streets	Other	WIP	2025		2024 Total
										Total	Total	
Historical Cost:												
Opening Balance	\$ 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	\$ 100,797,299	\$ 97,175,835	
Additions	56,998	48,109	333,251	324,209	254,602	355,295	394,794	391,262	461,747	2,620,267	3,782,541	
Additions due to ARO Recognit: Note (13)	-	-	-	-	-	-	-	-	-	-	63,917	
Disposals	-	-	-	-	-	-	-	-	(131,321)	(131,321)	(224,994)	
Write Downs and Adjustments	-	-	-	-	-	-	-	-	-	-	-	
Closing Balance, Dec. 31	\$ 4,717,937	\$ 15,714,938	\$ 6,526,351	\$ 13,758,219	\$ 26,830,527	\$ 5,647,783	\$ 21,691,800	\$ 7,597,959	\$ 800,731	\$ 103,286,245	\$ 100,797,299	
Accumulated Amortization:												
Opening Balance	\$ -	\$ 2,511,711	\$ 4,431,752	\$ 5,422,794	\$ 13,493,570	\$ 2,923,286	\$ 14,146,090	\$ 3,523,869	\$ -	\$ 46,453,072	\$ 44,537,950	
Amortization Expense	-	293,380	341,083	263,342	577,385	64,471	498,821	191,775	-	2,230,257	2,110,880	
Amortization of ARO Assets	-	9,332	-	708	419	-	-	6,401	-	16,860	16,860	
Effects of Disposals	-	-	-	-	-	-	-	-	-	-	(212,615)	
Closing Balance, Dec. 31	\$ -	\$ 2,814,423	\$ 4,772,835	\$ 5,686,844	\$ 14,071,374	\$ 2,987,757	\$ 14,644,911	\$ 3,722,045	\$ -	\$ 48,700,189	\$ 46,453,075	
Net book value for year ended December 31, 2025	\$ 4,717,937	\$ 12,900,515	\$ 1,753,516	\$ 8,071,375	\$ 12,759,153	\$ 2,660,026	\$ 7,046,889	\$ 3,875,914	\$ 800,731	\$ 54,586,056	\$ 54,344,224	

	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	\$ 1,545,104	-	(214,414)	(348,860)	158,398	\$ 1,140,228
Water Fund Surplus	3,570,590	271,568	(154,592)	-	132,574	3,820,140
Sewer Fund Surplus	2,227,208	1,268,056	(238,237)	-	93,476	3,350,503
	<u>7,342,902</u>	<u>1,539,624</u>	<u>(607,243)</u>	<u>(348,860)</u>	<u>384,448</u>	<u>8,310,871</u>
NON STATUTORY RESERVES						
Municipal Software Reserve	-	300,000	-	-	33,365	333,365
Police Operating Reserve	3,943	-	-	-	696	4,639
Health Promotion & EDC Reserve	88,128	14,387	-	-	15,178	117,693
Green Initiatives Reserve	460,582	8,000	-	-	71,601	540,183
Engineering Reserve	65,426	22,534	-	-	11,343	99,303
Bin Replacement Reserve	79,473	-	-	-	13,722	93,195
Cemetery Operating Reserve	13,569	49,465	-	-	2,389	65,423
	<u>711,121</u>	<u>394,386</u>	<u>-</u>	<u>-</u>	<u>148,294</u>	<u>1,253,801</u>
CAPITAL REPLACEMENT RESERVES						
Public works equipment reserve	361,460	200,000	-	-	57,687	619,147
Fire equipment replacement reserve	667,236	90,000	-	-	98,411	855,647
Infrastructure Reserve	1,193,266	421,671	-	-	155,683	1,770,620
Wastewater treatment plant reserve	2,966,610	-	-	-	109,064	3,075,674
	<u>5,188,572</u>	<u>711,671</u>	<u>-</u>	<u>-</u>	<u>420,845</u>	<u>6,321,088</u>
TOTAL OPERATING FUND SURPLUS	<u>13,242,595</u>	<u>2,645,681</u>	<u>(607,243)</u>	<u>(348,860)</u>	<u>953,587</u>	<u>15,885,760</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	27,051	-	-	-	-	27,051
Parking reserve	38,996	-	-	-	-	38,996
Water district reserve	251,671	-	-	-	-	251,671
Growing Communities Fund	2,147,124	-	(120,000)	(250,000)	96,578	1,873,702
	<u>2,464,842</u>	<u>-</u>	<u>(120,000)</u>	<u>(250,000)</u>	<u>96,578</u>	<u>2,191,420</u>
TOTAL SURPLUS AND RESERVES	<u>\$ 16,794,433</u>	<u>\$ 2,645,681</u>	<u>\$ (727,243)</u>	<u>\$ (598,860)</u>	<u>\$ 1,050,165</u>	<u>\$ 19,164,176</u>

Schedule 3

Town of Creston
 Schedule of Consolidated Operations by Segment
 Year Ended December 31, 2025

	Recreation and Community Services											Health & Welfare		Municipal Contribution Share of RCMP Costs		Protection Services		Transportation		Sanitation and Waste Removal		Cemetery Services		Creston Valley Housing Corporation		Unallocated		Total	
	Recreation and Community Services											Health & Welfare		Municipal Contribution Share of RCMP Costs		Protection Services		Transportation		Sanitation and Waste Removal		Cemetery Services		Creston Valley Housing Corporation		Unallocated		Total	
	General Government	Community Planning	Recreation	Water Utility	Sewer Utility	Community Planning	Recreation	Water Utility	Sewer Utility	Sanitation and Waste Removal	Cemetery Services	Transportation	Protection Services	Transportation	Sanitation and Waste Removal	Cemetery Services	Municipal Contribution Share of RCMP Costs	Protection Services	Transportation	Sanitation and Waste Removal	Cemetery Services	Community Planning	Recreation	Water Utility	Sewer Utility	Creston Valley Housing Corporation	Unallocated	2025 Total	2024 Total
Revenue																													
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sale of services and rents	301,672	61,834	21,000	-	-	61,834	21,000	-	486,098	185,548	10,228	1,059,018	10,228	486,098	185,548	113,918	1,059,018	10,228	486,098	185,548	-	-	-	-	14,179	79,856	6,939,588	6,886,952	
Government transfers	89,957	86,403	1,500	-	-	86,403	1,500	-	2,320	-	41,748	574,579	41,748	2,320	-	20,303	574,579	41,748	2,320	-	-	-	-	-	319,109	558,360	2,333,351	2,672,653	
Investment income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility user fees and connection charges	-	-	-	132,574	242,125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Cost Charge Revenue	-	6,750	-	1,467,596	3,037,717	-	-	-	-	-	603,506	-	-	-	-	-	-	-	-	-	-	6,750	-	-	-	-	-	1,694,279	2,753,893
Developer Asset Contributions	-	-	-	143,475	121,198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,127,718	1,179,898
Other	95,634	18,050	-	-	-	18,050	-	-	-	-	15,213	1,552,56	15,213	-	-	-	1,552,56	15,213	-	-	-	-	-	-	250,000	249,949	4,505,313	3,541,715	
	487,263	173,037	22,500	2,134,168	3,833,567	173,037	22,500	2,134,168	488,418	185,548	670,695	1,788,853	670,695	488,418	185,548	1,484,697	1,788,853	670,695	488,418	185,548	-	-	-	-	583,288	6,407,246	18,259,280	17,209,193	
Expenses																													
Salaries and Wages	2,105,644	271,256	443,598	388,476	1,070,862	271,256	443,598	388,476	262,568	131,328	926,082	1,929,775	926,082	262,568	131,328	1,252,229	1,929,775	926,082	262,568	131,328	-	-	-	-	65,561	-	7,720,379	5,555,812	
Goods and Services	581,338	83,486	26,235	841,018	712,058	1,391,825	478,389	841,018	191,194	3,747	225,979	478,389	225,979	191,194	3,747	1,391,825	478,389	225,979	191,194	3,747	-	-	-	-	51,462	-	4,586,731	6,356,568	
Debt Financing	-	-	-	-	72,082	-	-	-	-	-	-	234,537	-	-	-	-	-	234,537	-	-	-	-	-	-	-	-	-	306,619	237,556
Amortization	-	-	-	264,050	577,804	-	-	-	-	-	498,821	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,247,116	2,127,738
Accretion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,042	29,247
Other Expenses	43,109	354,742	469,833	27,466	23,616	1,517,054	2,645,201	1,962,536	460,632	135,075	1,962,536	2,645,201	1,962,536	460,632	135,075	1,517,054	2,645,201	1,962,536	460,632	135,075	-	-	-	-	74,014	489,229	15,374,116	14,456,353	
	2,730,091	1,377,145	1,521,010	2,456,422	2,456,422	1,517,054	2,645,201	1,962,536	460,632	135,075	1,962,536	2,645,201	1,962,536	460,632	135,075	1,517,054	2,645,201	1,962,536	460,632	135,075	-	-	-	-	117,023	1,004,497	15,374,116	14,456,353	
Total	\$ (2,242,828)	\$ (181,705)	\$ (447,333)	\$ 613,158	\$ 1,377,145	\$ (32,357)	\$ (856,348)	\$ (1,291,841)	\$ 27,786	\$ 50,473	\$ (1,291,841)	\$ (856,348)	\$ (1,291,841)	\$ 27,786	\$ 50,473	\$ (32,357)	\$ (856,348)	\$ (1,291,841)	\$ 27,786	\$ 50,473	\$ (181,705)	\$ (447,333)	\$ 613,158	\$ 1,377,145	\$ 466,265	\$ 5,402,749	\$ 2,985,164	\$ 2,752,840	

Town of Creston
 Growing Communities Fund Reserve
 Year Ended December 31, 2025

SCHEDULE 4

	2025	2024
Beginning Balance	\$ 2,147,124	\$ 2,281,658
Growing Communities Fund Grant	-	-
Interest Earned on Funds	96,578	105,603.00
Eligible Costs		
Municipal Housing Corporatation Start-up costs	(250,000) -	19,899
Purchase of Training Grounds equipment	(120,000) -	220,238
Remaining Reserve Balance	<u>\$ 1,873,702</u>	<u>\$ 2,147,124</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.

