2021 ANNUAL REPORT

FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2021

DISTRICT OF KENT AGASSIZ

District of Kent,
British Columbia

2021 ANNUAL REPORT

For the fiscal year ended December 31, 2021

Prepared by the District of Kent
Corporate and Financial Services Departments
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www.kentbc.ca

Published June 2022

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COMMUNITY PROFILE

The District of Kent spans a wide area in the Eastern Fraser Valley. Made up of several small communities, the largest and most well-known being the townsite of Agassiz which contains the majority of the population and is the District's commercial and industrial centre.

Agassiz is a friendly agricultural community that offers the comfort and lifestyle of country-living, with a touch of urban convenience and services to meet everyone's needs.

Other neighbourhoods in the District include Rockwell Drive along the eastern shore of Harrison Lake, Mount Woodside, Harrison Highlands and Harrison Mills to the West, and Seabird Island and Ruby Creek to the northeast.

Within the District's boundaries are separately-governed First Nations communities including: Seabird Island Band, Cheam First Nation, Sts'ailes Nation, Sq'ewlets First Nation, and Yale First Nation.

Much of the District of Kent is scenic, unspoiled nature which offers opportunities for fishing, boating and camping. Local mountains attract hikers, skiers and outdoor enthusiasts.

Scenic golf courses, local shopping , museums and historical sites are just a few of the many things that attracts residents and visitors to this vibrant and growing community.

No longer one of the Fraser Valley's best kept secrets, the District of Kent is a vibrant, growing community and popular tourist destination for visitors from all over the world.

MESSAGE FROM THE MAYOR

On behalf of Council, it is my honour to provide this message for the District of Kent's Annual Report as we reflect on our accomplishments from this past year.

So much of 2021 was about responding to changing COVID mandates and responding to climate change emergencies.

The pandemic continued to bring unforeseen costs and impact to District services and operations while also providing new ways of working, providing service, and preparing for the future. Utilizing funds from the COVID-19 Restart Grant, the District completed audio-visual upgrades to Council Chambers and quickly adapted to using new technology to ensure continued service delivery for Public Hearings and Regular Council meetings.

The community also responded, by volunteering, following health guidelines and receiving vaccinations during the 19 consecutive weeks of COVID-19 mass vaccination clinics at the Agricultural Hall.

Thank you to our community members for rolling up their sleeves and doing their part in keeping community members safe and supporting local businesses.

This annual report showcases the many ways staff continued to advance Council's priorities while also addressing pressing issues in our community.

As outlined in the Strategic Plan, Council identified a vibrant community as a significant priority for the District. This led to the construction of a 1.2 km trail along the Haig Highway, connecting neighbourhoods and providing safe access for residents to enjoy. Increased community access to dikes, expanded improvements to the Breakwater Beach which included improvements to the boat launch, parking, and an additional public seating area. If nothing else, this pandemic has shown us how vitally important outdoor community spaces are for the health and well-being of our community.

One of the biggest challenges we all face in the years ahead is mitigating the impacts of climate change. The Atmospheric River events in November and December created landslides that damaged highway infrastructure, localized flooding, first responders rescue challenging staff and Council to find quick solutions to mitigate damages in the community.

As a Council, we are striking a balance between fiscal responsibility and thoughtful, balanced action by investing today as we plan for tomorrow.

Sylvia Pranger, Mayor

MESSAGE FROM THE CAO

We are very proud of our accomplishments for 2021, and we will continue to meet the needs of the public and the goals of Council despite the curve balls that are thrown at us by Mother Nature.

The success of our staff meeting the goals and targets is due to having effective decision making by Council. Political decisions provide senior management staff with directions to incorporate the social values and legal framework that impacts the foundation of services and operations. At the end of the day what this means is that the success of the community is driven by the collective actions completed by both Council and staff.

We continue to adopt bylaws when applicable to develop programs that help our community grow and regulate those concerns that require close legal attention. We protect our community with natural environmental legislation with ditching, drainage, and fish habitat, prepare grants for funding capital projects and undertake studies to further our knowledge and organizational values before proceeding with capital projects.

It is no secret that Council has the vision to set the goals, and policies for the community. Senior staff must develop effective plans for assigned responsibilities to serve the needs of the community. The annual report provides a great overview of the effectiveness of the District of Kent's operation and what projects we as staff and Council have ultimately completed.

"Small deeds done are better than great deeds planned". - Peter Marshall

Wallace Mah, Chief Administrative Officer

ELECTED OFFICIALS

Mayor Sylvia Pranger

Portfolio: Bylaws, Emergency Program, Finance, Information and Privacy, Personnel, Policing
Council Committees: Kent-Harrison Joint Emergency Program Committee, **Alternate:** Health and wellness Advisory Committee, Agassiz Harrison Mills Drainage Committee
Regional Committees and External Agencies: Fraser Valley Regional District Board, Fraser Valley Regional Hospital District, Lower Mainland Local Government Association Flood Control and River Management Committee, Healthy Communities Committee **Alternate:** Fraser Valley Regional Library, Fraser Health Municipal Government Advisory Council

Councillor Duane Post

Portfolio: Public Works / Utilities
Council Committees: Agassiz Harrison Mills Drainage Committee, Kent Agricultural Advisory Committee **Alternate:** Kent-Harrison Joint Emergency Program Committee
Regional Committees and External Agencies: Fraser Valley Aboriginal Relations Committee, Fraser Heritage Society - Kilby, Kent Penal Institution, Mountain Penal Institution **Alternate:** Lower Mainland Government Association Flood Control and River Management Committee
Deputy Mayor Appointment: January 1, 2022 to May 31, 2022

Councillor Kerstin Schwichtenberg

Portfolio: Farmers' Market, Agassiz - Harrison Museum & Visitor Information Centre
Regional Committees and External Agencies: Fraser Valley Regional Library Board
Deputy Mayor Appointment: November 1, 2020 to April 30, 2021

Councillor Susan Spaeti

Council Committees: Parks, Recreation and Trails Committee, Health and Wellness Advisory Committee **Alternate:** Kent Agricultural Advisory Committee
Regional Committees and External Agencies: Harrison-Agassiz Chamber of Commerce, Fraser Health Municipal Government Advisory Council **Alternate:** Fraser Valley Aboriginal Relations Committee, Fraser Valley Regional District Board, Fraser Valley Regional Hospital District, Healthy Communities Committee
Deputy Mayor Appointment: June 1, 2022 to October 31, 2022

Councillor Stan Watchorn

Portfolio: Fire Department, Personnel, Information and Privacy, Communities in Bloom, Canada Day
Council Committees (Alternate): Parks, Recreation and Trails Committee
Regional Committees and External Agencies: Agassiz Agricultural and Horticultural Association, Kent-Harrison Foundation
Deputy Mayor Appointment: May 1, 2021 to October 31, 2021

GUIDING PRINCIPLES

Commercial

Enhance community pride and revitalize Agassiz in order to create a diversified and vibrant local economy.

Agriculture

Support farming as an economic activity and lifestyle choice.

Parks, Recreation & Facilities

Promote park, recreational and community opportunities for residents and visitors.

Health & Social Well-being

Maintain and enhance the quality of life, health and well-being for all Kent residents regardless of ages, stages and abilities.

Environmental

Protect the environment and properly manage land, air and water resources.

Infrastructure

Provide adequate infrastructure to ensure appropriate levels of service to meet the needs of existing and future residents.

Residential

Encourage innovative housing solutions and provide housing alternatives.

Industrial

Foster economic growth through diversity of activity and value added services.

Growth Management

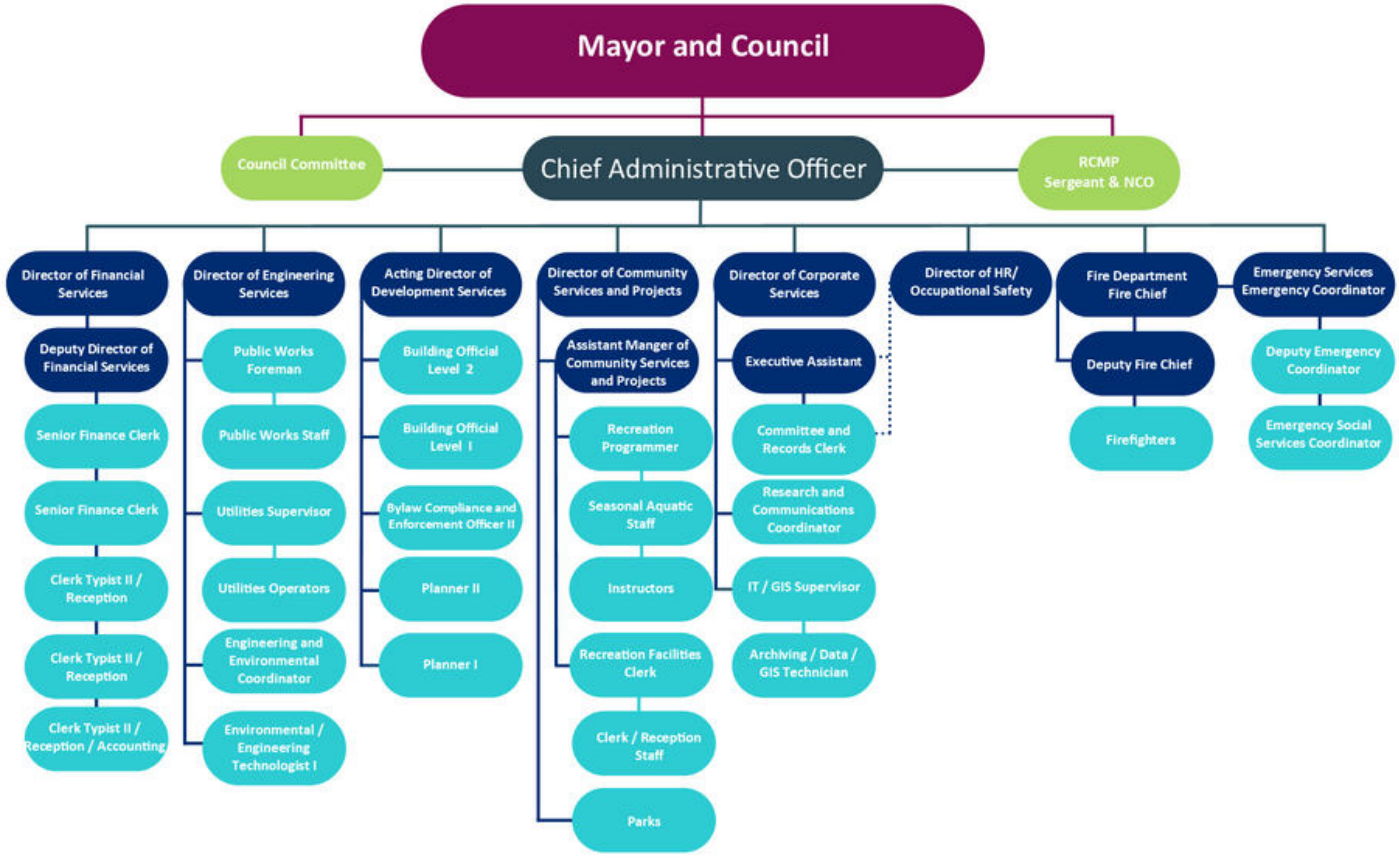
Manage growth to strengthen the community both socially and economically, to preserve the natural environment, protect valuable agricultural land, and to maintain rural charm.

APPOINTED OFFICIALS

Chief Administrative Officer	Wallace Mah
Director of Corporate Services	Clair Lee
Director of Financial Services / Collector	Mike Veenbaas
Deputy Director of Financial Services	Cheryl Bourel
Acting Director of Development Services	Lisa Beaulieu
Director of Engineering Services	Mick Theissen
Director of Community Services & Projects	Jennifer Thornton
Director of Human Resources / Occupational Safety	Janice Mikuska / Alan Lucas (As of July 5, 2021)
Fire Chief	Gerald Basten
Deputy Fire Chief	Mike Van Laerhoven

District Solicitors	Lidstone & Company
District Auditors	KPMG LLP
Financial Institution	Envision Financial

CORPORATE STRUCTURE



CANADIAN AWARD FOR FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the District of Kent for its annual financial report for the fiscal year ended December 31, 2020. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards.

Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

District of Kent

British Columbia

For its Annual Financial Report for the Year Ended

December 31, 2020

Christopher P. Morrill

Executive Director/CEO

The District of Kent has been a recipient of the GFOA Award for Excellence in Financial Reporting since 2007.

REPORT FROM THE DIRECTOR OF FINANCIAL SERVICES

DISTRICT OF KENT AGASSIZ

REPORT TO COUNCIL

DATE: June 13, 2022

FROM: Mike Veenbaas, Director of Financial Services

SUBJECT: 2021 Audited Financial Statements

BACKGROUND:

The District of Kent prepares Financial Statements annually to report the results of its operations and financial position for the reporting year. Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

The auditors' responsibility is to express an opinion on the consolidated financial statements based on their audit. The audit is conducted in accordance with Canadian generally accepted auditing standards. Those standards require compliance with ethical requirements and the audit is planned and performed to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement. The 2021 Financial Statements have been audited by KPMG LLP and have been approved by resolution of Council on April 25, 2022.

LEGISLATIVE AUTHORITY:

The *Community Charter*, along with the *Local Government Act* provide municipalities and their Councils with:
a)a legal framework for the powers, duties and functions that are necessary to fulfill their purposes;
b)the authority and discretion to address existing and future community needs; and

c)the flexibility to determine the public interest of their communities and to respond to the different needs and circumstances of their communities.

SIGNIFICANT FINANCIAL MANAGEMENT POLICIES:

The District of Kent and staff are also governed through legislation by bylaws and policies, many of which are financial in nature, designed to ensure adequate controls are in place. Significant financial policies of the District relate to purchasing and disbursements, write-off of assets, and accounting for tangible capital assets.

Significant accounting policies are described in Note One (1) to the consolidated financial statements.

DISCUSSION:

The consolidated financial statements of the District of Kent include the consolidated statement of financial position as at December 31, 2021, the consolidated statements of operations and accumulated surplus, changes in net financial assets, cash flows for the year ended, and notes comprising a summary of significant accounting policies and other explanatory information.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

The consolidated Statement of Financial Position shows the results of net financial assets and tangible capital assets. The resulting "Accumulated Surplus" includes net assets, which is financial assets less financial liabilities plus tangible capital assets and other non-financial assets. Accumulated surplus increased by $5,121,000 in 2021.

Long-Term Debt

Total long-term debt decreased by $73,200 in 2021 through planned debt servicing payments with the District also decreasing short-term capital leasing for the renewal of computers and related equipment by $8,540.

The current long-term debt balance is $1,102,044 and relates to the General Fund only. General Fund debt is serviced through taxation revenue.

Tangible Capital Assets

Tangible capital assets are accounted for at net value (acquisition cost less accumulated amortization (depreciation)). The net book value of tangible capital assets increased by $2,665,009 in 2021. Other non-

financial assets, including inventories and prepaid expenses, decreased by $31,490 during the year.

CONSOLIDATED STATEMENT OF OPERATIONS

The Consolidated Statement of Operations shows the difference between revenues and expenses for the year. Amortization for tangible capital assets is also expensed.

Revenues

Total revenues in 2021 increased by approximately $1,572,700 from 2020. This was the result of $957,000 in increased contributions from developers (contributed assets and fees), revenue from recoverable climate events, increased recreation facility opening/attendance and $115,000 in additional taxation. Funding from government grants remained consistent due to a large capital grant for the Agassiz Slough Floodbox project received in 2021 and with reducing interest rates worldwide, the District's return on investment income was again reduced over 2020.

Sales of services, licenses and permits revenues include services performed by the District. Such business services include building & development fees, bylaw fees, fines, engineering fees, recreation facility and program user fees, transit passes, cemetery plot purchases and water and sewer user rates. Overall, the 2021 revenues from these sources were increased over the previous year with further development on Mt. Woodside and densification of the Agassiz Townsite.

Revenues saw increases of $114,990 in taxation and grants-in-lieu, from those received in 2020. Municipal taxation accounted for approximately 46.5% of the 2021 total revenue sources for the District, a drop from 50% in 2020. Interest returns received on the District's investments remained relatively low on renewed funds.

Contribution from developers can represent 1) recoveries received for utility operations, 2) assets contributed through development agreements and 3) development cost charges (DCCs) used in the current financial year to pay for growth in infrastructure required to support new development. These revenues relate to sanitary sewer, water, storm drains, roads and park development. When DCCs are collected, they are treated as restricted revenues and held in reserves to be used only for specific identified DCC eligible projects. As these DCC funds are expended on eligible capital projects, the restricted funds are used to pay for the costs of the projects and show on the financial statements as revenues.

Expenses

Consolidated expenses include only operational items and capital expenditures not meeting the threshold requirements of the District's capitalization policy. Amortization is calculated on each specific asset and is based on the historical acquisition cost of the asset and its useful operational life span.

Total expenses increased by approximately $754,900 from the previous year. Some costs pressures were the result of inflationary increases across municipal operations, coupled with a number of recoverable climate events, inventory adjustments, higher than planned maintenance costs and the re-opening of recreation facilities as the District transitioned to a post-COVID life.

RESERVE FUND OPERATIONS

Community Works Gas Tax Funds are reserve funds that are set aside and held to fund future eligible projects, expenses and capital replacements. Additional statutory reserves consist of Capital Reserves for General, Water and Sewer Funds, and Parkland. The statutory reserve fund balances increased by $1,322,770 in 2021, including approximately $667,950 from the Community Works Fund, $211,000 from Sewer and Water capital reserves and the remainder of $443,820 in the General capital reserve. Additions to the reserves consist of interest earnings on held portfolio investments and budgeted transfers from operations.

ACCOUNTING STANDARDS

The District follows the Public Sector Accounting Standards in the preparation of the financial statements. No new standards were adopted in the 2021 fiscal year, however, there are two standards with set implementation deadlines that the District expects to adopt for the 2023 fiscal year. It is anticipated that the new Asset Retirement Obligations will have a material impact on District liabilities related to the future costs of capital asset retirements. Staff will be working through 2022, into 2023, on the measurement process for this new standard. The other new standard regarding revenue recognition is not expected to have a material impact.

FUTURE OUTLOOK

This past year continued to have the world focused on the COVID-19 pandemic and the District remained in a position of needing to closely monitor the resulting impact on District revenues and future cashflows. The 2021 results have shown that the District continues to take the right steps and

remains in a strong financial position. For 2022 it will continue to be important that strong fiscal management persists, and the District does what it can to support the community and their post-pandemic needs.

Beyond COVID, one of the most significant financial challenges facing the District continues to be the community's policing costs. In the current Municipal Police Agreement, the municipality is faced with increasing costs both for manpower and accommodation costs (building operational costs), in which the municipality has very limited control. Although no new officers were added in 2021, costs of the existing police force and the demand for officer hours continue to increase, adding pressure for continued budget increases for policing services. With the successful completion of the first RCMP collective agreement in 2021, the District has realized significant increases.

The District made further small improvements to its asset management program in 2021, focused on data refinement. The District has been successful in securing grant funding that has aided in the planned improvements of this program in 2021 and will continue into 2022.
The District is committed to fiscal responsibility and will seek out grants as they become available for specific eligible and relevant projects. Grant funding remains vital for the District of Kent as large projects are most often not possible without supplemental funding sources or the need for debt borrowing. The District is unable to generate the level of taxation revenues necessary to fund very large projects without grant funding, as a 1% increase in taxes generates less than $72,000.

Lastly, while agriculture is paramount in our community, strong economic growth in different sectors of the community, such as tourism, logging and industry is also encouraged. Diversification remains a priority to strengthen our local tax base and economy and will also provide job opportunities closer to home. However, the limited supply of land suitable for affordable housing and industrial and commercial development is a continuing challenge.

Respectfully submitted for your consideration

Mike Veenbaas, CPA, CMA
Director of Financial Services

Approved for submission by

Wallace Mah
Chief Administrative Officer

DEPARTMENTAL HIGHLIGHTS

ADMINISTRATION AND CORPORATE SERVICES

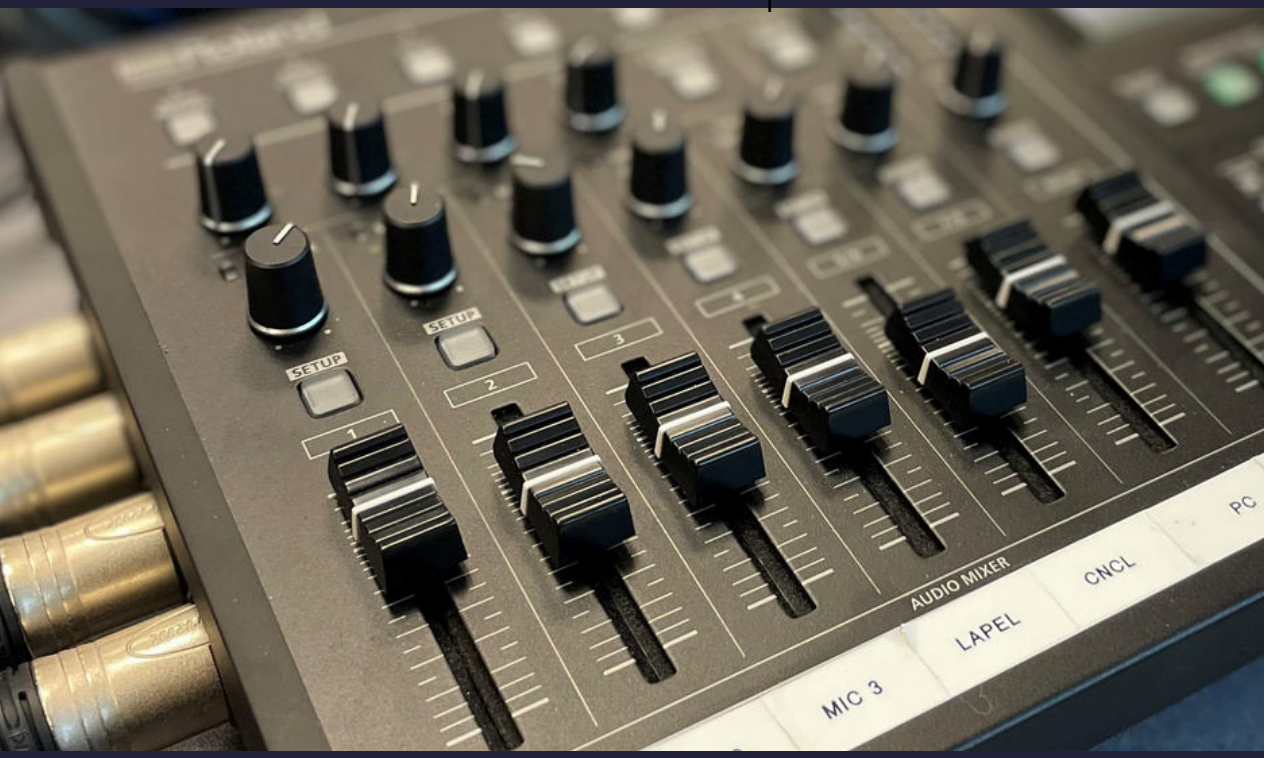
Corporate Services includes Administration, Human Resources, Information Systems and Communications. This department is the direct liaison to Mayor and Council and is responsible for the preparation and preservation of minutes, bylaws, and other District of Kent records. We support Council as they set policy and priorities, and provide guidance in executing Councils directives.

Utilizing funds from the COVID-19 Safe Restart Grant, the District completed a public process to complete audio-visual upgrades to Council Chambers. The new equipment allows live written input via the Q&A during Public Hearings and to livestream the Regular meetings.

The District's resolution for the Province to consider recycling agricultural plastics was unanimously supported at the Union of British Columbia Municipalities Convention.

Supported the Municipal and Regional District Tax and became part of Tourism Harrison River Valley, formerly known as Tourism Harrison.

Continued to provide snow and ice control road services to Seabird Island and continue to share emergency services with Seabird Island Band.



69
Council Meetings

744
Resolutions

7
Proclamations

82
Freedom of Information Requests

23
Job Postings

Green initiatives included revitalization of the Aberdeen building and addition of solar panels and electric vehicle chargers.

Continued partnership in the Lets'emot Community to Community Forum, of which we hosted one and participated in two other forums.

733 Facebook followers
272 Facebook posts
623 Instagram followers
141,663 Website views

FINANCIAL SERVICES

Financial Services is responsible for the overall financial administration of the District of Kent. Duties include allocating and monitoring financial resources, accounts payable and receivable, payroll, maintenance of property records, property tax and utility billing and collection, investment portfolio administration, risk and insurance management, as well as internal, external, and statutory financial reporting requirements.
Financial Services is also responsible for preparing and monitoring the five (5) year Financial Plan (budget) that details short and long-term operational and capital needs, including annual tax rate recommendations made to Council.

Finance staff worked with the Province on the transition of the Homeowner Grant program administration to the Province. The transition included property tax software updates, staff training and extensive communication with residents.

A renovation was completed to the Finance/Reception area which allows for improved team communications, customer focused interaction and information sharing.

GRANT FUNDING: $3 million

AWARDS: Canadian Award for Financial Reporting for 2020 Annual Report

PROTECTIVE SERVICES

Protective Services supports a safe community and enhances the quality of life for residents by providing fire and rescue services and responding to motor vehicle accidents. Engagement with the community through education, inspection and community events. Protective Services consists of Fire Protection, Kent-Harrison Joint Emergency Program, Emergency Support Services and Victim Services.

Agassiz Fire Department: 2021 Outcomes

The Agassiz Fire Department (AFD) participated in the fall fair parade showcasing the apparatus, equipment and firefighters.

The AFD Annual Charity Golf classic was a resounding success with close to $17,000.00 being raised for the society. Beneficiaries included:

- Agassiz RCMP Victims Assistance Services
- BC Children's Hospital
- Agassiz Minor Baseball Association
- Agassiz Fire Department Bursary
- Terry Fox Foundation
- Canadian Cancer Society
- BC Lung Association
- Honor House Society
- Optimist Club

2021 Outcomes continued.

Emergency Scene Management I & II leadership training were presented to all the company officers. These programs were funded through grant application from the Community Emergency Preparedness Fund and provide a high level of strategy and tactical instruction to the department.

Common and heavy vehicle extrication instruction meeting the National Fire Protection Association standard., funded through grants administered by the Fire Chiefs Association of BC.

Deployment to Lytton for 11 days and to Logan Lake for 7 days to provide structural protection from wildfire.

November brought one of the largest natural disasters ever experienced to the District. The Atmospheric River event caused flooding and landslides to all areas of the District. The AFD worked tirelessly to rescue 9 stranded motorists that were swept off the Lougheed Highway. In the days following 351 people were rescued by helicopter that were trapped between two slides east of Agassiz. The AFD worked for 7 consecutive days to ensure no new vehicles or potential victims appeared in the receding waters.

Current & Future Objectives

- Fire Department Training Facility - Plans to acquire a modular training facility constructed using steel containers.
- Flat Water Rescue Training - Recent events highlighted the need for firefighters to be trained in basic water operations.
- Training - Continues to be top priority in keeping up to date with the latest industry practices.

$17,000
Annual Charity Golf Classic

358
Emergency Calls

3,199
Training Hours

94
Fire & Life Safety Inspections

6
Public Education Events

Emergency Program Planning & Emergency Support Services (ESS)

The District of Kent Emergency Program is currently operated by a paid coordinator and number of volunteer members, and is cost shared with the Village of Harrison Hot Springs and Seabird Island Band.

Kent Harrison Joint Emergency Program and ESS plan for the response and recovery of both natural and man made disasters and assist with the well-being of those affected by such incidents.

2021 Outcomes

Heat Waves - In late June, a heat dome resulted in a sustained period of record-breaking temperatures, with humidex values peaking at 50° Celsius. Emergency management staff coordinated the setup of cooling centres to give members of the public a place to cool down during the hottest part of the day.

Freshet - The Fraser River peaked in early June, staying well within its banks. Extreme heat at the end of June rapidly melted snow at higher elevations rising waters in Harrison Lake threatened to close Rockwell Drive, and staff prepared for a full evacuation. The lake did not reach the roadway and no evacuation was necessary.

Atmospheric Rivers - In less than three weeks, almost 600 mm of rain fell in the District of Kent. The heavy rains caused landslides on Rockwell Drive as well as Highway 7 at Seabird Bluffs. The rains also put a significant strain on the District's wastewater and drainage infrastructure.

On November 14, the Emergency Operations Centre was stood up to coordinate the District's response to the disaster and a State of Local Emergency was declared. Rockwell Drive was completely cut off by debris flows and the Ministry of Transportation and Infrastructure closed the road at its southern end.

Approximately 150 properties were place under an Evacuation Order.
Emergency Support Services (ESS) volunteers set up a reception centre and group lodging facility at the Agricultural Hall for stranded travelers from the Highway 7 slides. In total, 311 people along with several pets were flown by helicopter from the Seabird Bluffs to the Agricultural Hall. The facility was open for several days as highway closures made travel impossible at times. The ESS team received assistance from many convergent volunteers and generous community members made donations to the stranded travelers.

Modernize Emergency Support Services Delivery - Kits for digital delivery of ESS have been purchased. The ESS team will complete the transition to digital delivery when Emergency Management BC resumes their training program.

Emergency Evacuation Route - The District of Kent continues to consult with local First Nations.

Current & Future Objectives

- **Modernize Emergency Support Services Delivery** - Train volunteers on the new online Evacuee Registration and Assistance tool and work with local suppliers to bring them on board.
- **Emergency Evacuation Route** - Continue to advocate and seek approvals and funding for an emergency evacuation route.
- **Emergency Operations Centre Technology Upgrades** - Upgrade the computers and other technology assets in the Emergency Operations Centre to increase efficiency during major disasters.

Victim Services

The Victim Services Program is offered to the community with grant support from the Ministry of Public Safety and Solicitor General. The program ensures that victims of crime receive the highest quality of support and counselling.

ENGINEERING SERVICES

Engineering Services includes Public Works, Environmental Services, Diking and Drainage, Sewer Utilities, and Water Utilities. This department's responsibilities include the planning, design, construction, operation, and maintenance of municipal infrastructure as well as other specific capital projects as required.

Public Works: 2021 Outcomes

- Completed and submitted a formal closure plan to the Province for the landfill site on Cemetery Road.
- Completed the installation of snow fencing to enhance safety and reduce snow plow requirements.
- The Annual Roadway Inspection and Maintenance Programs including roadway markings, street signage, streetlights, and asphalt patching completed.
- Installation of two light poles at Municipal Hall for increased visibility, safety and security.
- Prep work for installation of a standby generator at Municipal Hall completed. Work included electrical conduit trench and installation of the concrete foundation pad.

Current & Future Objectives

- **Public Works Building (Cemetery Road)** - Continue to develop the site and construct upgrades in accordance with a phased upgrade plan.
- **Public Works Equipment Bay** - Completed roof repairs, ceiling insulation scheduled for 2022.

Roads and Transportation: 2021 Outcomes

- The District completed the north half of the Sutherland Road reconstruction project which included the full reconstruction and asphalt paving of the road.
- After a successful survey of local property owners, two speed humps were installed to help reduce speeding on Ashton Road. Partial funding provided by ICBC.
- To improve mobility for pedestrians, the sidewalk letdown/ramp replacement plan was continued in 2021, installing sidewalk panels and replacing a total of 8 letdown in various locations around Agassiz.
- The dike trails were improved by installing benches, gates, signage, parking area, waste and recycle receptacles.
- An application for grant funding was completed and submitted for the installation of flashing beacons at the Hwy 9 pedestrian crossing at McDonald Road.
- To improve walkability, the Agassiz Bypass Trail from McDonald Road to Morrow Road was competed including benches, signage, waste and recycle receptacles.

Current & Future Objectives

- **Sutherland Road Upgrade** - Complete construction of the final phase of the project from Hwy 9 to MS1 Culvert Crossing.
- **Sidewalk Improvement Plan** - Continue to improve safety and mobility for pedestrians by replacing or upgrading sidewalks.
- **Crosswalk Flashing Beacons** - Continue discussions and grant applications as required based on 2022 outcome for Highway 9 at McDonald Road.

Utilities and Waste Water: 2021 Outcomes

- The Cheam Avenue Sanitary Sewer main upgrade project between Evergreen Drive and Park Street was completed. The existing 200 mm sanitary main was upgraded to 525 mm main, and the manhole at the Cheam Avenue and Evergreen Drive intersection was replaced.
- Work has started on the Agassiz Wastewater Treatment Plant Digester Improvement Project. This project allows the District to have a second digester in service that can treat 50% of the design flow with the largest out of service.
- Grant application submitted to replace the belt filter press with a centrifuge dewatering unit at the Agassiz Wastewater Treatment Plant.
- During the Atmospheric River event, Utilities staff were instrumental in ensuring sewer and water services for the District were maintained.
- Engineering and Utilities staff continue to oversee the upgrades at the Mount Woodside water and wastewater treatment plants. Upgrades have been completed for the wastewater plant.

Current & Future Objectives

- **Agassiz Water System** - Funding dependent and subject to grant conditions, a schedule for the design, tender, and construction phases to complete the water system will be established.
- **Agassiz Wastewater Treatment Plan Centrifuge Upgrade** - Grant submitted. Issue RFP for consulting services to complete detailed design including contract, administration and inspection services.
- **Mount Woodside Wastewater Treatment Plan** - Continue staff training and monitor plant performance and continue to correct outstanding deficiencies. Contractor to perform inspection to meet compliance requirements under the Environmental Management Act, Municipal Waste Regulation. Issue an RFP for consulting services to develop and implement a Receiving Environment Monitoring Program.
- **Mount Woodside Water Treatment Plant** - Commission the plant and turn over operational responsibility to the District initiating the warranty period.

Drainage and Flood Control: 2021 Outcomes

- The Annual Drainage Maintenance Program achieved 10.8 kilometres of ditch maintenance including cleaning portions of the McCallum Ditch, Westlin Ditch, Hogg Slough, Clark Ditch, Kilby Ditch, Duncan Slough, MS1 Ditch.
- Public Works staff replaced a culvert on a Mountain Slough tributary crossing Sutherland Road, and replaced two farm crossing culverts on major ditches including one on the Agassiz Ditch and one on McCallum Ditch.
- Collaborated with Northwest Hydraulic Consultants to complete a comprehensive Flood Risk Assessment and Mitigation Plan for the Distict.
- The fish-friendly Agassiz Slough Floodbox and Floodgate Upgrade project completed. This included regulatory approvals, coordination for the delivery of major components, environmental enhancements and construction.
- Completed dike inspections and reported to the Provincial Dike Inspector.
- Ditch vegetation maintenance completed on the Lower McCallum and Westlin ditches. A multi-year Water Sustainability Act approval was negotiated with the Province for ditch maintenance work in this area.
- Worked with Province on flood management during the freshet by collecting and submitting staff gauge readings.
- Staff performed plant survivorship monitoring on the first phase of the MS1 Habitat Enhancement Project and completed the third and final phase of the project, reshaping approximately 75 metres of channel and planting 6,000 riparian plants.
- Liaison with Development Services, Building, contractors and landowners regarding flood protection and Riparian Area Requirements.
- Participated and provided feedback on the comprehensive Flood Strategy being developed by Fraser Basin Council.

Current & Future Objectives

- **Sutherland Road Culvert Replacement** - Issue Request for Quotation and award contract. Complete construction of culvert to replace aging failed infrastructure.
- **Chaplin Road Culvert Replacement** - Issue RFP for consulting services to complete detailed design including provisional cost for contract administration and inspection services. Investigate grant and flood recovery funding opportunities for construction phase.
- **Fraser River Rip Rap Upgrades near McDonald Road** - Issue RFP consulting services to complete detailed design including provisional cost for administration and inspection services. Staff to investigate grant and flood recovery funding opportunities for construction phase.
- **Standby Generators for Drainage Pump Stations** - Issue RFP for the supply and installation of standby generators to provide backup power at the Hammersley and Duncan-Bateson drainage pump stations.

Environmental: 2021 Outcomes

- Arranged the Green Waste Yard Cleanup program for residents in the spring and fall with assistance of volunteers from the Agassiz Community Gardens.
- Continue to work with the Fraser Valley Invasive Species Society to implement the annual District-wide herbicide application program on Knotweed Species.

Asset Management: 2021 Outcomes

- Grant funding provided through UBCM and FCM for building the District's Asset Management Program. Staff focused on asset inventory data management and expanding the scope to include data processes related to lifecycle management, risk management, and asset management planning. Next steps are to develop frameworks for lifecycle and risks.

Development: 2021 Outcomes

- Engineering staff assisted in the land development process for several ongoing development in the Agassiz townsite including:
    - 9 lot Vimy Road subdivision
    - 5 lot Pioneer Avenue East industrial development
    - 2 lot Agassiz Avenue / Fraser Drive subdivision
    - 9 lot Agassiz Avenue Strata development
    - 7 lot Morrow Road Strata development
- Engineering staff worked closely with Development Services staff to administer the development of 65-unit townhome development.
- Continue to oversee the 59-lot development of Phase 2 of Harrison Highlands and the associated servicing upgrades at Mount Woodside.

Engineering: 2021 Outcomes

- Working with Urban Systems to update the District's Subdivision and Development Bylaw which is expected to be completed in 2022.
- The District's Soil Bylaw was amended to add soil deposit language and fees.
- A Traffic Calming Policy was developed and adopted by Council.
- Reviewed and approved design plans from third party utility companies (i.e. BC Hydro, Fortis, Telus)
- Worked with Development / Building staff to provide referrals and input to ensure appropriate engineering standards, specifications and requirements are being followed during the subdivision development/building application process.

DEVELOPMENT SERVICES

Development Services supports the public by providing planning, building inspection, and bylaw enforcement. The department administers on-going development activities within the District including the following application processes: building permits, Official Community Plan (OCP) bylaw amendments, zoning bylaw amendments, Agricultural Land Commission (ALC), development permits, development variance permits, board of variance, temporary commercial / industrial use permits, sign permits, subdivision and development, business license, liquor license referral, and farm employee residence.

Building: 2021 Outcomes

- Construction of residential units more than doubled in 2021 with 48 units compared to 23 in 2020. This number includes 16 multi-family townhouse units in the Mount Woodside area.
- Carpet replacement in Municipal Hall was completed in early 2022.

Current & Future Objectives

- **Municipal Hall Roof Replacement** - Replace west section of roof, installation of fall protection tie-back anchors and removal of asbestos to take place in 2022.
- **Municipal Hall Solar Panels** - Installation of roof solar panels after roof replacement in 2022.

Current & Future Objectives Continued

- **Municipal Hall EV Public Charging Station** - Targeted for 2024, investigate and apply for grants to reduce project costs for Electric Vehicle fast charger(s) at Municipal Hall.
- **Municipal Hall Stair Removal** - Proposed to remove the old entrance stairs to eliminate loitering and confusion of the visiting public.

Planning: 2021 Outcomes

- Introduced Bylaw 1687 to increase residential flexibility in the ALR in accordance with the ALC.
- Introduced and adopted Bylaw 1683 to permit select forms of cannabis production in the ALR.
- Addressed concerns raised by Council and the Kent Agricultural Advisory Committee around Intensive Agriculture and environmental concerns.
- Defined farm-related commercial and industrial uses and set a maximum site coverage for this use on properties within the ALR.
- Amended the business licence requirement for all farm related commercial and industrial uses including farm product processing.

Current & Future Objectives

- **Improve development application process** - Undertake assessment to implement software and other digital platforms to improve the efficiency, management, and reporting for all planning applications including building permits and inspections.
- **ALC Act and Regulation Review: Accommodation Use** - The ALC Regulation was amended removing second residences as a permitted use. New ALCA regulations for Residential Flexibility in the ALR anticipated for 2022. Provide options and considerations for amendments to zoning bylaw based on outcomes of regulations.
- Zoning Bylaw Review - The zoning bylaw was last reviewed and updated in 2001. Bylaw update would include making the document more user-friendly.

ALC Act and Regulation Review: Agri-tourism Accommodation Use - Investigate regulation options to allow for an Agri-tourism accommodation use.

Regulation Review: Cannabis Production in the ALR - Review new Federal and ALC regulations regarding cannabis production in the ALR and provide regulation options to Council.

Regulation Review: Intensive Agricultural Use - Review Intensive Agricultural Use regulations and provide amendment options to Council.

Kent Agricultural Area Plan (AAP) Update - Many of the recommendations in the plan have been completed and an update is required.

Agricultural Land Use Inventory (ALUI) Update - The last inventory was completed in 2013 and while still useful, updated information is helpful information to inform Agricultural Area Plans.

KENT AGRICULTURAL ADVISORY COMMITTEE

- **6 Meetings**
- **8 Recommendations for applications and District initiated zoning bylaw amendments**
- **Performed annual Kent Agricultural Area Plan**

62
Business Licence Applications

140
Bylaw Complaints

103
Building Permits Issued

851
Building Inspections

41
Planning Applications Received

COMMUNITY SERVICES

The Community Services department is dedicated to delivering health and wellness programs and events year round through the Community Recreation and Cultural Centre, Ferny Coombe Pool and various neighbourhood parks throughout the District.

These services enhance the quality of life for all District residents through positively influencing personal health and wellness, environmental stewardship, economic development, tourism, volunteerism, and community connections.

Each year many special events are delivered in partnership with local organizations such as: Agassiz-Harrison Community Services, Agassiz Harrison Historical Society, Fraser Valley Regional Library, Agassiz Harrison Lions Club and many more. Partial funding for these events come from a variety of grant programs and community sponsorship.

The COVID-19 pandemic continued to impact regular operations of our recreation services. Continuous service adjustments were implemented to adhere to the Provincial and Regional health orders such as reducing class capacity, wearing masks, and proof of vaccination to name a few.

Over the past two years, our recreation programs and services have considerably suffered as a result of the pandemic; however, staff continue to look for creative and innovative ways to work through these challenges.

Ferny Coombe Pool: 2021 Outcomes

- Opened for the season on May 3, 2021 with modified school and swim lessons, length swimming and Aquafit classes.
- With a return to Step 3 of the BC Restart Plan, recreation services returned to normal operations. As a result, swim lessons saw a significant increase in registration with 2021 producing the highest lesson revenue to date.
- The Agassiz Harrison Aquanauts continue to demonstrate a positive working relationship that benefits many families in the Agassiz and Harrison Hot Springs communities.

Current & Future Objectives

- **Regional Aquatic Centre (Indoor Pool)** - The District was successful in it's grant application in the Investing in Canada's Infrastructure Program. Delivery of fundraising activities including: Party in the Park, Swimathon, Fall Fair Activities, Retail sales and District of Kent donation site.

Community Recreation and Cultural Centre: 2021 Outcomes

- 11 Spin Bikes were purchased and Spin Classes offered in 2022.
- Harrison Preschool and Childcare Services and Mission Childcare Resource and Referral now occupy spaces at the Community Recreation and Cultural Centre.
- Introduction of gardening workshops.
- Mobile Disc Golf is available and can be signed out through the Community Recreation & Cultural Centre.
- Adventures in Agassiz had strong participation throughout the summer as a result of the summer student's creative ideas and activities.

Current & Future Objectives

- **Rooftop AC Unit Replacement** - Weight room AC units.
- **Weight Room Floor Replacement** - Seamless floor surface.
- **Gym and Fitness Floor Refinishing** - Strip and add new top finishing.

Community Events and Initiatives: 2021 Outcomes

- **Community Beautification** - Streetlight banners were designed and installed along Pioneer Avenue and the parking lot at the Community Recreation and Cultural Centre. These banners reveal Mt. Cheam and surrounding farmlands that make our community landscape so unique and beautiful.
- **125th Anniversary** - Although most of the planned 125th Anniversary events were cancelled in 2020 due to the COVID-19 pandemic, the 125th Anniversary Sub-Committee voiced support for the delivery of revised community initiatives throughout 2021. The "Experience Agassiz" promotional campaign was developed with the purpose of re-connecting the community with local businesses, organizations, and events such as:
    - Love Local
    - Summer Staycation
    - Winter Night Lights
    - Pioneer Park Legacy Art Project "Squaring the Circle"
    - Heritage Recognition Awards
- **Victim Services: Purple Night Lights & Silhouettes** - The District supports the efforts of our Victim Services team by donning purple lights and banners at Municipal Hall and the Agassiz RCMP detachment. This year, the opportunity to partner with Chilliwack's Ford Mountain Correctional Centre was arranged to create 10 silhouettes to represent domestic violence victims as part of the Silent witness Program and demonstrates the impact of domestic violence in the community.

Community Improvement Projects: 2021 Outcomes

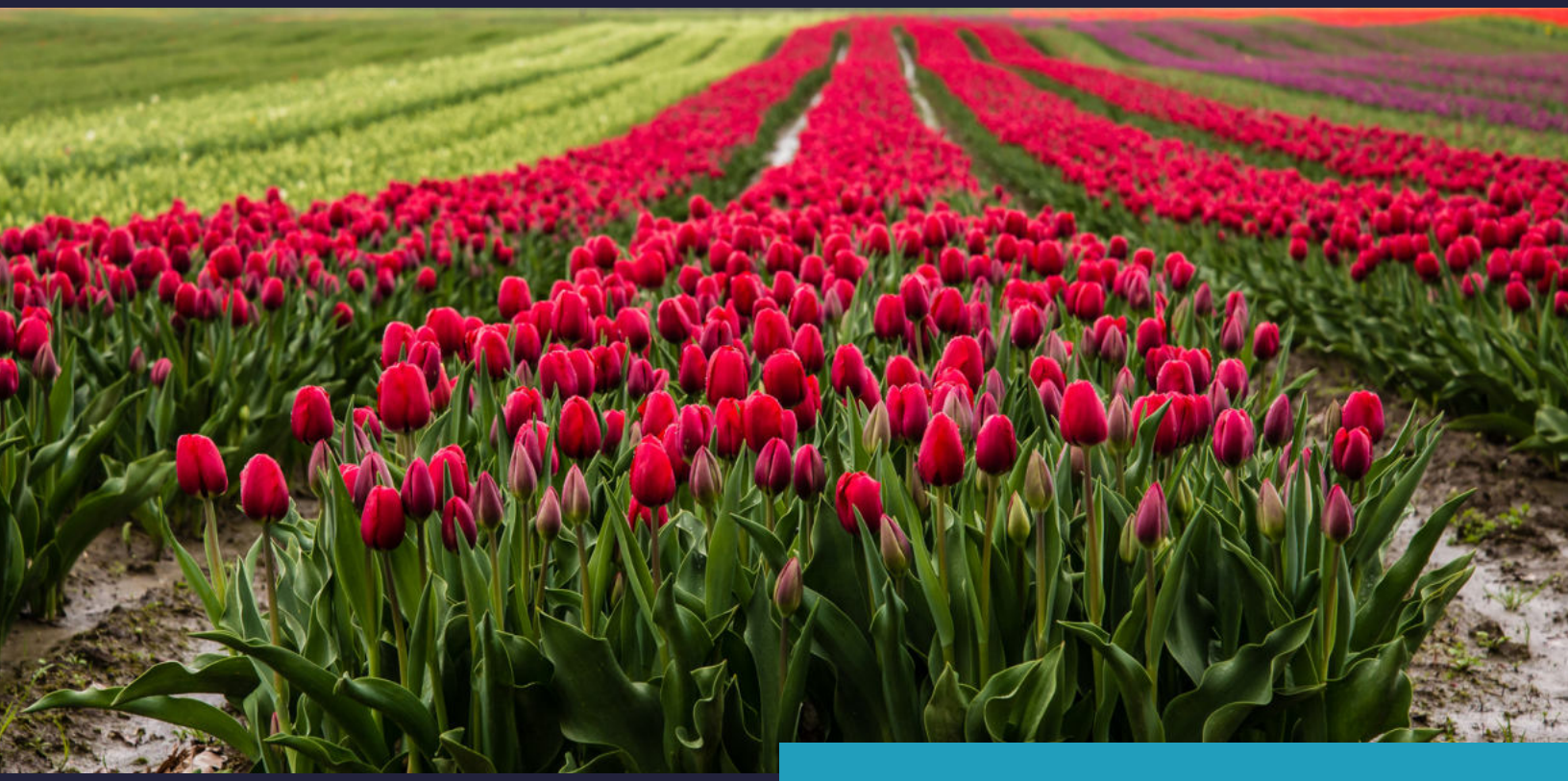
- **Haig Highway Trail** - A 1.2 km gravel trail was constructed along the Haig Highway connecting Morrow Road to McDonald Road.
- **Dike Test Sites** - Four Dike test sites were approved by Council for community access. Improvements included new signage, waste receptacles, dog waste stations, parking lot enhancements, and new gates.
- **Sorting Receptacles & Dog Bag Stations** - New sorting and waste receptacles and dog bag stations installed throughout Centennial Park and along Mountain View Trail.
- **Valley View Cemetery Cremation Garden** - Construction and Columbarium installation to take place in the spring of 2022.
- **Aberdeen Building Revitalization** - $395,000 of grant funding received through the Provincial Community Economic Resiliency Project to fund interior and exterior upgrades. Improvements included new outdoor stage, additional storage building, electrical and plumbing upgrades, refurbished public washrooms and upstairs meeting/office space, solar panels and Electric Vehicle charging station.
- **Breakwater Beach Improvements** - New river rock was laid to create an additional beach area, improvements to the boat launch, parking signage, cement blocks placed for bank protection and a public seating area.

Current & Future Objectives

- **Schep Park** - Installation of playground surfacing, contingent on grant funding.
- **Centennial Park** - Construction of public washroom facility, tennis court improvements.
- **Mt. Woodside Park(s)** - Construction and installation of playground and park amenities.
- **Pixley Lane Dog Park** - Construction of a fenced dog park and traffic calming sidewalk across Morrow Road.

- **Mountain View Trail** - Pathway improvements to existing trail.
- **Mt. Woodside Multiuse/Mountain Bike Trail** - Application through FLNRO Section 57.
- **Pixley Lane Trail** - Construction of public trail to connect to Haig Hwy Trail and Tranmer Road Trail.
- **Tranmer to McDonald Road Trail** - Construction of public trail.
- **Valley View Cemetery** - Cremation Garden and Columbarium installation
- **Waste Receptacles** - Installation at remaining neighbourhood parks and addition of bike racks, picnic tables, and benches.

FINANCIAL STATEMENTS



Consolidated Financial Statements of

CORPORATION OF THE DISTRICT OF KENT

And Independent Auditors' Report thereon

Year ended December 31, 2021

CORPORATION OF THE DISTRICT OF KENT

Consolidated Financial Statements

Year ended December 31, 2021

Financial Statements

Independent Auditors' Report

Consolidated Statement of Financial Position

Consolidated Statement of Operations and Accumulated Surplus

Consolidated Statement of Change in Net Financial Assets

Consolidated Statement of Cash Flows

Notes to Consolidated Financial Statements

KPMG LLP
200-9123 Mary Street
Chilliwack BC V2P 4H7
Canada
Telephone (604) 793-4700
Fax (604) 793-4747

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the Corporation of the District of Kent

We have audited the consolidated financial statements of the Corporation of the District of Kent (the "District") which comprise:

- the consolidated statement of financial position as at December 31, 2021
- the consolidated of operations and accumulated surplus for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the District as at December 31, 2021, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated 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 auditors' report.

We are independent of the District 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.

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Responsibilities of Management for the Financial Statements

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

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

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

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

We also:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District'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 District'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 our auditors' report. However, future events or conditions may cause the District's to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Chilliwack, Canada

April 25, 2022

CORPORATION OF THE DISTRICT OF KENT

Consolidated Statement of Financial Position

December 31, 2021, with comparative information for 2020

	2021	2020
Financial assets:		
Cash and cash equivalents (note 2)	$ 28,052,536	$ 27,603,855
Accounts receivable (note 3)	862,495	886,675
Portfolio investments (note 2)	237,279	1,092,388
Deposit - Municipal Finance Authority (note 4)	50,173	49,885
Asset held for sale	264,916	-
	29,467,399	29,632,803
Liabilities:		
Accounts payable and accrued liabilities (note 5)	2,689,034	4,372,336
Refundable deposits	588,252	685,869
Unearned revenue (note 6)	836,053	1,284,563
Restricted revenue (note 7)	2,659,690	3,001,477
Reserve - Municipal Finance Authority (note 4)	50,173	49,885
Long-term debt (note 8)	1,102,044	1,175,226
Obligations under capital leases (note 9)	28,447	36,982
	7,953,693	10,606,338
Net financial assets	21,513,706	19,026,465
Non-financial assets:		
Tangible capital assets (note 17)	50,753,095	48,088,086
Other non-financial assets	304,100	335,590
	51,057,195	48,423,676
Contingencies (note 14)		
Accumulated surplus (note 10)	$ 72,570,901	$ 67,450,141

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

On behalf of the District:

Director of Financial Services

CORPORATION OF THE DISTRICT OF KENT

Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31, 2021, with comparative information for 2020

	2021 Budget (note 18)	2021 Actual	2020 Actual
Revenues:			
Municipal taxation (note 11)	$ 8,329,140	$ 8,128,859	$ 8,013,874
Government grants and transfers (note 12)	3,622,810	3,034,496	3,002,268
Sale of services	2,326,320	2,793,508	2,414,267
Contributions from developers	1,002,740	2,672,200	1,586,769
Licenses, permits, penalties and fines	397,560	528,221	442,699
Return on investments	346,590	308,959	433,656
	16,025,160	17,466,243	15,893,533
Expenses:			
General government services	2,688,170	2,558,333	2,244,757
Protective services	2,114,600	2,139,718	2,061,477
Development services	848,520	886,318	847,613
Engineering services	2,093,130	2,214,555	2,172,932
Water and sewer services	2,052,730	2,015,745	1,879,126
Drainage and diking services	361,840	512,402	451,768
Parks, recreation and cultural services	2,129,040	1,918,292	1,832,845
	12,288,030	12,245,363	11,490,518
Earnings before the undernoted	3,737,130	5,220,880	4,403,015
(Loss) gain on disposal of tangible capital assets	-	(100,120)	18,032
Annual surplus	3,737,130	5,120,760	4,421,047
Accumulated surplus, beginning of year	67,450,141	67,450,141	63,029,094
Accumulated surplus, end of year	$ 71,187,271	$ 72,570,901	$ 67,450,141

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

CORPORATION OF THE DISTRICT OF KENT

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2021, with comparative information for 2020

	2021 Budget (note 18)	2021 Actual	2020 Actual
Annual surplus	$ 3,737,130	$ 5,120,760	$ 4,421,047
Acquisition of tangible capital assets	(7,605,800)	(3,006,418)	(1,565,300)
Amortization of tangible capital assets	-	1,886,520	1,868,045
Reclassification of tangible capital assets to asset held for sale	-	264,916	-
Proceeds on disposal of tangible capital assets	-	-	18,032
Loss (gain) on disposal of tangible capital assets	-	100,120	(18,032)
Contributions from developers	-	(1,910,147)	(1,540,742)
	(7,605,800)	(2,665,009)	(1,237,997)
Change in other non-financial assets	-	31,490	(55,133)
Change in net financial assets	(3,868,670)	2,487,241	3,127,917
Net financial assets, beginning of year	19,026,465	19,026,465	15,898,548
Net financial assets, end of year	$ 15,157,795	$ 21,513,706	$ 19,026,465

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

CORPORATION OF THE DISTRICT OF KENT

Consolidated Statement of Cash Flows

Year ended December 31, 2021, with comparative information for 2020

	2021	2020
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 5,120,760	$ 4,421,047
Items not involving cash:		
Amortization of tangible capital assets	1,886,520	1,868,045
Loss (gain) on disposal of tangible capital assets	100,120	(18,032)
Contributions from developers	(1,910,147)	(1,540,742)
Actuarial adjustment on debt	(11,017)	(8,542)
Change in non-cash operating assets and liabilities:		
Accounts receivable	24,180	(188,460)
Other non-financial assets	31,490	(55,134)
Accounts payable and accrued liabilities	(1,683,302)	1,834,100
Refundable deposits	(97,617)	286,246
Unearned revenue	(448,510)	146,048
	3,012,477	6,744,576
Capital activities:		
Acquisition of tangible capital assets	(3,006,418)	(1,565,300)
Proceeds on disposal of tangible capital assets	-	18,032
	(3,006,418)	(1,547,268)
Investing activities:		
Change in portfolio investments	855,109	350,998
Financing activities:		
Change in restricted revenues, net	(341,787)	198,443
Increase in obligations under capital lease, net	(8,535)	36,982
Repayment of long-term debt	(62,165)	(62,165)
	(412,487)	173,260
Increase in cash and cash equivalents	448,681	5,721,566
Cash and cash equivalents, beginning of year	27,603,855	21,882,289
Cash and cash equivalents, end of year	$ 28,052,536	$ 27,603,855
Supplemental cash flow information:		
Reclassification of tangible capital assets to asset held for sale	$ 264,916	$ -

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

CORPORATION OF THE DISTRICT OF KENT

Notes to Consolidated Financial Statements

Year ended December 31, 2021

The Corporation of the District of Kent (the "District") was incorporated on January 1, 1895 under Letters Patent and operates under the authority of the British Columbia Community Charter. The District's principal activities include the provision of local government services to residents of the incorporated area including administrative, protective, transportation, recreational, water, sewer, diking and drainage services.

1. Significant accounting policies:

The accounting policies of the District have been presented in accordance with current standards as issued in the CPA Canada Public Sector Handbook.

The consolidated financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon the receipt of goods and services or the creation of an obligation to pay.

(a) Basis of presentation:

These consolidated financial statements include the operations of the General, Water, Sewer, Diking, Drainage and Reserve Funds.

All material interfund accounts and transactions have been eliminated.

The consolidated financial statements do not include assets, liabilities or surplus of trust funds administered by the District.

(b) Cash and cash equivalents:

Cash and cash equivalents include cash, cashable term deposits and deposits, including those in the Municipal Finance Authority investment short-term money market investment pool. These investments are highly liquid and are readily convertible to known amounts of cash.

(c) Portfolio investments:

Portfolio investments are recorded at amortized cost plus accrued interest. Discounts or premiums arising on the purchase of portfolio investments are amortized on a straight line basis over the term to maturity. If it is determined that there is a permanent impairment in the value of an investment, it is written down to net realizable value.

1. Significant accounting policies (continued):

(d) Revenue recognition:

Municipal taxation revenue is recognized on the accrual basis using the approved mill rates and the assessment related to each year. Grants in lieu of taxes and utility charges are recognized when the levies are billed or billable to the property owner. Revenue from sales of services are recognized when the services are provided. Development cost charges are recognized as revenue in the period the funds are expended on a development project. Development cost charges not expended are recorded as restricted revenue.

(e) Contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

(i) An environmental standard exists;

(ii) Contamination exceeds the environmental standard;

(iii) The District is directly responsible or accepts responsibility;

(iv) It is expected that future economic benefits will be given up; and

(v) A reasonable estimate of the amount can be made.

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

(f) Use of estimates:

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Areas that contain estimates include assumptions used in estimating provisions for accrued liabilities, contributions from developers, and the estimated useful lives of tangible capital assets. Actual results could differ from those estimates.

1. Significant accounting policies (continued):

(d) Revenue recognition:

Municipal taxation revenue is recognized on the accrual basis using the approved mill rates and the assessment related to each year. Grants in lieu of taxes and utility charges are recognized when the levies are billed or billable to the property owner. Revenue from sales of services are recognized when the services are provided. Development cost charges are recognized as revenue in the period the funds are expended on a development project. Development cost charges not expended are recorded as restricted revenue.

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(i) An environmental standard exists;

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(iv) It is expected that future economic benefits will be given up; and

(v) A reasonable estimate of the amount can be made.

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

(f) Use of estimates:

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Areas that contain estimates include assumptions used in estimating provisions for accrued liabilities, contributions from developers, and the estimated useful lives of tangible capital assets. Actual results could differ from those estimates.

1. Significant accounting policies (continued):

(g) Government transfers:

Government transfers received by the District are recognized as revenue once the transfer has been authorized by the transferring government and the District has met any eligibility requirements. In cases where stipulations have been imposed by the transferring government on the District with respect to the use or retention of funds already transferred and those stipulations have not been met, a liability is recognized. Transfers from the District to other agencies are normally granted only in return for services provided to the community. As such, they would be recognized on the same basis as other expenses.

(h) Non-financial capital assets:

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

(i) Tangible capital assets:

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

Asset	Useful life - years
Land and land improvements	Indefinite
Buildings and building improvements	35
Machinery and equipment	15-20
Furniture and fixtures	5
Transportation equipment	10-15
Office and information technology	5-10
Infrastructure	25-100
Dikes	Indefinite

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

1. Significant accounting policies (continued):

(h) Non-financial capital assets (continued):

(ii) Contributions of tangible capital assets:

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

(iii) Interest capitalization:

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

(iv) Leased tangible capital assets:

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

2. Restricted assets:

Included in cash and cash equivalents and portfolio investments are the following restricted amounts:

	2021	2020
Cash and cash equivalents	$ 28,052,536	$ 27,603,855
Portfolio investments	237,279	1,092,388
	28,289,815	28,696,243
Less restricted for:		
Statutory Reserve Funds	11,010,615	9,687,844
Restricted revenue	2,659,690	3,001,477
Unearned revenue	836,053	1,284,563
	14,506,358	13,973,884
Funds available for operations	$ 13,783,457	$ 14,722,359

In agreement with Envision Financial, the District has a $500,000 line of credit, in which nil (2020 - nil) has been drawn on as at December 31, 2021. The line of credit bears interest at prime.

3. Accounts receivable:

	2021	2020
Taxes	$ 313,641	$ 348,904
Trade accounts	259,370	134,866
Government of Canada	136,510	68,261
Accrued interest on term deposits	77,806	266,586
Water and sewer trade receivable	75,168	68,058
	$ 862,495	$ 886,675

4. Municipal Finance Authority reserve deposits and demand notes:

The District issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds are withheld by the Municipal Finance Authority as a debt reserve fund. The District also executes demand notes in connection with each debenture whereby the District may be required to loan certain amounts to the Municipal Finance Authority.

The cash deposit and demand notes at the year end totaled $50,173 (2020 - $49,885).

5. Accounts payable and accrued liabilities:

	2021	2020
Trade accounts	$ 1,108,330	$ 1,165,362
Accrued payroll and benefits	807,970	694,937
Province of British Columbia	397,515	2,234,668
Due to Trust Fund	292,447	262,223
Holdbacks	80,674	15,146
Local governments	2,098	-
	$ 2,689,034	$ 4,372,336

6. Unearned revenue:

	2020	Amounts received	Revenue earned	2021
Prepaid taxes	$ 524,895	$ 584,646	$ (524,895)	$ 584,646
Water meter deposits	110,183	775	-	110,958
Other	649,485	875,224	(1,384,260)	140,449
	$ 1,284,563	$ 1,460,645	$(1,909,155)	$ 1,938,097

7. Restricted revenue:

Restricted revenue represents funds received from developers for capital infrastructure expenditures required as a result of their development projects. As these funds are expended, the liability will be reduced and the amount expended will be recorded as revenue.

Assets are not always physically segregated to meet the requirements of the restricted revenues. The liability will be settled with cash and cash equivalents and portfolio investments.

The restricted revenues, reported on the Consolidated Statement of Financial Position, are made up of the following:

	2021	2020
Roads	$ 1,336,466	$ 1,277,312
Community parks	660,273	632,497
Storm drainage	535,331	455,672
Cash-in-lieu	114,236	137,499
Water	13,384	13,258
Sewer	-	485,239
Total restricted revenue	$ 2,659,690	$ 3,001,477

8. Long-term debt:

The balance of long-term debt is as follows:

By-law	Purpose	Term (years)	Year due	Rate	Balance Outstanding 2021	Balance Outstanding 2020	Interest Remaining 2021	Interest Remaining 2020
General								
1511	Community Centre	20	2035	2.20	$ 998,894	$ 1,053,491	$ 30,778	$ 50,750
1526	Cemetery Road	10	2026	2.60	103,150	121,735	59	2,610
					$ 1,102,044	$ 1,175,226	$ 30,837	$ 53,360

Interest on long-term debt totaled $33,540 (2020 - $33,540) in the General Fund.

Future principal payments required over the next five years on issued debt are as follows:

2022	$ 75,744
2023	78,395
2024	81,139
2025	83,978
2026	86,918
Thereafter	695,870
	1,102,044

9. Obligations under capital leases:

The District has entered into capital leases to finance computers and equipment at a cost of borrowing of 4.24% (2020 - 4.24%) per annum. The principal and interest payments are as follows:

	2021
2022	$ 9,453
2023	9,453
2024	9,453
2025	3,151
Total minimum capital lease payments	31,510
Less amount representing interest	(3,063)
Present value of net minimum lease payments	$ 28,447

Interest of $918 (2020 - $612) relating to capital lease obligations has been included in the General Fund.

10. Accumulated surplus:

	2021	2020
Unappropriated:		
General	$ 4,518,231	$ 3,769,260
Sewer	1,060,338	917,185
Diking	684,882	693,744
Drainage	758,832	788,984
Water	1,045,763	907,733
	8,068,046	7,076,906
Appropriated:		
Operating Reserve	3,869,636	3,809,513
Statutory Reserve Funds:		
General capital	4,531,424	4,088,736
Sewer capital	1,765,533	1,777,451
Water capital	829,514	606,595
Parkland	120,787	119,650
Gas tax - community works	3,763,357	3,095,412
	11,010,615	9,687,844
Total financial equity	22,948,297	20,574,263
Equity in Tangible Capital Assets:		
General	29,353,851	28,067,722
Sewer	12,751,850	11,040,770
Water	7,516,903	7,767,386
Accumulated surplus	$ 72,570,901	$ 67,450,141

11. Municipal taxation revenue:

	2021	2020
Municipal property taxes	$ 7,184,129	$ 7,042,273
Payments in lieu of taxes	823,238	854,376
Utility taxes	121,492	117,225
	$ 8,128,859	$ 8,013,874

12. Government grants and transfers:

	2021	2020
Provincial government - other	$ 1,658,252	$ 812,846
Federal government	707,698	343,733
Other minor grants	668,546	19,689
Provincial government - COVID Safe Restart Grant	-	1,826,000
	$ 3,034,496	$ 3,002,268

13. Collections for other governments:

The Municipality collects and remits taxes on behalf of other government jurisdictions as follows:

	2021	2020
Ministry of Education	$ 3,742,398	$ 3,326,188
Fraser Valley Regional District	229,740	219,062
Fraser Valley Regional Hospital District	216,538	213,071
B.C. Assessment Authority	86,584	82,859
Municipal Finance Authority	352	329
	$ 4,275,612	$ 3,841,509

These taxes are not included in the Consolidated Statement of Operations and Accumulated Surplus of the District.

14. Contingencies:

(a) Debt held by the Fraser Valley Regional District is, pursuant to the Local Government Act, a direct joint and several liability of each member municipality within the regional district, including the District.

(b) The District is currently engaged in certain legal actions. The District has accrued for claims for which the amounts are known or can reasonably be estimated. The outcome of other claims is undeterminable at this time and, accordingly, no provision has been made in the consolidated financial statements.

15. Pension liability:

The District and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2021, the plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 contributors from local governments.

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

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a $2,866 million funding surplus for basic pension benefits on a going concern basis.

The District paid $335,749 (2020 - $335,239) for employer contributions while employees contributed $293,668 (2020 - $295,715) to the plan in fiscal 2021.

The next valuation will be as at December 31, 2021, with results available in 2022.

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.

16. Fair value of financial assets and financial liabilities:

The fair value of the District's cash and cash equivalents, accounts receivable and accounts payable and accrued liabilities approximate their carrying amounts due to the immediate or short term maturity of these financial instruments.

The fair value of portfolio investments at December 31, 2021 was $241,763 (2020 - $1,105,887).

The fair value of the long-term debt approximates their book value as the interest rates represent borrowing rates for loans under similar terms and maturities.

17. Tangible capital assets:

	COST				
	Opening Balance	Additions	Disposals	Transfer to Assets Held for Sale	Closing Cost
General Fund					
Land	$ 5,027,169	$ -	$ -	$ 264,916	$ 4,762,253
Roads	12,404,488	152,181	-	-	12,556,669
Sidewalks	2,798,168	133,989	-	-	2,932,157
Parking lots	979,504	-	-	-	979,504
Street lights	1,108,544	92,334	-	-	1,200,878
Dikes	901,140	-	-	-	901,140
Drainage pump stations and culverts	8,760,511	1,277,515	-	-	10,038,026
Environmental structures	647,930	9,472	-	-	657,402
Buildings	4,282,527	362,161	-	-	4,644,688
Information technology	521,153	21,068	-	-	542,221
Firehall	1,758,301	-	-	-	1,758,301
Fire department mobile equipment	1,280,147	-	-	-	1,280,147
Other firefighting equipment	409,543	-	-	-	409,543
Emergency program equipment	68,039	-	-	-	68,039
Recreation facilities	3,642,883	-	-	-	3,642,883
Recreation play structures	348,336	18,168	-	-	366,504
Recreational areas and sports fields	1,077,682	134,510	-	-	1,212,192
Fitness equipment	158,184	25,359	-	-	183,543
General mobile equipment	2,763,858	142,435	65,843	-	2,840,450
Other general equipment	87,607	-	-	-	87,607
Other structures	183,516	18,588	-	-	202,104
Total General Fund	49,209,230	2,387,780	65,843	264,916	51,266,251
Sewer Fund					
Storm drainage system	$ 4,249,746	$ 40,903	$ -	$ -	$ 4,290,649
Wastewater collection system	6,306,007	805,289	119,294	-	6,992,002
Lift stations	527,703	9,335	-	-	537,038
Treatment plant	5,934,898	-	-	-	5,934,898
IT Scada Systems	176,969	-	-	-	176,969
Other buildings and structures	195,656	-	-	-	195,656
Mobile equipment	198,123	-	-	-	198,123
Other equipment	198,416	-	-	-	198,416
Composting equipment	107,524	-	-	-	107,524
Mt. Woodside Sewer	1,145,074	1,352,405	-	-	2,497,479
Total Sewer Fund	19,040,116	2,207,932	119,294	-	21,128,754
Water Fund					
Rockwell water system	$ 158,258	$ -	$ -	$ -	$ 158,258
Townsite water system	8,876,501	60,964	-	-	8,937,465
Fire hydrants	858,440	15,419	-	-	873,859
Mt. Woodside Water	1,731,829	-	-	-	1,731,829
Total Water Fund	11,625,028	76,383	-	-	11,701,411
Work in Progress					
General	$ 481,229	$ 234,521	$ -	$ -	$ 715,750
Sewer	9,932	9,949	-	-	19,881
Total Work in Progress	491,161	244,470	-	-	735,631
Total Capital Assets	$ 80,365,535	$ 4,916,565	$ 185,137	$ 264,916	$ 84,832,047

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.
The value of contributed tangible capital assets received during the year is as follows:

	2021	2020
Buildings	-	-
Roads	152,181	331,155
Sidewalks	78,585	14,475
Street lights	92,333	102,600
Recreation Areas	49,412	-
Drainage	-	3,000
Sewer	1,461,252	710,852
Water	76,383	378,660
	1,910,147	1,540,742

17. Tangible capital assets (continued):

	ACCUMULATED AMORTIZATION					
	Opening Balance	Current Provision	Disposals	Closing Balance	Opening Net book value	Net Book Value
General Fund						
Land	$ -	$ -	$ -	$ -	$ 5,027,169	$ **4,762,253**
Roads	8,208,898	295,799	-	8,504,697	4,195,590	**4,051,972**
Sidewalks	1,190,871	89,121	-	1,279,992	1,607,297	**1,652,165**
Parking lots	436,325	27,365	-	463,690	543,179	**515,814**
Street lights	801,399	32,651	-	834,050	307,145	**366,828**
Dikes	-	-	-	-	901,140	**901,140**
Drainage pump stations and culverts	2,288,998	152,892	-	2,441,890	6,471,513	**7,596,136**
Environmental structures	173,604	13,198	-	186,802	474,326	**470,600**
Buildings	1,108,480	105,779	-	1,214,259	3,174,047	**3,430,429**
Information technology	223,257	39,911	-	263,168	297,896	**279,053**
Firehall	580,390	44,983	-	625,373	1,177,911	**1,132,928**
Fire department mobile equipment	995,879	48,093	-	1,043,972	284,268	**236,175**
Other firefighting equipment	289,568	15,040	-	304,608	119,975	**104,935**
Emergency program equipment	68,039	-	-	68,039	-	**-**
Recreation facilities	1,073,882	100,578	-	1,174,460	2,569,001	**2,468,423**
Recreation play structures	87,800	15,938	-	103,738	260,536	**262,766**
Recreational areas and sports fields	702,801	14,916	-	717,717	374,881	**494,475**
Fitness equipment	134,186	27,632	-	161,818	23,998	**21,725**
General mobile equipment	1,859,519	89,416	42,249	1,906,686	904,339	**933,764**
Other general equipment	62,124	4,491	-	66,615	25,483	**20,992**
Other structures	124,509	11,576	-	136,085	59,007	**66,019**
Total General Fund	20,410,529	1,129,379	42,249	21,497,659	28,798,701	**29,768,592**
Sewer Fund						
Storm drainage system	$ 2,298,484	$ 91,399	$ -	$ 2,389,883	$ 1,951,262	$ **1,900,766**
Wastewater collection system	2,181,461	106,747	42,769	2,245,439	4,124,546	**4,746,563**
Lift stations	97,415	20,369	-	117,784	430,288	**419,254**
Treatment plant	2,799,330	114,060	-	2,913,390	3,135,568	**3,021,508**
IT Scada Systems	79,817	33,434	-	113,251	97,152	**63,718**
Other buildings and structures	73,034	5,195	-	78,229	122,622	**117,427**
Mobile equipment	155,876	11,578	-	167,454	42,247	**30,669**
Other equipment	96,626	3,229	-	99,855	101,790	**98,561**
Composting equipment	81,089	5,580	-	86,669	26,435	**20,855**
Mt. Woodside Sewer	146,143	38,684	-	184,827	998,931	**2,312,652**
Total Sewer Fund	8,009,275	430,275	42,769	8,396,781	11,030,841	**12,731,973**
Water Fund						
Rockwell water system	$ 99,041	$ 3,478	$ -	$ 102,519	$ 59,217	$ **55,739**
Townsite water system	3,185,725	254,248	-	3,439,973	5,690,776	**5,497,492**
Fire hydrants	325,790	19,951	-	345,741	532,650	**528,118**
Mt. Woodside Water	247,090	49,189	-	296,279	1,484,739	**1,435,550**
Total Water Fund	3,857,646	326,866	-	4,184,512	7,767,382	**7,516,899**
Work in Progress						
General	$ -	$ -	$ -	$ -	$ 481,229	$ **715,750**
Sewer	-	-	-	-	9,932	**19,881**
Total Work in Progress	-	-	-	-	491,161	**735,631**
Total Capital Assets	$ 32,277,450	$ 1,886,520	$ 85,018	$ 34,078,952	$ 48,088,085	$ **50,753,095**

18. Budget figures:

The operating and capital budget figures, presented on a basis consistent with that used for actual results, were approved by Council as the 2021 - 2025 Financial Plan Bylaw, No. 1637. The chart below reconciles the approved budget to the budget figures reported in these financial statements.

	2021
Budgeted annual surplus	$ -
Internal transfers to reserves and surplus	(1,341,850)
Amortization of tangible capital assets	(1,600,000)
Net proceeds of long-term debt	(926,820)
Acquisition of tangible capital assets	7,605,800
Budgeted surplus	$ 3,737,130

19. Contractual rights:

The District has entered into contracts for various property rentals, leases, and service agreements, and is scheduled to receive the following amounts under those contracts:

2022	$ 168,717
2023	144,615
2024	65,987
2025	19,636
	$ 398,955

20. Financial risks:

Market Risk is the risk that changes in market prices, such as interest rates, will affect the District's income. The Districts cash and portfolio investments include amounts on deposit with financial institutions that earn interest at market rates. The District manages its cash by maximizing the interest income earned on excess funds while maintaining the liquidity necessary to conduct operations on a day-to-day basis. Fluctuations in market rates of interest would not have a significant effect on the Districts income.

Credit Risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Management does not believe that the District is exposed to significant credit risk.

The carrying value of cash, accounts receivable, and accounts payable and accrued liabilities approximate their fair value due to the relatively short periods to maturity of these items.

There has been no change to the risk exposures outlined above from 2020.

21. Related party transaction:

During the year, the District contracted services for $5,950 (2020 - $115,382) from a Council member's partner. The transaction was on the same terms and conditions as transactions with other parties.

22. Segmented information:

The District is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services; Protective Services; Engineering Services; Water and Sewer Services; Parks, Recreation and Cultural Services; Development Services; and Drainage and Diking Services. For management reporting purposes, the District's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations. The service areas are as follows:

General Government Services

General government services include all activities associated with adopting bylaws, mayor and council support, financial management, municipal facilities, and the cost effective delivery of services. Items included are Mayor and Council, administration, clerks, purchasing, management information systems, graphical information systems, corporate services, finance, community grants and unallocated costs including insurance and legal.

Protective Services

Protective services include all activities associated with protection including the enforcement of laws and the prevention of crime. Items included are fire protection, emergency services, and all costs associated with policing.

Development Services

Development services include all activities associated with community planning. These include building permits and inspections, bylaw enforcement and animal controls.

Engineering Services

Engineering services include all activities associated with transportation including roads and drainage networks. Items included are services of the engineering department, traffic services, street lighting, transit, snow removal, maintenance and enhancements to roads, shoulders, open drainage, storm sewers, and dikes. This also includes operation of the District owned rock quarry as well as recycling and solid waste.

22. Segmented information (continued):

Water and Sewer Services

Water and sewer services include all activities associated with water and sanitary sewer operations. Items included are maintenance and enhancements of the water supply system, water pumps stations, water distribution system, water meters, hydrants, sanitary sewer collection system, sewer lift stations, and sewer treatment and disposal.

Drainage and Diking Services

Drainage and diking services include the construction and maintenance of the dike network, and the related drainage systems for preventative measures against flooding.

Parks, Recreation and Cultural Services

Parks, Recreation and Cultural services include all activities associated with parks, recreation and cultural activities and operations. Items included are costs associated with community grants, parks and trails, urban trees and plantings and sports fields public library and cemetery. Operation of the Community Recreation and Cultural Centre and Ferny Coombe Pool are included.

The segment reporting results are reported on the table on the following page.

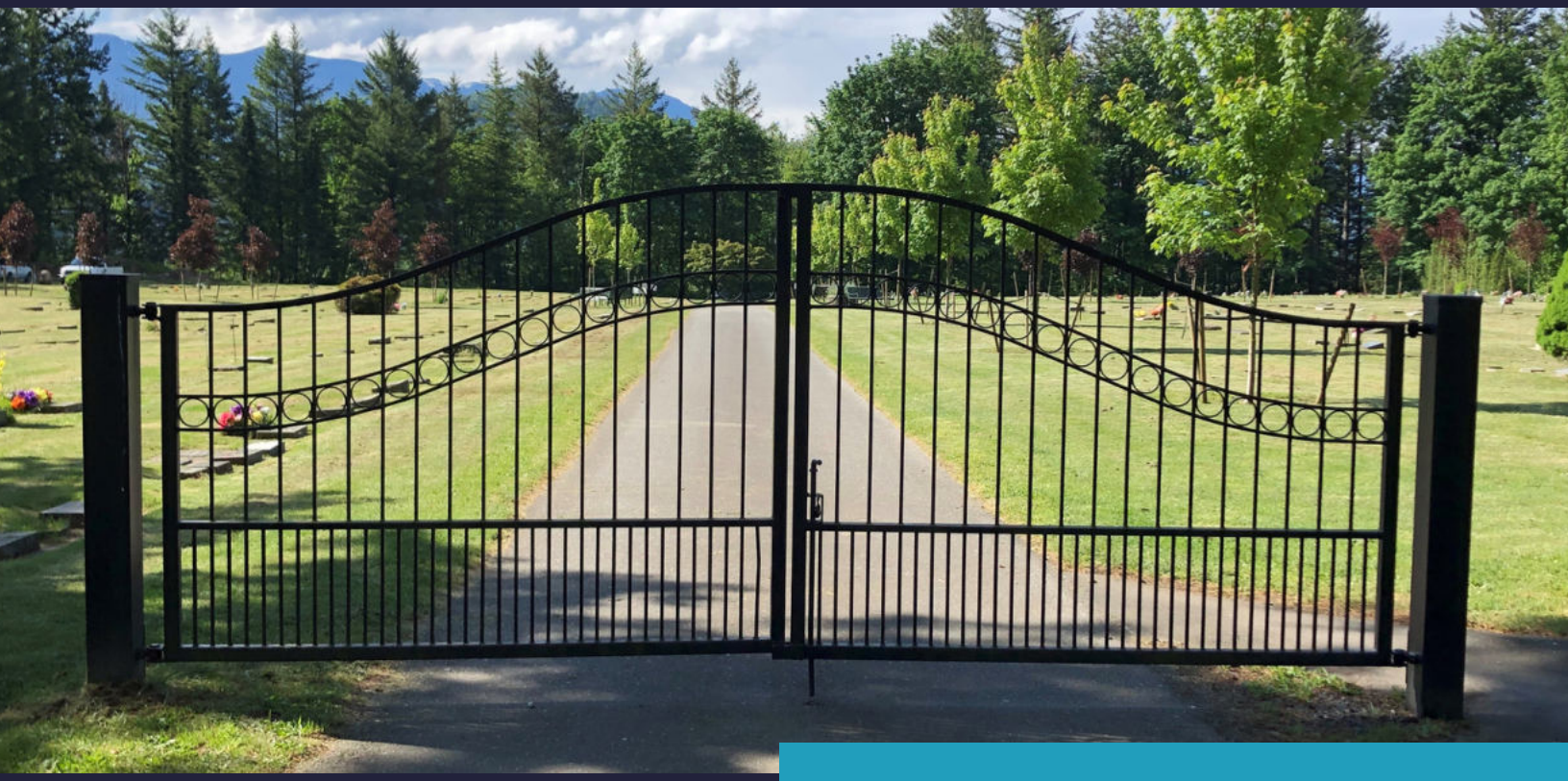
Segmented information has been identified based upon lines of service provided by the District.

District services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

22. Segmented information (continued):

	General Government Services	Protective Services	Development Services	Engineering Services	Water and Sewer Services	Drainage and Diking Services	Parks, Recreation and Cultural Services	Capital and Reserves	2021	2020
Revenues										
Municipal taxation and payments in lieu of taxes	$ 7,887,007	$ -	$ -	$ -	$ 42,392	$ 199,460	$ -	$ -	$ 8,128,859	$ 8,013,874
Government grants and transfers	571,344	110,564	13,147	146,108	3,147	-	87,042	2,103,144	3,034,496	3,002,268
Sale of services	24,660	409,904	115,297	76,192	1,766,427	-	401,028	-	2,793,508	2,414,267
Contributions from developers and other	-	-	-	-	6,991	-	-	2,665,209	2,672,200	1,586,769
Licences, permits, penalties and fines	58,099	10,255	456,697	3,170	-	-	-	-	528,221	442,699
Return on investments	162,917	-	-	-	19,836	13,836	-	112,370	308,959	433,656
	8,704,027	530,723	585,141	225,470	1,838,793	213,296	488,070	4,880,723	17,466,243	15,893,533
Expenses										
Salaries and benefits	1,756,396	724,583	694,116	1,050,074	688,177	156,313	895,677	-	5,965,336	5,728,116
Amortization of tangible capital assets	145,690	108,115	-	550,418	757,142	152,892	172,263	-	1,886,520	1,868,044
Infrastructure maintenance	258	94,239	109,287	690,782	398,886	151,035	347,007	-	1,791,494	1,591,496
Professional fees	214,153	1,077,143	-	1,733	6,596	-	2,696	-	1,302,321	1,177,768
Departmental program supplies/services	39,087	36,779	14,593	263,743	188,281	51,494	484,087	-	1,078,064	1,068,727
Office/Administrative costs	98,109	45,779	50,482	195,588	10,234	-	31,321	-	431,513	191,181
Communication and Advertising	61,780	10,358	13,038	8,694	5,687	382	15,330	-	115,269	132,557
Other Employee/Council costs	27,581	43,519	7,979	14,977	3,699	286	4,691	-	102,732	99,444
Transfer payments to other governments and agencies	18,851	-	-	-	-	-	(37,362)	-	(18,511)	49,357
Fiscal services	196,428	(797)	(3,177)	(561,454)	(42,957)	-	2,582	-	(409,375)	(416,172)
	2,558,333	2,139,718	886,318	2,214,555	2,015,745	512,402	1,918,292	-	12,245,363	11,490,518
(Loss) gain from disposal of tangible capital assets	-	-	-	-	-	-	-	-	(100,120)	18,032
	-	-	-	-	-	-	-	-	(100,120)	18,032
Annual surplus (deficit)	$ 6,145,694	$ (1,608,995)	$ (301,177)	$ (1,989,085)	$ (176,952)	$ (299,106)	$ (1,430,222)	$ 4,880,723	$ 5,120,760	$ 4,421,047

CEMETERY CARE TRUST FUND



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INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the Corporation of the District of Kent

Opinion

We have audited the statements of financial position of the Cemetery Care Trust Fund (the "Fund"), which comprise:

- the statement of financial position as at December 31, 2021
- and notes to the financial statements including a summary of significant accounting policies

(Herinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Cemetery Care Trust Fund as at December 31, 2021 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 auditors' report.

We are independent of the Fund 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 for the Financial Statements

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

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

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

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KPMG Canada provides services to KPMG LLP.

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 standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

We also:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund'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 Fund'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 our auditors' report. However, future events or conditions may cause the Fund's to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

KPMG LLP

Chilliwack, Canada

April 25, 2022

CORPORATION OF THE DISTRICT OF KENT

Cemetery Care Trust Fund

Statements of Financial Position

December 31, 2021, with comparative information for 2020

	2021	2020
Assets		
Portfolio investments	$ -	$ 10,920
Accrued interest	-	239
Due from General Fund (note 2)	292,447	262,222
	$ 292,447	$ 273,381
Equity		
Equity:		
Balance, beginning of year	$ 273,381	$ 253,404
Add:		
Interest earnings	2,625	4,077
Contributions	16,441	15,900
Balance, end of year	$ 292,447	$ 273,381

Director of Financial Services

See accompanying notes to financial statements.

CORPORATION OF THE DISTRICT OF KENT

Notes to Cemetery Care Trust Fund

Year ended December 31, 2021

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1. Significant accounting policies:

(a) Basis of accounting:

The operations of the Trust are accounted for on an accrual basis.

(b) Portfolio investments:

Portfolio investments are carried at cost, which approximates market value.

(c) Use of estimates:

The preparation of the financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

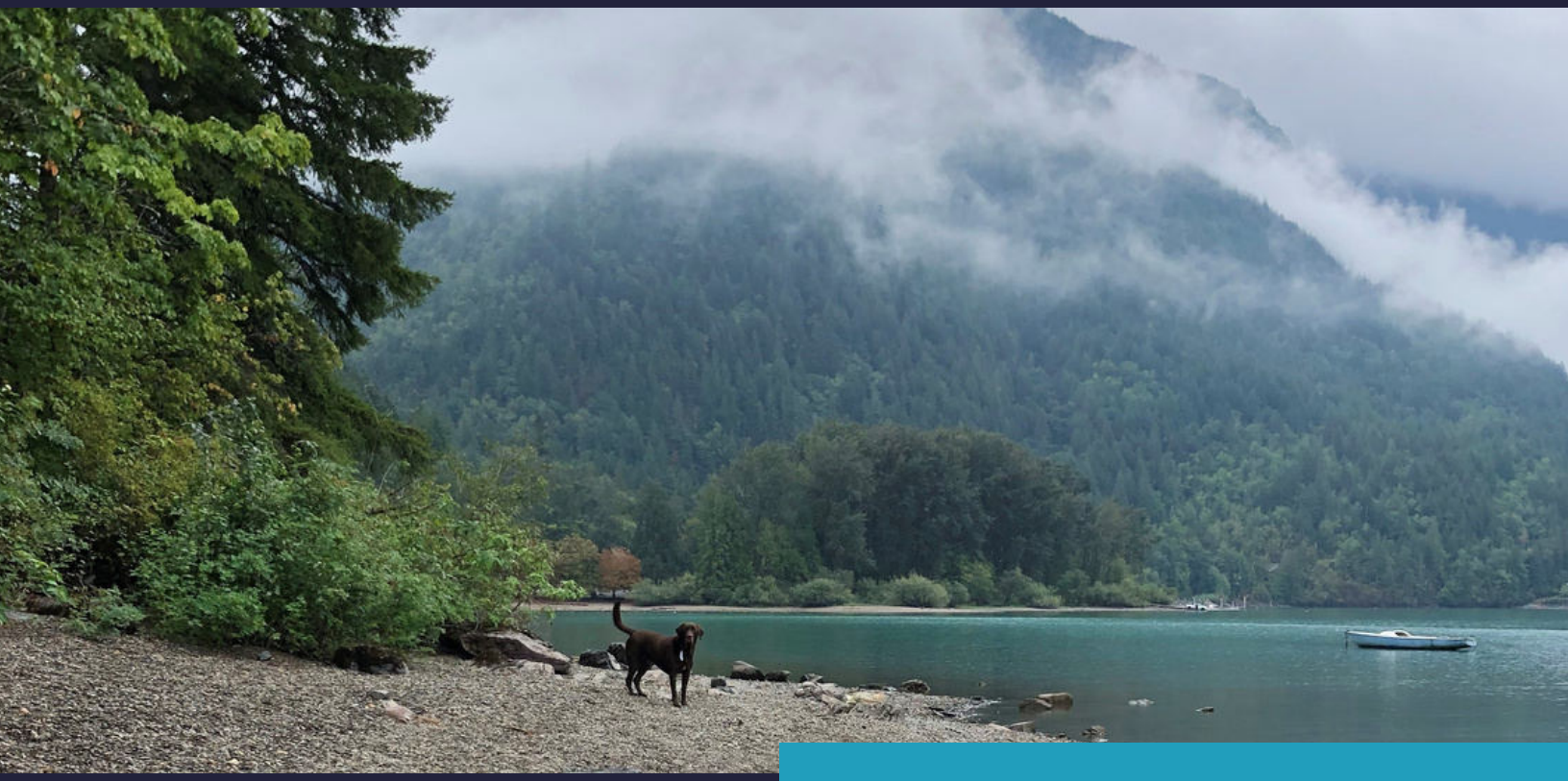
2. Due from General Fund:

The amounts due from the General Fund are due from the Corporation of the District of Kent (the "District"). The balance earns interest at the average rate of return of the temporary investments held by the District.

3. Fair value of financial assets:

The fair value of the Trust Fund's portfolio investments and due from General Fund approximate their carrying amounts due to the immediate or short term maturity of these financial instruments.

STATISTICAL INFORMATION



COVID-19 SAFE RESTART GRANT

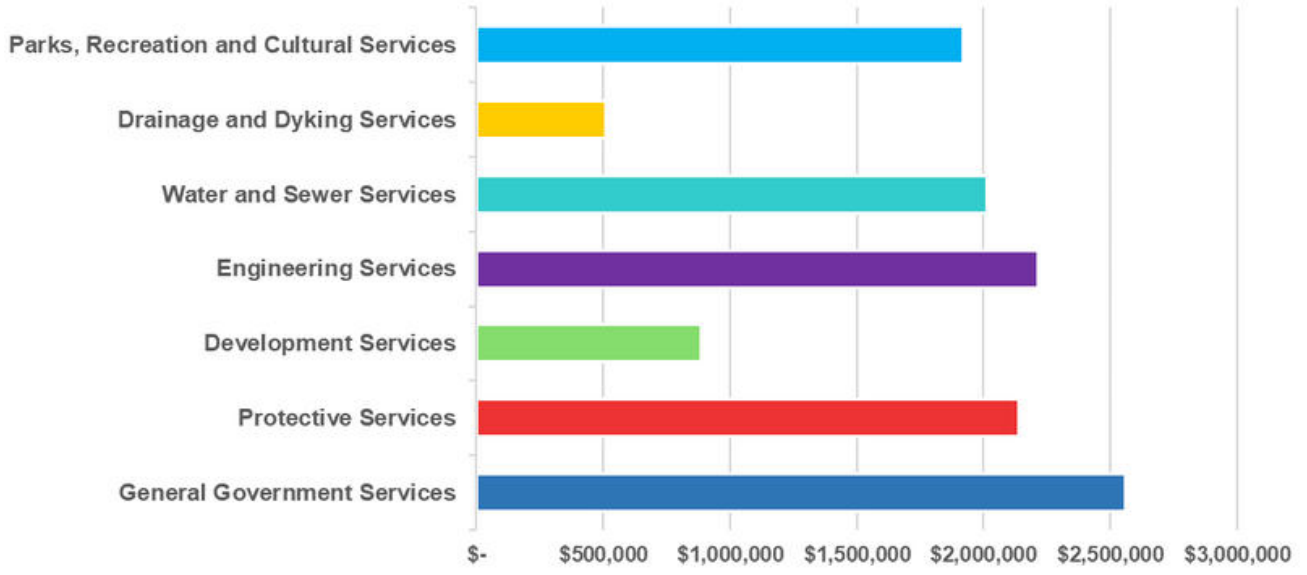
Source: Finance Department

Grant balance as at January 1, 2021		$ 1,606,000
2021 Funded Items		
Recreation Programs - revenue shortfall due to COVID restrictions	$ 76,000	
Parks & Recreation - increased maintenance due to COVID	58,140	
Personal Protective Equipment - employee & customer COVID safety	75,000	
Staffing - increased costs due to COVID	130,000	
Outdoor space improvements	97,825	
Technology improvements	69,560	
Interest Earnings - lower interest rates	61,500	568,025
Grant balance as at December 31, 2021		$ 1,037,975

EXPENSES BY FUNCTION

Source: Finance Department

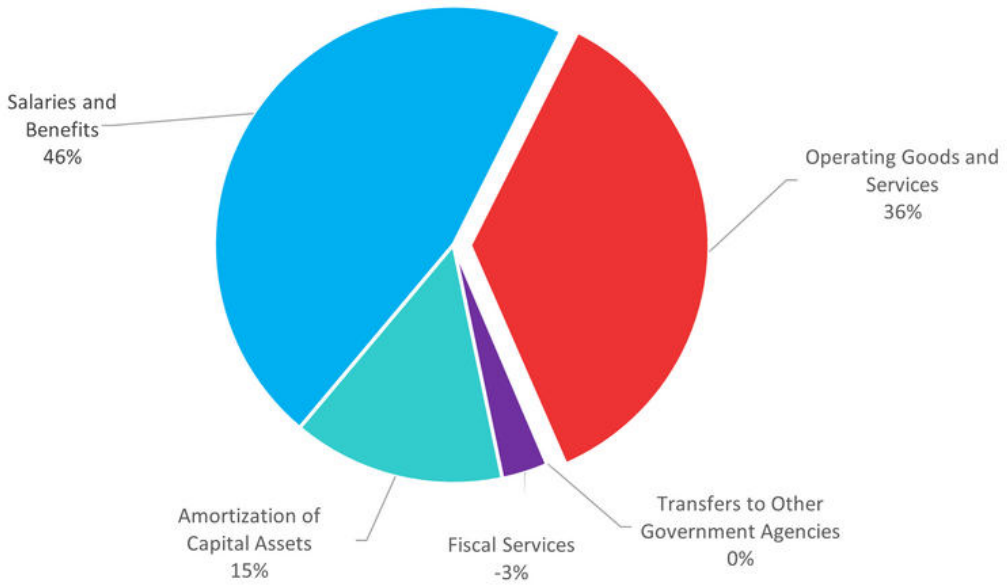
	2021	2020	2019	2018	2017
General Government Services	$ 2,558,333	$ 2,244,757	$ 2,180,123	$ 2,237,477	$ 2,081,299
Protective Services	2,139,718	2,061,477	1,876,350	2,186,485	1,955,168
Development Services	886,318	847,613	864,523	843,644	881,585
Engineering Services	2,214,555	2,172,932	2,086,921	2,069,536	2,005,365
Water and Sewer Services	2,015,745	1,879,126	1,822,007	1,743,018	1,803,108
Drainage and Diking Services	512,402	451,768	448,543	325,987	292,379
Parks, Recreation and Cultural Services	1,918,293	1,832,845	2,059,719	1,981,749	2,155,235
	$ 12,245,364	**$ 11,490,518**	**$ 11,338,186**	**$ 11,387,896**	**$ 11,174,139**



EXPENSES BY OBJECT

Source: Finance Department

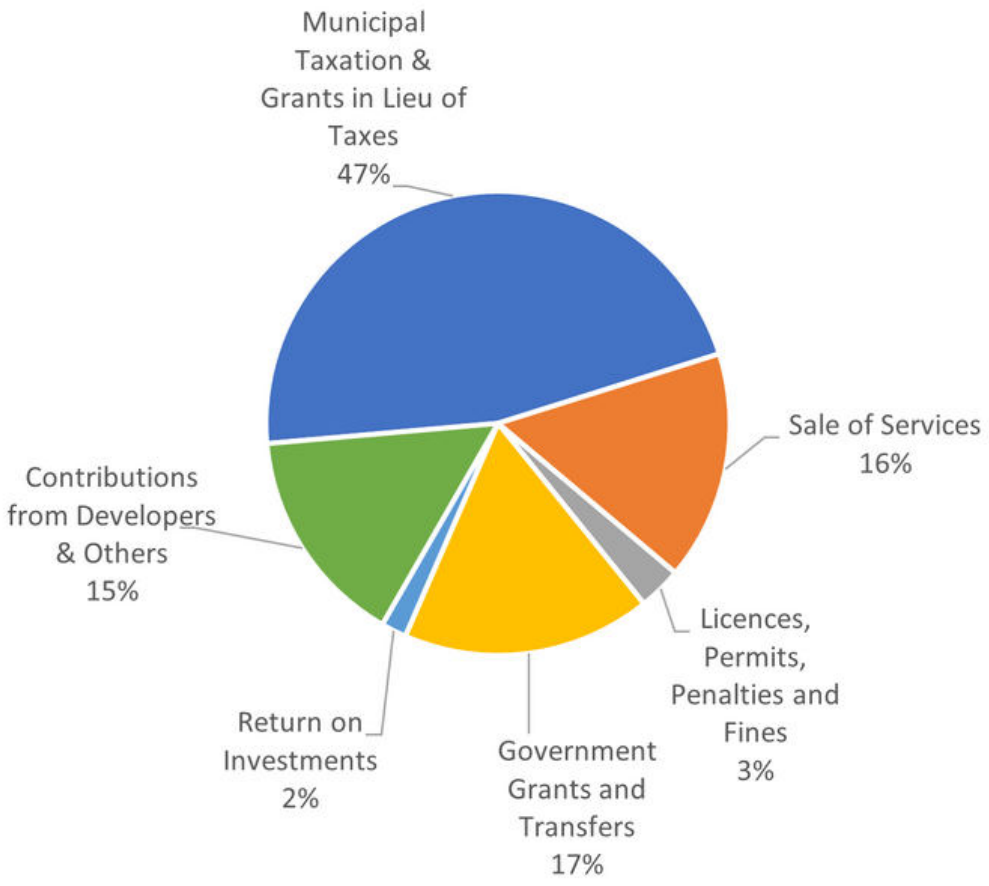
	2021	2020	2019	2018	2017
Salaries and Benefits	$ 6,068,069	$ 5,827,560	$ 5,749,325	$ 5,469,735	$ 5,245,355
Operating Goods and Services	4,718,662	4,161,729	4,108,085	4,800,912	3,821,216
Transfers to Other Government Agencies	- 18,511	49,357	47,936	48,500	277,105
Fiscal Services	- 409,375	- 416,172	- 318,738	- 526,477	270,665
Amortization of Capital Assets	1,886,519	1,868,044	1,751,578	1,595,226	1,559,798
	$ 12,245,364	**$ 11,490,518**	**$ 11,338,186**	**$ 11,387,896**	**$ 11,174,139**



REVENUE BY SOURCE

Source: Finance Department

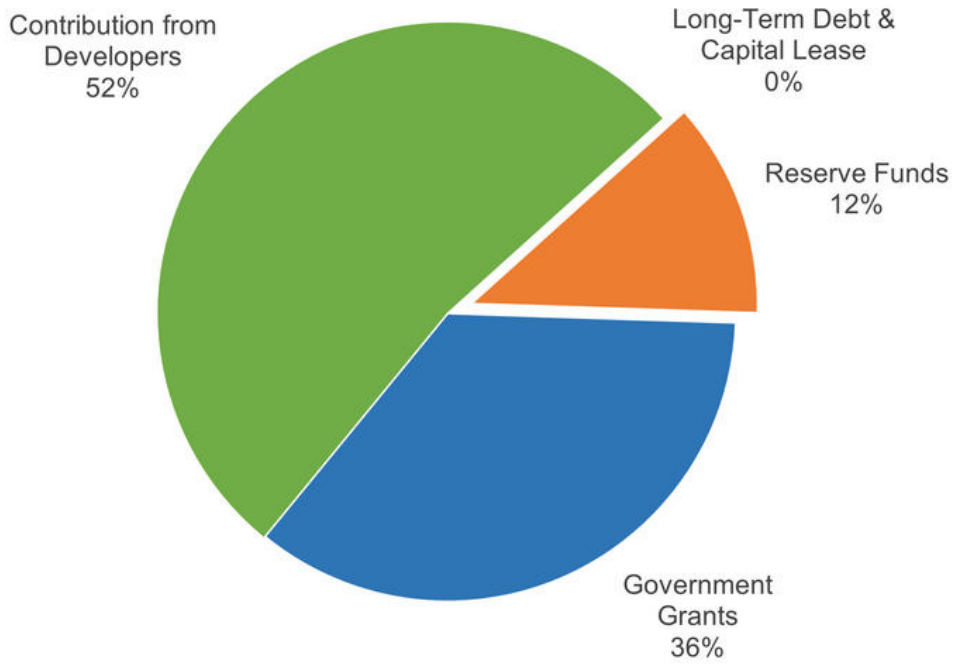
	2021	2020	2019	2018	2017
Municipal Taxation & Grants in Lieu of Taxes	$ 8,128,859	$ 8,013,874	$ 7,665,527	$ 7,441,399	$ 7,107,359
Sale of Services	2,793,507	2,414,267	2,299,200	2,507,310	2,272,733
Licences, Permits, Penalties and Fines	528,221	442,699	453,212	440,003	423,044
Government Grants and Transfers	3,034,496	3,002,268	3,650,938	2,596,449	2,197,183
Return on Investments	308,959	433,656	548,448	459,608	423,540
Contributions from Developers & Others	2,672,200	1,586,769	205,528	72,271	1,678,611
	$ 17,466,242	**$ 15,893,533**	**$ 14,822,853**	**$ 13,517,040**	**$ 14,102,470**



SOURCES OF CAPITAL FUNDING

Source: Finance Department

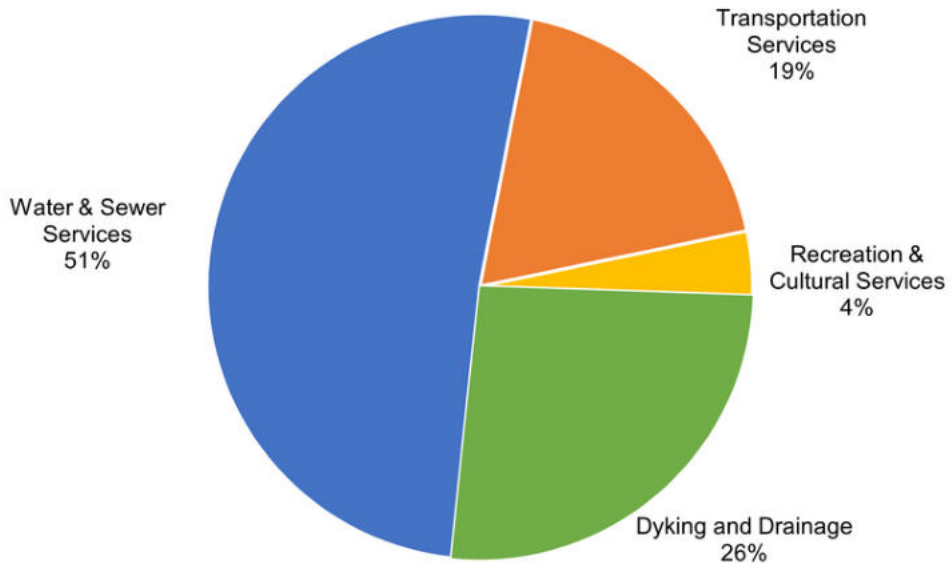
	2021	2020	2019	2018	2017
Reserve Funds	$ 576,204	$ 1,421,266	$ 1,384,300	$ 520,740	$ 917,535
Government Grants	1,675,152	101,363	2,148,747	1,513,784	1,235,155
Contribution from Developers	2,478,709	1,540,741	145,000	10,200	1,621,804
Other	186,500	-	-	-	-
Long-Term Debt & Capital Lease	-	42,671	-	-	-
	$ 4,916,565	**$ 3,106,041**	**$ 3,678,047**	**$ 2,044,724**	**$ 3,774,494**



CAPITAL ADDITIONS BY FUNCTION

Source: Finance Department

	2021	2020	2019	2018	2017
Water & Sewer Services	$ 2,294,265	$ 1,303,106	$ 94,230	$ 116,313	$ 1,805,886
Transportation Services	833,371	575,830	1,107,591	52,307	888,642
General Government Services	452,909	959,388	14,112	241,133	780,809
Recreation & Cultural Services	169,340	144,600	302,393	114,249	299,157
Protective Services	-	18,755	10,974	6,938	-
Dyking and Drainage	1,166,680	104,362	2,148,747	1,513,784	-
	$ 4,916,565	**$ 3,106,041**	**$ 3,678,047**	**$ 2,044,724**	**$ 3,774,494**

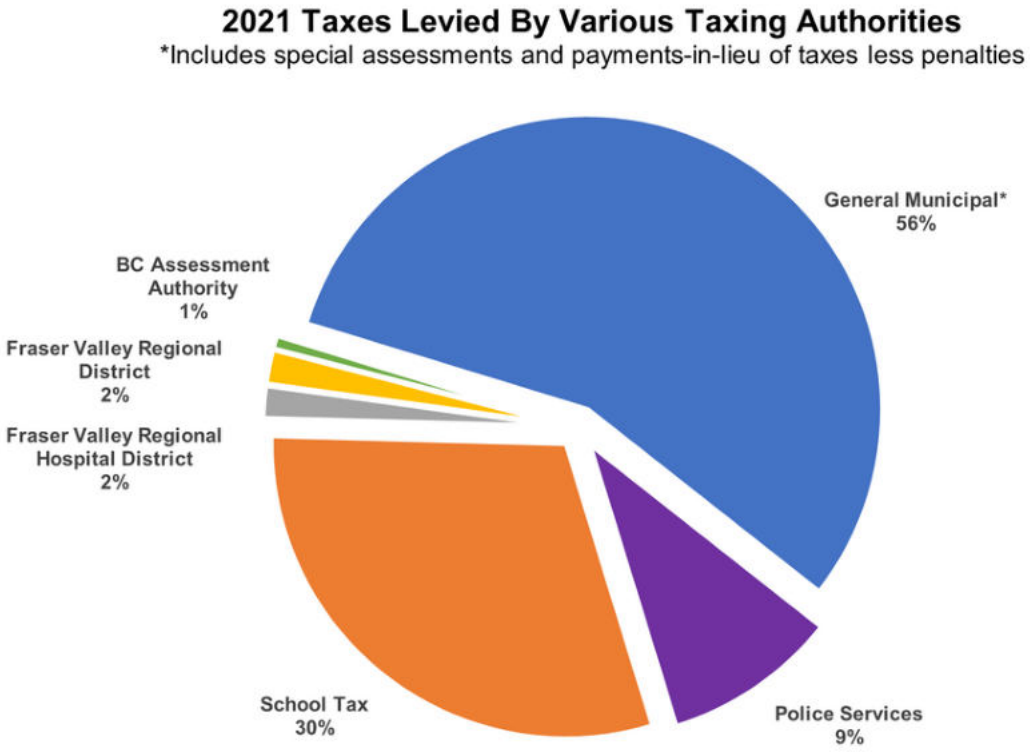


TAXES LEVIED BY VARIOUS TAXING AUTHORITIES

Source: Finance Department

	2021	2020	2019	2018	2017
General Municipal*	$ 6,933,237	$ 6,825,406	$ 6,542,966	$ 6,318,365	$ 6,009,127
Police Services	1,195,622	1,188,468	1,122,562	1,123,034	1,098,232
School Tax	3,742,398	3,326,188	3,413,544	3,270,436	3,093,714
Fraser Valley Regional Hospital District	216,538	213,071	209,082	203,698	194,661
Fraser Valley Regional District	229,740	219,062	204,786	185,839	183,498
Municipal Finance Authority	352	329	322	279	234
BC Assessment Authority	86,584	82,859	76,343	71,196	65,008
	$ 12,404,471	**$ 11,855,383**	**$ 11,569,605**	**$ 11,172,847**	**$ 10,644,474**

* Includes Special Assessments and Payments-in-Lieu of Taxes less penalties



DEBT OUTSTANDING BY FUNCTION

Source: Finance Department

	2021	2020	2019	2018	2017
General Government*	$ 1,102,044	$ 1,175,226	$ 1,245,934	$ 2,021,523	$ 2,140,925
Sewer Fund**	-	-	-	-	13,771
	$ 1,102,044	**$ 1,175,226**	**$ 1,245,934**	**$ 2,021,523**	**$ 2,283,097**

*Debt serviced with property taxes
**Debt serviced with sewer user rates

OVERLAPPING DEBT

Source: Finance Department & Fraser Valley Regional District

	2021	2020	2019	2018	2017
District of Kent	$ 1,102,044	$ 1,175,226	$ 1,245,934	$ 2,021,523	$ 2,154,696
Fraser Valley Regional District	57,555,146	62,680,964	67,583,202	72,596,579	75,426,455
Fraser Valley Regional Hospital District	25,513,984	29,901,556	31,668,053	34,799,515	37,810,537
	$ 84,171,174	**$ 93,757,746**	**$ 100,497,189**	**$ 100,497,189**	**$ 120,389,391**

ANNUAL DEBT SERVICING

Source: Finance Department

	2021	2020	2019	2018	2017
Annual Debt Servicing	$ 95,705	$ 95,705	$ 159,595	$ 200,359	$ 200,722
% of Total Expense	0.8%	0.8%	1.4%	1.8%	1.8%
*Excludes one time early debt retirement					
Annual Legal Debt Servicing Limit	$ 2,969,324	$ 2,969,221	$ 2,880,911	$ 2,850,452	$ 2,694,928
% of Legal Limit	3.2%	3.2%	5.5%	7.0%	7.4%
Annual Liability Servicing Capacity Available	$ 2,873,619	$ 2,873,516	$ 2,721,316	$ 2,650,093	$ 2,494,206

	2021	2020	2019	2018	2017
Total Debt	$ 1,102,044	$ 1,175,226	$ 1,245,934	$ 2,021,523	$ 2,154,696
Population*	6,635	6,641	6,618	6,614	6,458
Debt Per Capita	$ 166	$ 177	$ 188	$ 306	$ 334

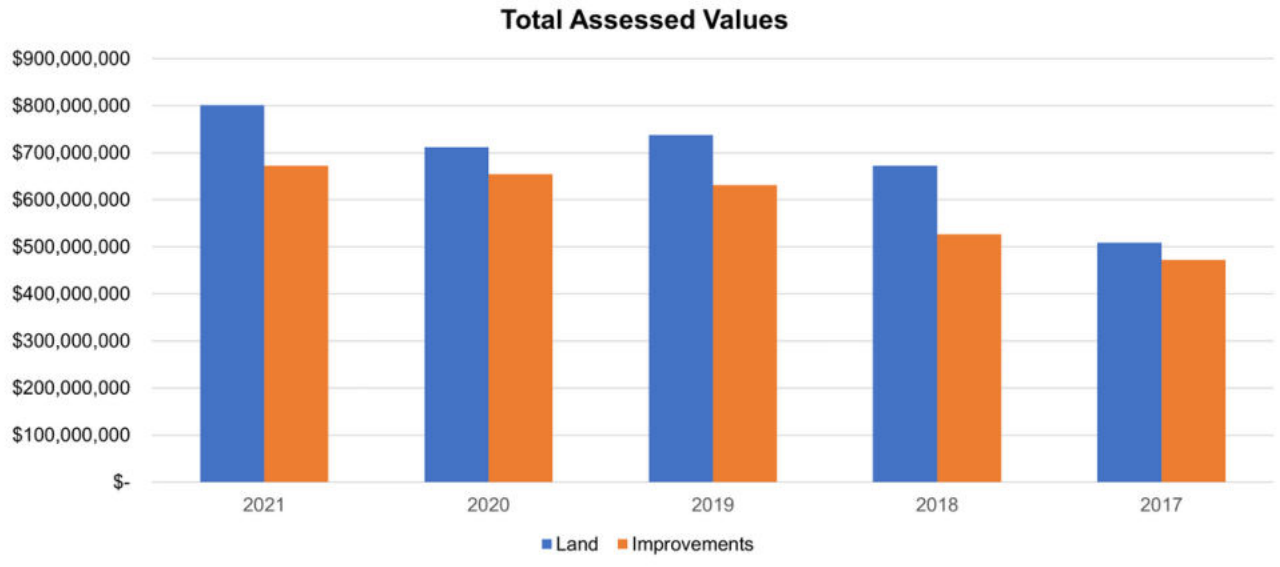
* Population estimates per BC Stats

PROPERTY ASSESSMENT

Source: Finance Department

General Assessment

	2021	2020	2019	2018	2017
Land	$ 800,993,844	$ 711,410,480	$ 737,870,895	$ 672,106,980	$ 508,798,186
Improvements	672,747,840	654,205,553	630,967,844	526,452,373	472,467,978
	$ 1,473,741,684	**$ 1,365,616,033**	**$ 1,368,838,739**	**$ 1,198,559,353**	**$ 981,266,164**



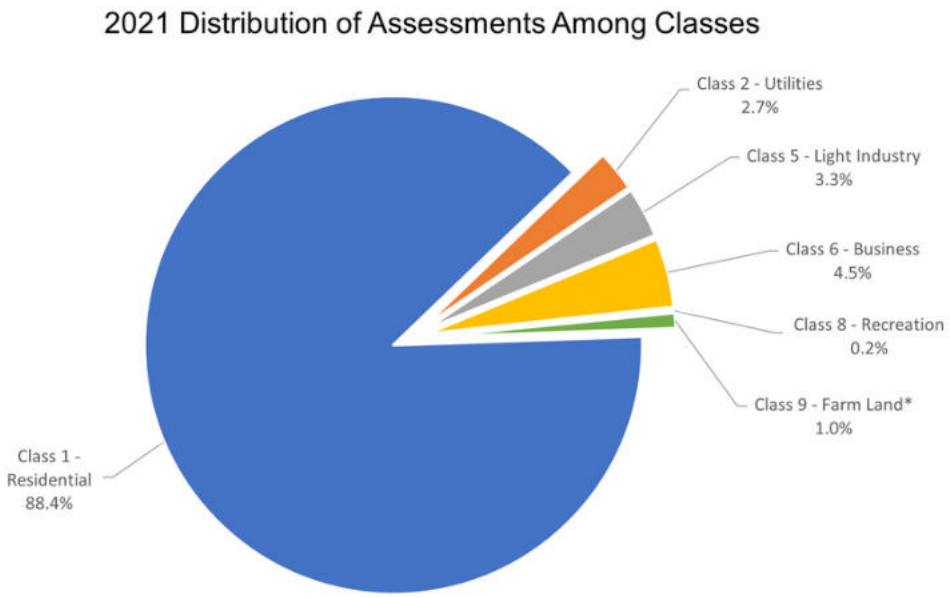
PROPERTY ASSESSMENT: DISTRIBUTION OF ASSESSMENTS

Source: Finance Department

General Assessment

	2021	% of Roll	2020	2019	2018	2017
Class 1 - Residential	$ 1,302,648,706	88.4%	$ 1,206,356,119	$ 1,225,729,746	$ 1,076,051,170	$ 869,228,860
Class 2 - Utilities	39,504,970	2.7%	38,366,595	36,123,790	34,617,905	34,077,770
Class 5 - Light Industry	48,304,600	3.3%	46,795,700	39,833,700	25,093,500	21,993,400
Class 6 - Business	65,965,000	4.5%	57,312,700	50,078,600	46,207,000	39,784,800
Class 8 - Recreation	2,525,600	0.2%	2,485,400	2,507,800	2,325,500	2,007,800
Class 9 - Farm Land*	14,792,808	1.0%	14,299,519	14,565,103	14,264,278	14,173,534
	$ 1,473,741,684	**100.00%**	**$ 1,365,616,033**	**$ 1,368,838,739**	**$ 1,198,559,353**	**$ 981,266,164**

*Improvements on Farm Land are included in Class 1



2021 PERMISSIVE TAX EXEMPTIONS

Source: Finance Department

NAME OF ORGANIZATION		VALUE OF EXEMPT TAXES
Municipally Held Land:		$ 3,259
Churches:		
Agassiz Christian Reformed Church	$ 5,762	
Roman Catholic Archbishop of Vancouver	4,471	
Trustees of the Agassiz Congregation of Jehovah's Witnesss	6,023	
United Church of Canada	3,947	
Anglican Church	2,960	23,163
Non-Profit:		
Agassiz Harrison Community Services Society	9,829	
Agassiz Harrison Senior Citizens' Housing Society	19,211	
Kent Harrison Senior Social Centre Society (Friendship House)	3,316	
Agassiz Harrison Historical Society	13,794	
Kent Harrison Search and Rescue Society	11,872	
Scout Properties BC/Yukon	1,768	
Harrison Mills Community Club	2,476	
Royal Canadian Legion (Branch # 32 Agassiz)	6,926	
Chilliwack Society for Community Living	1,476	70,668
Private Schools:		
Agassiz Christian School Society		16,606
Athletic or Recreational:		
Agassiz Harrison Rod and Gun Club	6,464	
BC Region Canadian Motorcycle Association	4,965	
Kent Raceways Society	7,079	18,508
		$ 132,204

FINANCIAL EQUITY IN FUND BALANCES

Source: Finance Department

OPERATING FUNDS

	2021	2020	2019	2018	2017
General	$ 4,518,229	$ 3,769,260	$ 3,335,932	$ 3,394,120	$ 3,159,573
Dyking & Drainage	1,443,714	1,482,728	1,459,227	1,438,659	1,371,542
Sanitary Sewer	1,060,338	917,185	787,623	2,262,325	2,216,130
Waterworks	1,045,763	907,733	747,102	674,132	574,950
	$ 8,068,044	**$ 7,076,906**	**$ 6,329,884**	**$ 7,769,236**	**$ 7,322,195**

EQUITY IN TANGIBLE CAPITAL ASSETS

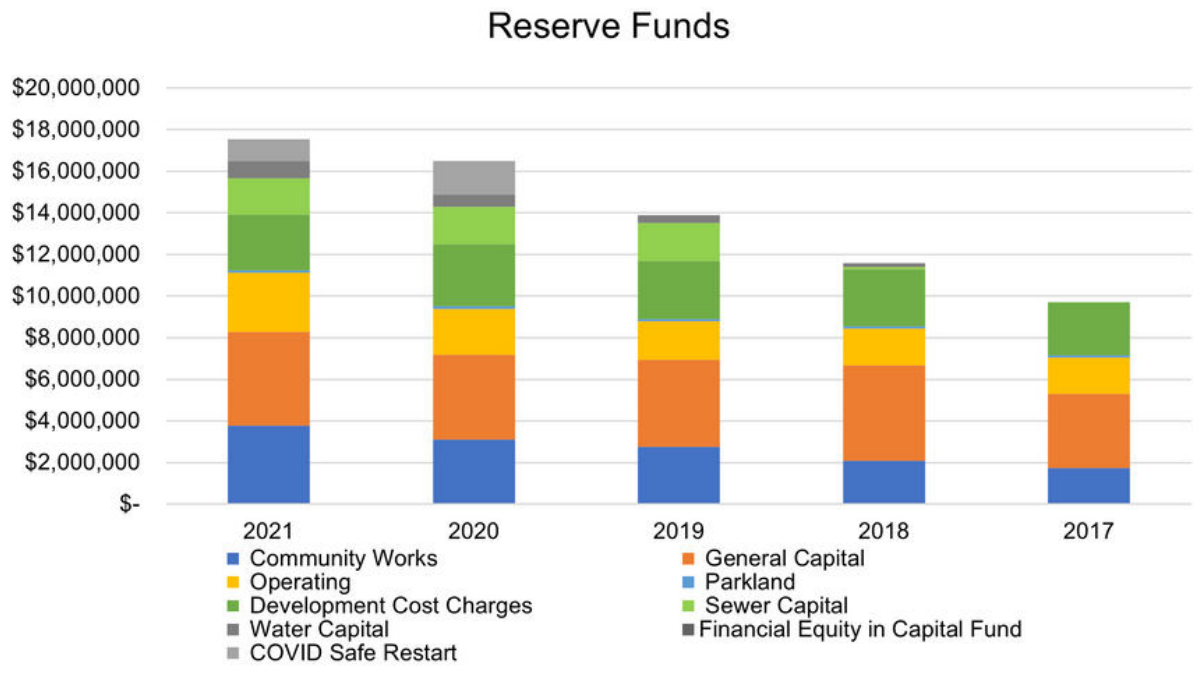
	2021	2020	2019	2018	2017
General	$ 29,353,851	$ 28,067,722	$ 27,334,916	$ 24,035,785	$ 22,855,669
Sanitary Sewer	12,751,850	11,040,770	10,555,990	10,850,094	11,090,207
Waterworks	7,516,903	7,767,386	7,713,251	8,016,219	8,317,364
	$ 49,622,604	**$ 46,875,878**	**$ 45,604,157**	**$ 42,902,098**	**$ 42,263,240**

FINANCIAL EQUITY IN FUND BALANCES

Source: Finance Department

RESERVE FUNDS

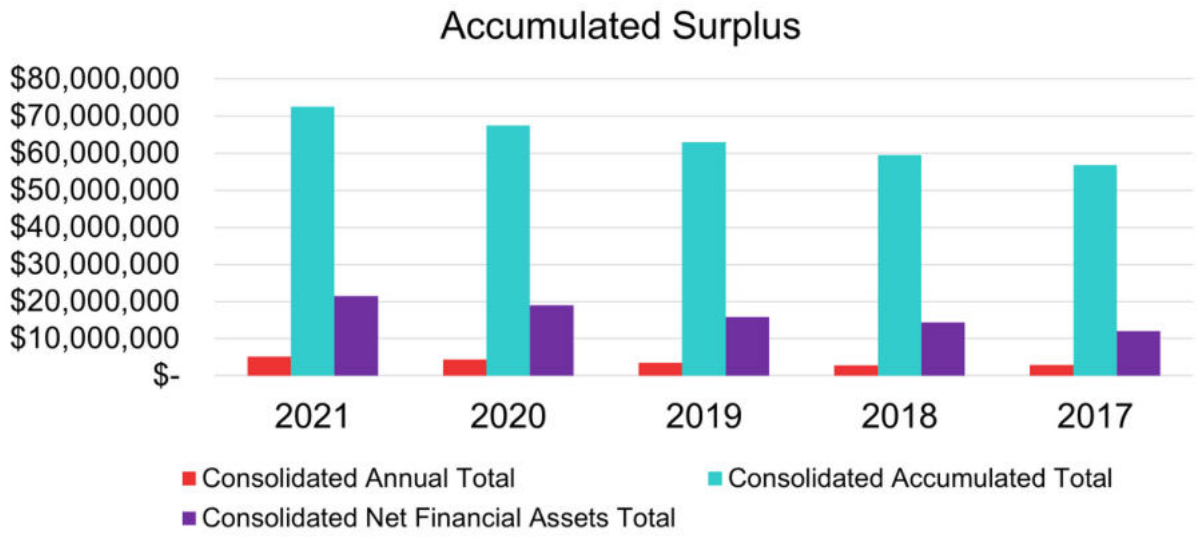
	2021	2020	2019	2018	2017
Community Works	$ 3,763,357	$ 3,095,412	$ 2,741,344	$ 2,077,733	$ 1,734,593
General Capital	4,531,424	4,088,736	4,207,899	4,597,202	3,556,234
COVID Safe Restart	1,037,975	1,606,000	-	-	-
Operating	2,831,661	2,203,513	1,831,309	1,769,162	1,761,767
Parkland	120,787	119,650	117,046	113,663	110,357
Development Cost Charges	2,659,690	3,001,477	2,803,034	2,720,318	2,533,945
Sewer Capital	1,765,533	1,777,451	1,804,722	114,905	-
Water Capital	829,514	606,595	392,733	200,428	-
	$ 17,539,941	**$ 16,498,834**	**$ 13,898,087**	**$ 11,593,411**	**$ 9,696,896**



ACCUMULATED SURPLUS

Source: Finance Department

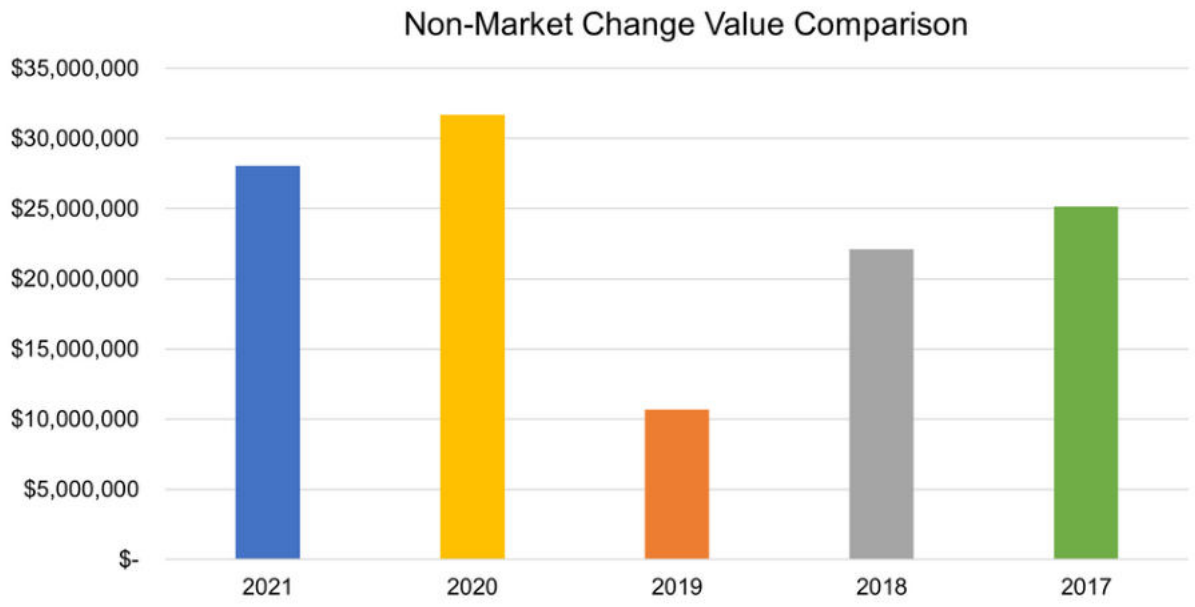
	2021	2020	2019	2018	2017
ANNUAL SURPLUS					
Consolidated Annual Total	$ 5,120,758	$ 4,421,047	$ 3,484,667	$ 2,796,041	$ 2,928,331
ACCUMULATED SURPLUS					
Consolidated Accumulated Total	$ 72,570,899	$ 67,450,141	$ 63,029,094	$ 59,544,427	$ 56,748,386
NET FINANCIAL ASSETS					
Consolidated Net Financial Assets Total	$ 21,513,704	$ 19,026,465	$ 15,898,548	$ 14,362,033	$ 12,037,963



NON-MARKET CHANGE

Source: Finance Department

	2021	2020	2019	2018	2017
Class 1 - Residential	$ 25,920,825	$ 30,654,425	$ 10,196,438	$ 21,558,575	$ 23,776,637
Class 2 - Utilities	- 1,500	480,900	-	90,775	-
Class 5 - Light Industry	467,000	- 1,974,000	1,310,000	250,000	1,250,000
Class 6 - Business	1,599,200	2,995,100	- 812,800	296,600	636,720
Class 8 - Recreational	-	- 37,600	- 58,100	-	- 151,000
Class 9 - Farm	63,879	- 444,947	53,071	- 104,439	- 362,583
	$ 28,049,404	**$ 31,673,878**	**$ 10,688,609**	**$ 22,091,511**	**$ 25,149,774**



PRINCIPLE CORPORATE TAX PAYERS

Source: Finance Department

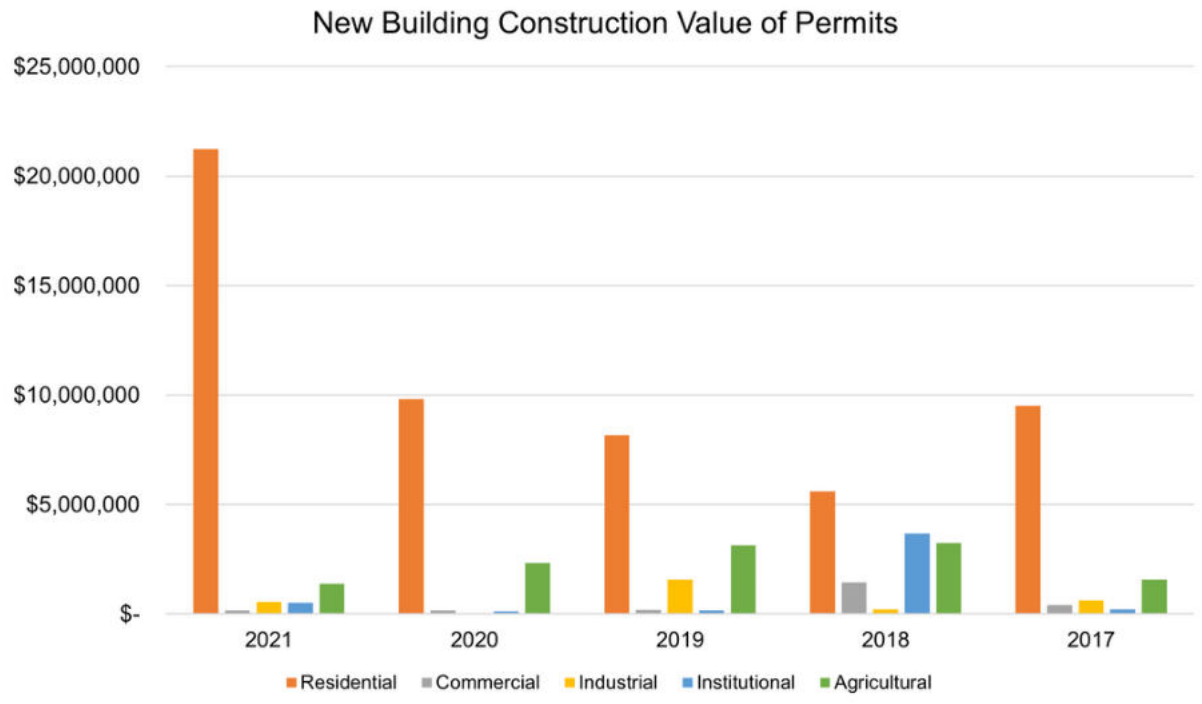
Principal Corporate Taxpayers - Top Ten
(General Municipal Taxes Only)

	2021	2020
UTILITIES	$ 1,271,732	$ 1,348,723
GOVERNMENT	763,815	792,630
RAILWAY	536,102	569,715
MANUFACTURING	165,282	160,143
UTILITIES	112,018	109,783
MANUFACTURING	106,566	104,420
MANUFACTURING	65,800	53,524
COMMUNICATIONS	62,187	66,520
COMMUNICATIONS	53,288	55,270
RESIDENTIAL	50,374	57,921
	$ 3,187,165	$ 3,318,649
TOTAL DISTRICT OF KENT GENERAL TAX	$ 7,887,007	$ 7,798,957
PROPORTION OF TAX PAID BY TOP TEN	40.4%	42.6%

NEW CONSTRUCTION

Source: Development Services Department

	2021	2020	2019	2018	2017
Residential	$ 21,234,965	$ 9,804,336	$ 8,173,023	$ 5,587,956	$ 9,517,413
Commercial	170,000	166,800	180,360	1,451,059	412,000
Industrial	559,000	12,000	1,577,480	205,000	633,000
Institutional	520,009	120,000	163,000	3,676,710	204,440
Agricultural	1,383,360	2,332,737	3,128,075	3,246,248	1,571,850
	$ 23,867,334	$ 12,435,873	$ 13,221,938	$ 14,166,973	$ 12,338,703

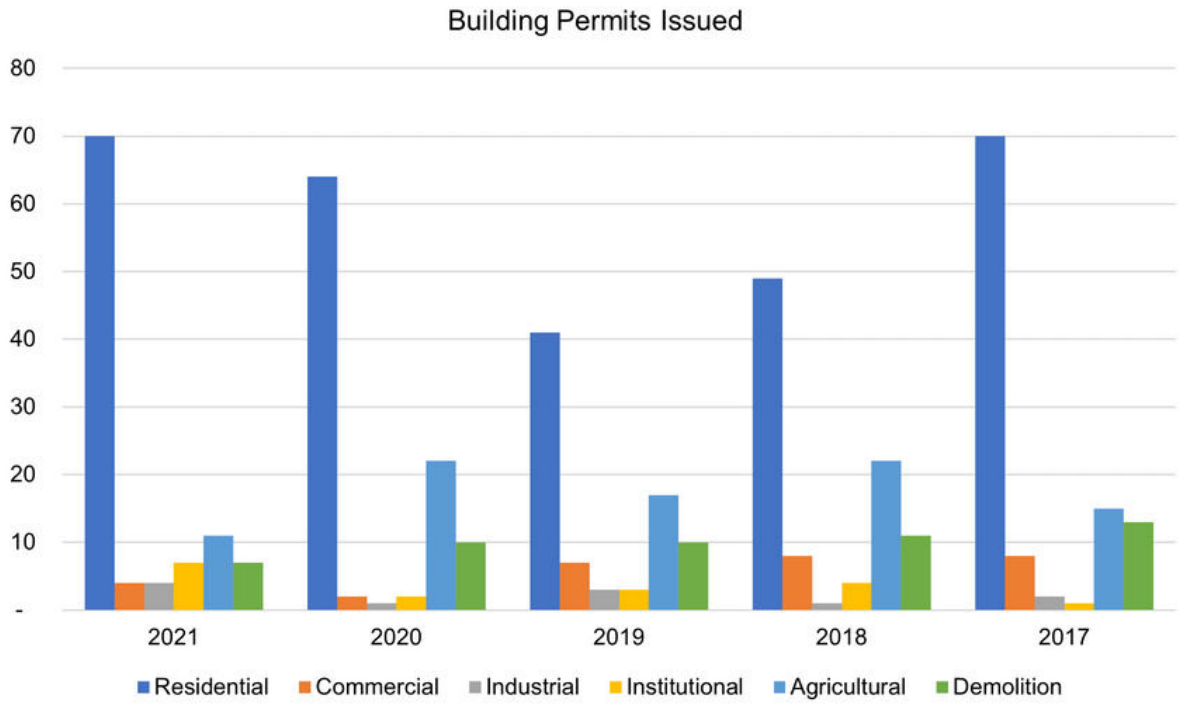


BUILDING PERMITS

Source: Development Services Department

BUILDING PERMITS ISSUED
(By Type)

	2021	2020	2019	2018	2017
Residential	70	64	41	49	70
Commercial	4	2	7	8	8
Industrial	4	1	3	1	2
Institutional	7	2	3	4	1
Agricultural	11	22	17	22	15
Demolition	7	10	10	11	13
	103	**101**	**81**	**95**	**109**



DEMOGRAPHICS AND OTHER STATISTICS

	2021	2020	2019	2018	2017
POPULATION [1]	6,635	6,641	6,618	6,614	6,458
UNEMPLOYMENT RATE [2]	6.9%	9.0%	4.7%	4.4%	4.6%
REGISTERED ELECTORS [3]	4,518	4,518	4,518	4,518	4,128
DISTRICT OF KENT FULL TIME EMPLOYEES [4]	53	55	57	56	51
NUMBER OF PROPERTIES (FOLIOS) [5]	2,900	2,837	2,839	2,836	2,785
INFRASTRUCTURE (in Km) [6]					
Roads	70	70	70	70	70
Sanitary Sewer Lines	16	16	16	16	16
Storm Sewer Lines	10	10	10	10	10
Water Lines	25	25	25	25	25

Sources:

1. BC Stats - Population Estimate report February 2022
2. Province of BC - Labour Market Statistics February 2022
3. CivicInfo BC (voters list updated every 4 years at time of election)
4. Kent Annual T4 Summary
5. BC Assessment Annual revised Roll
6. District of Kent Engineering Department

DISTRICT OF
KENT
AGASSIZ