

2015 ANNUAL REPORT

The Municipality of the Village of Lions Bay
British Columbia



For the Year Ended December 31, 2015
Issued: June 29, 2016

Message from the Mayor

Herewith, Council's 2015 Annual Report to the Village of Lions Bay. This report is the municipality's document of record for the year: what we accomplished, what we faced, what we plan next, and what the numbers were. You will find these and more herein covered by experts, so I'll touch on just one of the many aspects of 2015 I'm proud of.

In the summer of 2015 we faced an unprecedented water supply situation, with snowpack reportedly only 15 percent of average. I'm proud that we were able to inaugurate new water conservation measures that Lions Bayers responded to with gusto. If we had consumed water at the previous year's rate with 2015's supply, indications are we could have run dry twice. As it was, combined with leak fixes that reduced consumption by 200,000 US gal. a day (out of a usage the year before of 750,000 gal./day), we came through relatively unscathed.



Last year I listed several reasons why it no longer takes only "two people to run this place." Having been on the job a year longer, I can reiterate this reality in spades. Lions Bay and all small BC municipalities are facing a new reality in terms of market changes, resident expectations, and government downloading. Here are some:

- We have to meet stringent drinking water standards on two dual-disinfection water systems, which cost \$1,072,012 (including amortization) to operate in 2015, before capital investment. Our supply is still fine, and demand can be managed, but there are no economies of scale.
- We are expected to operate under an Official Community Plan (cost \$120,000, renewed every 5 years in theory), produce an Emergency Plan (\$20,000), maintain a standby Emergency Operations Center, perform myriad other planning and reporting obligations (like this Annual Report...), and follow mandatory purchasing rules under the New West Partnership Trade Agreement. Council procedures and municipal reporting are now at a level of formality that would make the protocol officer of the United Nations nod with approval.
- We have chosen as a community to train and equip a volunteer fire department; now the so-called Playbook imposes similar standards on volunteer departments as it does on paid departments.
- We respond at legislated timelines to Freedom of Information requests while adhering to privacy rules, absorbing significant staff time.
- We need to provide the same services as municipalities with their own purchasing departments, their own engineering departments, their own legal departments, and their own planning departments. We don't have any of these, and you will see in the Statement of Financial Information section of this report that we spend a lot on consultants. We also compete with deep pocket Metro Vancouver municipalities for qualified staff.
- We face further encumbrance being close to the city of Vancouver. Property values are increasing in leaps and bounds in the region, and while that's good for our personal balance sheets, new residents expect community amenities in line with the price they just paid. We're going to have to look hard at whether and how we provide them.
- Here on the frontier of our regional district, we're obligated to follow its urban-oriented solid waste, transit and carbon reduction policies and its Regional Growth Strategy. In meetings of the Metro Board and its Committees, plus the TransLink Mayors' Council and numerous other local bodies (yes, I attend literally hundreds of meetings outside Lions Bay each year) I'm viewed as a quaint bumpkin when I talk of steep terrain, wildfire risk, closures on Highway 99, air pollution from pulp mills, wood heat given the absence of natural gas, increasingly intense storms and scary wildlife. I wouldn't have it any other way, but we don't get much from Metro: in addition to producing our own water, we also handle our own wastewater, mostly with septic systems approaching the end of their design lives, with replacement now planned, installed, certified and maintained by a self-regulating service industry and costing \$30,000-50,000 each to meet new Provincial regulatory standards.

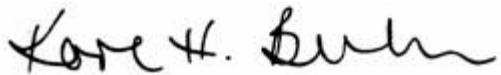
Since only 2003 the Community Charter has dictated most of the comportment of BC's 161 municipalities, large and small (the Local Government Act covers the rest of it, the parts the CC didn't have time to get to). I'll repeat what I said last year: well-meaning legislation seems to me to be well-suited to protecting the public purse and ensuring equal opportunity in BC's say ten largest large cities. Those cities also can afford a critical mass of staff to administer the requirements, and still actually fulfill the purpose of a municipality (which is providing services to residents, if you're wondering). But in Lions Bay, the

regulatory requirements divert scarce resources needed to provide infrastructure and amenities in a community of only 1,400 residents and 550 tax parcels. I don't have the answer here yet. Community Charter B?

With the advent of the Sea to Sky highway we are closer to downtown than ever before, and I think it's fair to say that the character of Lions Bay is changing fast. Development in the Howe Sound corridor is no longer hypothetical, and traffic past Lions Bay is increasing by double digit percentages every year. In Lions Bay our newer residents often don't have time, or know how, to partake in Lions Bay's rich community life. Please make a point of seeking them out and inculcating them in the "Lions Bay Way." From the mid-2016 vantage point at which this piece was written, our future is ripe with opportunity. But if Lions Bay plans to remain a complete community—and we do—we have to plan change, or change will happen unplanned. Council has embraced a pragmatic, detail-focused grasp of our situation, for example by budgeting for shovel-ready engineering plans, and by undertaking in strategy development sessions to consider subdivision, single-lot rezoning applications, and disposition of Village-owned lands. To me, the benefit of undertaking limited development is much bigger than the potential for adding to Village coffers. More importantly, we are seeking to maintain our complete community in the face of change, by providing kids for our school, volunteers for our fire department, homes for our pioneers to downsize in the Village, and places for the community to gather. I look forward to reporting progress next year.

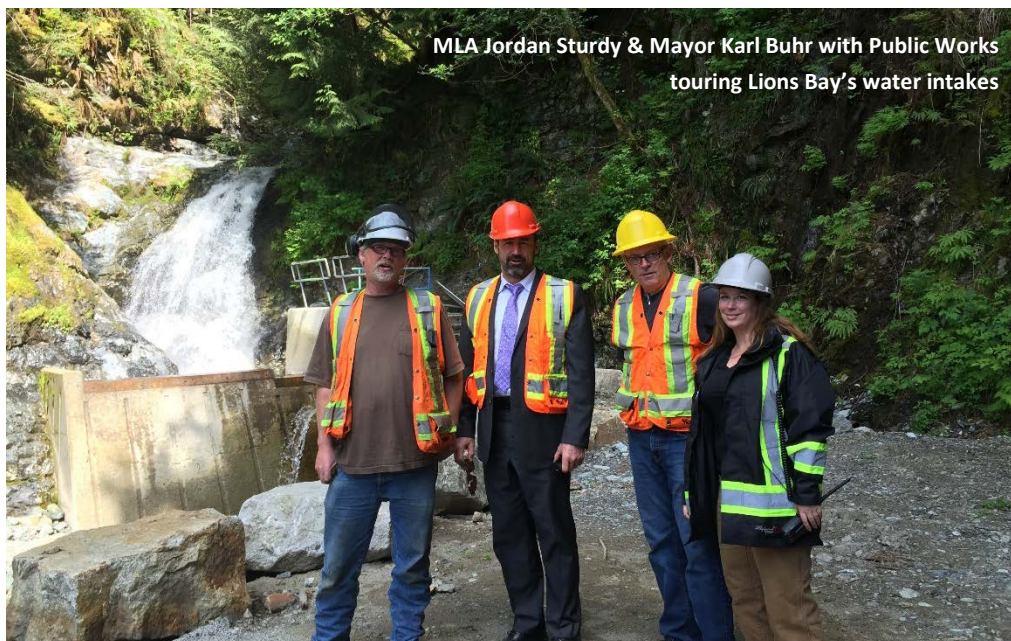
Finally, on behalf of Council and the Village, I sincerely thank our dedicated staff, whose reports you will read in the pages that follow. They really do go above and beyond the normal expectations of municipal jobs. And I speak for Council when I say that we are continually heartened by the engagement and encouragement of our fellow Lions Bayers.

I think we all get it, here in wonderful Lions Bay. I look to our future with great anticipation.



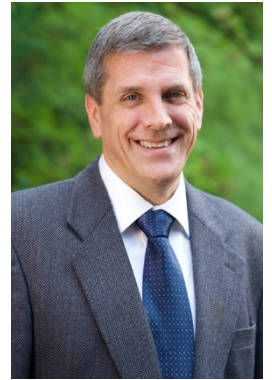
Karl Buhr

Chief Executive Officer of the Municipality, and Mayor of Lions Bay (mayor.buhr@lionsbay.ca)



Message from the CAO

As a new CAO having started at Lions Bay in January 2016, it's difficult for me to look back on the prior year with complete insight and knowledge, but it's clear there were many challenges for the Administration and for Council. For more than half the year, Council and staff had to forge ahead without a full-time CAO to lead and help keep the many and varied tasks moving forward in a productive way. Having been here now for half a year myself, and having a firm grasp of the work required, I must first salute the efforts of all the staff who soldiered on through 2015 and kept everything more or less on track. We have a skilled and dedicated workforce of both inside and outside workers.



Public Works staff were kept hopping through 2015 due to the vagaries of too much water and too little water. The former resulted in a debris flow torrent that heavily damaged the water infrastructure at Magnesia Creek and the latter presented a whole new set of challenges to overcome in the dry summer of 2015. While these challenges of maintaining infrastructure in Lions Bay are perhaps not unexpected, climate change may well bring us more frequent and extreme weather going forward. Judging by the community response last year, I'm confident Lions Bay is up for the challenges ahead.

The mayor and my predecessors have spoken about the challenges of operating a small municipality under increasingly stringent regulatory requirements and that theme runs through every aspect of the administration of the Village of Lions Bay with its small tax base and staffing levels. We will, of course, continue to look for the most efficient means of doing business and are fortunate to have so many great volunteers that the community truly relies upon.

In 2016, we were saddened to say goodbye to Public Works Manager Nikii Hoglund, but were fortunate to have been able to hire a very knowledgeable and experienced new Public Works Manager, Nai Jaffer, fresh off a 25 year career with the District of West Vancouver. We are also very fortunate to have had the services of Chief Financial Officer, Pamela Rooke, through 2015, keeping our economic house in order. With a stable management core, we hope to move the business of Lions Bay forward with new and exciting projects for 2016 and beyond. Much of our focus will be in support of Council's strategic priorities geared toward the community and infrastructure maintenance, repair and replacement.

One of the projects coming forward soon will be a new website for the municipality, one which conveys information in a clear and intuitive way and provides for community feedback. We will be seeking some of that feedback soon and I look forward to meeting and speaking with as many of you as I can in the months and years ahead. It's great to be here!

A stylized, handwritten signature in black ink, appearing to read 'Peter DeJong'.

Peter DeJong
Chief Administrative Officer

Governance: 2014-2018 Council



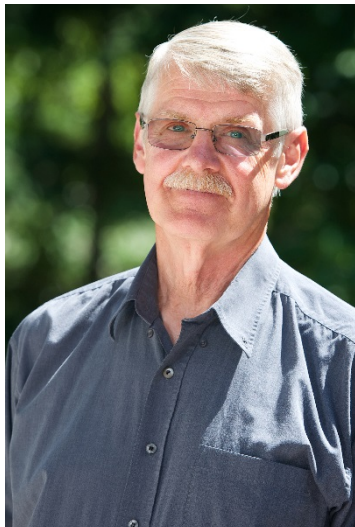
Mayor Karl Buhr

CEO of the Municipality

Portfolio: Strategic Planning; Sustainability; Municipal & Regional District Partnerships

Committees: The Mayor is a member of all Committees of Council

External Bodies: appointed by Council as Member, TransLink Mayors' Council and Director, Metro Vancouver Regional District (all Board functions except Sewer & Drainage District and Water District¹); Appointed by Metro Chair as member Climate Action Committee, member 2015 Transportation Planning and Governance Taskforce, member Electoral Area A Sub-Committee; Member of Vancouver Coastal Health Governance and eComm Board.



Councillor Fred Bain

Portfolio: Infrastructure

Committees: Infrastructure (Chair)



Councillor Jim Hughes

Portfolio: Governance

Committees: Bylaw & Policy Review (Chair); Infrastructure

Appointed by Council as Alternate Director, TransLink Mayors' Council

Governance: 2014-2018 Council (cont.)



Councillor Ron McLaughlin

Portfolio: Finance

Committees: Finance (Chair); Trees, Views & Landscapes



Councillor Helen Waterson

Portfolio: Community; Communications

Committees: Community (Chair); Parking Plan (Chair)

Appointed by Council as Alternate Director, Metro Vancouver Regional District

** Resigned June 7, 2016*

Other Council Bodies

Board of Variance 2015 Members: Ian Mackie, Peter Wreglesworth, Richard Mossakowski

Council Priorities 2015-2016

One of the requirements of the Community Charter is for the Annual Report to include a statement of municipal objectives, and the measures that will be used to determine progress respecting those objectives, for the current and next year. For 2015-2016, Council will place emphasis on the following priorities and goals.

Council Goals 2016	Deliverables (a partial listing)
<i>Lions Bay will communicate with all residents</i>	<ul style="list-style-type: none"> • Enhance and update village website, newsletters, signage, and posters to reach residents with news and information • Provide public computers in the Library, plus email and web training • Develop a Communications Policy & Style Guide to allow for comprehensible communications
<i>Lions Bay will offer high livability by fostering a resident-focused approach to service delivery and quality of life</i>	<ul style="list-style-type: none"> • Produce Trees, Views & Landscapes Bylaw • Produce a new Building Bylaw • Improve parking for residents and visitors • Continually review Public Works service levels for value to residents, and to identify maintenance and beautification opportunities • Identify changing community needs through a Resident Poll and Survey.
<i>Lions Bay will strive to create a sustainable community for the future.</i>	<ul style="list-style-type: none"> • Support Lions Bay Elementary School, Lions Bay Before & After School Program, and Lions Bay Early Years Childcare • Fund and deliver the Infrastructure Master Plan and prepare shovel-ready plans for funding applications, particularly around water, roads, drainage, parks and sewers • Review land use and zoning strategy with a view to encouraging development opportunities acceptable to the wider community
<i>Lions Bay will value its volunteers</i>	<ul style="list-style-type: none"> • Review current volunteer policies to define tasks, cover liability and acknowledge ad-hoc participation • Support community events: Art & Garden Show, Fitness Challenge, Firefighter Day, Canada Day, Fall Jazz, etc.
<i>Lions Bay's government will be transparent, responsive, equitable, inclusive, effective, efficient and accountable</i>	<ul style="list-style-type: none"> • Present accessible resident-driven budgets that take into account the realities of funding community of 1500 people; produce 25-year financial model • Review the Village's suite of bylaws, with a view to consolidating, rationalizing, modernizing or rescinding them • Set measurable accountabilities for staff and Council • Publish financial and operational key performance indicators • Undertake Town Hall meetings



Administrative Services

This department, comprising 5 staff (3.9 FTE), provides service to the residents of Lions Bay, legislative and administrative support to Council, and its Committees, and communications, planning & building services, and permits & licensing services.

The Chief Administrative Officer is Council's interface to staff and leads, coordinates and oversees all municipal functions to ensure accomplishment of legislative requirements, Council priorities and public goals.



2015 Objectives	2015 Accomplishments	Highlights
Bylaws	Preliminary audit of all existing Village bylaws	Active and historical bylaws were consolidated into a database for indexing and ease of reference. Several bylaws were identified for updating; work commenced in 2014 and continued into 2015 with oversight from the Bylaw & Policy Review Committee.
Policies and Procedures	Preliminary audit of existing policies and procedures	Several Village policies and procedures require updating to meet current employment practices and/or legislative standards. This work began in 2014 with several new policies drafted and existing policies updated. This work continued into 2015 with oversight from the Bylaw & Policy Review Committee.
Community Centre Renovation Project	Substantially completed	The project reached substantial completion in October 2014 and staff relocated to the renovated space. Programs and users groups resumed use of the renovated Hall facility in early 2015. Finalization of the project and associated financial reporting continued through early 2015.
Staffing	Significant reduction in staff turnover rates	By the end of 2014 the Village saw the trend of high staff turnover come to an end and was successful in attracting new talent to fill vacancies and further enhance the existing staff complement. In 2015, the Village hired a new Chief Financial Officer but lost its new CAO. An interim manager was brought in through the Fall to assist with administration and find a full-time replacement. Peter DeJong was hired and commenced employment in 2016.
Planning & Development	Land Use Master Plan	The municipality began the Land Use Master Plan process in 2014. The draft document was tabled by the outgoing Council for further review by the 2014-2018 Council. Going forward, these strategy and concept options will be analyzed in conjunction with the Official Community Plan.

Administrative Services (cont.)

2015 Objectives	2015 Accomplishments	Highlights
Communications	Town Hall Meeting to discuss the Outdoor Water Use restrictions and need to conserve water.	The Village responded extremely well to the information presented at the Town Hall Meeting and reduced water consumption by an impressive amount. Communication processes will continue to be reviewed throughout 2016 with a view to prepare a communication strategy and launch a new website to enhance communication with residents.
Communications	Accessibility to Council proceedings and documents	The Village implemented new procedures in 2014 which saw Council meeting proceedings audio uploaded to YouTube for public access. Website updates, commenced in 2013, continued through 2015 in an effort to make public Council documentation, and other key information, more accessible to residents.

2015 Statistics & Key Performance Indicators - Administration	2015	2016
Bylaws Adopted:	11	14
Policies Adopted:	1	6
Freedom of Information Requests Completed:	4	18
Freedom of Information Request Hours Utilized:	36.5	36
Freedom of Information Billable Hours:	22.5	5
Website – Average Page Views Per Month:	5,383	4,625
Village Update – Current Number of Subscribers:	590	---
Village Update – Average Open Rate:	65%	---

2015 Building Statistics				
Year	Total # of Permits Issued	# of New Builds	# of Renovations	Value of Construction (\$)
2011	15	0	15	1,035,000
2012	14	0	14	644,500
2013	17	2	15	2,150,999
2014	13	2	11	2,969,730
2015	17	0	17	1,016,014

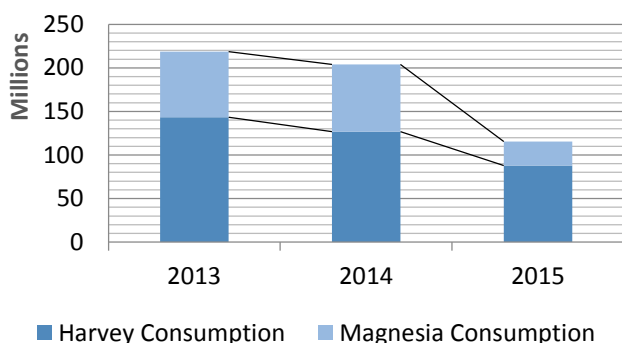


Public Works Department

The Public Works Department is responsible for the operations and maintenance of the Village of Lions Bay's assets including parks, open and public spaces, foreshore and beaches, roads, bridges, drainage, water, and sewer networks. Public Works is staffed by a complement of 4.5 full time employees and their manager. The Department is predominantly known for the provision of safe, high quality drinking water. This group of well trained and competent employees provides a broad spectrum of services that contributes to making the Village a safe, well-functioning, and beautiful place to live.



**Village of Lions Bay Water Consumption
(US Gallons)**



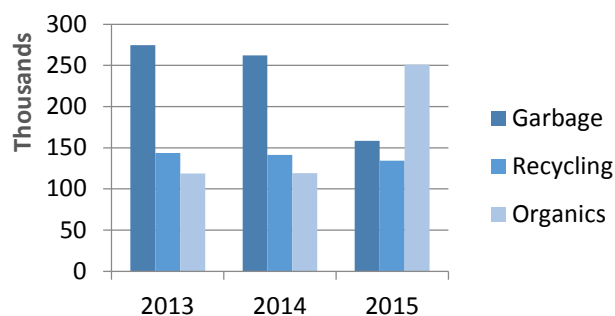
As mentioned by the Mayor in his opening message, Lions Bay faced an exceptionally dry summer that led to Level 2 water restrictions being enacted. True to form, the residents of the Village rose to the challenge and drastically reduced their water use. Combined with the aggressive leak detection program carried out by Public Works and timely repairs by residents, the Village saw a drastic 43% reduction in water consumption over the previous year.

In January of 2015, Metro Vancouver implemented its Organics Ban. Again, the residents of the Village stepped up to the challenge by diverting 71.1% of their waste from landfills to recycling and composting operations.

The Department expended a significant amount of time and energy in 2015 towards the remediation of damage to the Village's water infrastructure caused by a 2014 winter debris torrent that transpired within the Magnesia Creek watershed. Clearing of the intake and shoring the creek bank paved the way towards a New Build Canada grant funding application for further operational and safety updates for this critical supply source.

Another major project that consumed significant staff resources was the development of the Infrastructure Master Plan (IMP) which is scheduled to be finalized in 2016. The IMP will provide staff with substantive projects for the 2016 five year capital plan and further the Village of Lions Bay's asset management strategy.

**Solid Waste Resources - 2015
(Kilograms)**

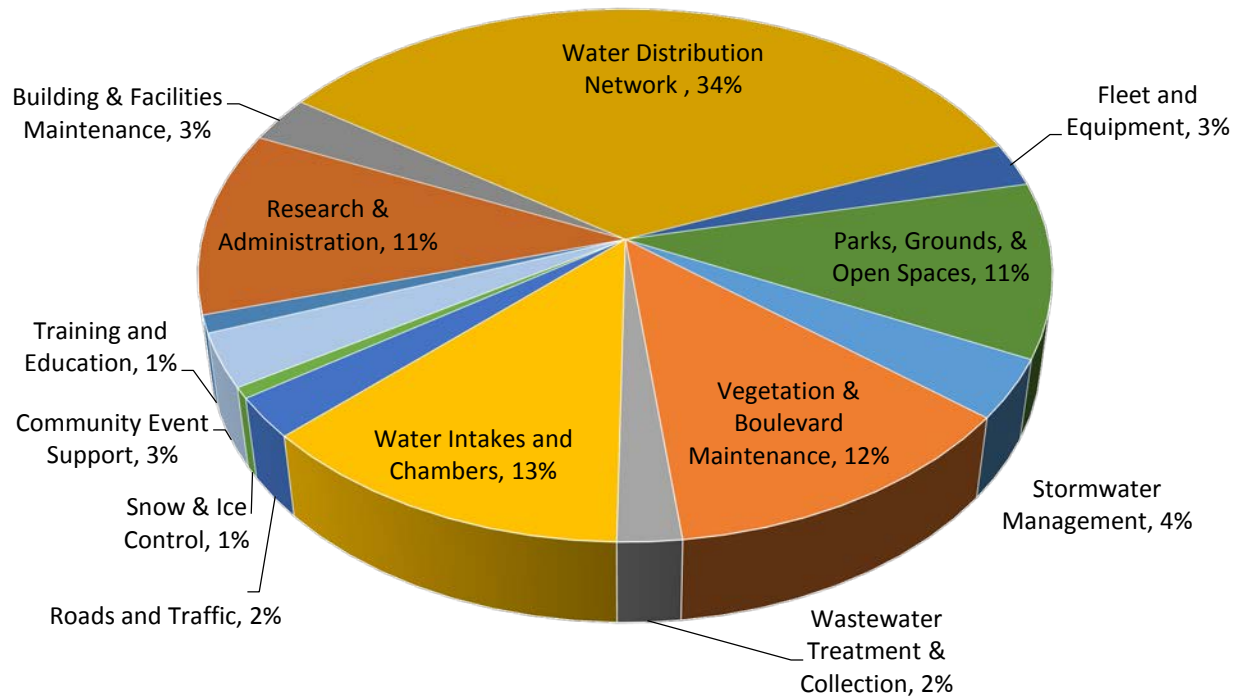


Public Works Department (cont.)



Public Works staff continued with their prescribed annual work program developed in the previous year and finished off 2015 under budget in the key areas of Water, Wastewater, and Parks and Grounds. Staff and their manager, Nikii Hoglund, did a commendable job of steering the Department through a challenging but productive year.

Public Works Service Distribution for 2015



Percentages represent the portion of total working hours spent at each given activity

Statistics & Key Performance Indicators – Public Works	2015	2014
Service requests (CSRs) addressed Jan-Dec 2015:	147	91
Leaks addressed (municipal side) Jan - Dec 2015:	1	2
Leaks found (private side) Jan – Dec 2015:	26	11
Boil Water Advisories:	0	3

Public Safety

Lions Bay Fire Rescue

Lions Bay Fire Rescue (LBFR) is responsible for fire protection, rescue services, first responder medical aid and fire prevention in the Village and on Highway 99.

The department averaged 24 members in 2015 and trains every Wednesday night and Sunday morning.



Andrew Oliver
Fire Chief

2015 Objectives	Looking Forward – 2016 and Beyond
Firefighters Day, the main annual fundraiser for LBFR, generates essential additional revenue for the department.	Develop a five year strategy for the department which includes hiring a significant number of residents. Neale Mullen appointed Deputy Fire Chief.
Assisted with the 2015 annual Lions Club Christmas Tree Sale; received Lions Club donation of a specialist pump for drafting out of the ocean, valued at \$5,778.	Evaluate anticipated summer water supply requirement for interface firefighting; precautionary measures for a possible 2016 summer water shortage.
Six members left for permanent placement in Greater Vancouver departments – a clear indicator of LBFR's first class training program.	In-depth weekend training sessions for automobile extrication have already taken place; Bowen Island Fire have requested LBFR to provide them with similar training. Pumping and driving course for all new members. Intensive two-day Interface fire fighting course for all LBFR personnel. All future training is geared to the new Provincial training standards that are required to be met by all fire departments in accordance with the service level by each (commonly referred to as the "Playbook").
Discussions with Britannia Beach for Mutual Aid Agreement.	Elevate discussions with SLRD re. Mutual Aid Agreement with Britannia Beach VFD and enter into discussions with Electoral Area A re: an Automatic Aid Agreement.
Engaged a volunteer fire fighter to perform some of the records management work for LBFR.	Work with the Chief Administrative Officer and the Chief Financial Officer to enhance the administrative capacity and efficiency of LBFR. First class Burn Building to be completed.

Statistics & Key Performance Indicators – Lions Bay Fire Rescue	2015	2014
Calls for Service:	130	132
Motor Vehicle Accidents:	58	49
Medical Responses:	41	47
Structure Fires:	3	3
Miscellaneous Events:	19	33
PEP Reimbursements	\$26,296	\$23,088
Wildfire Reimbursements	\$7,400	---

Public Safety (cont.)

Police

Policing services are provided to the Village by the Sea to Sky RCMP Detachment, located in Squamish. The Village sees an extremely low crime rate, with the highest number of calls for service related to traffic incidents and abandoned 9-1-1 calls.

Type	2015 Statistics	2014 Statistics	2013 Statistics
Calls for Service	463	439	425
Violent Crime:			
• Robbery	0	1	0
• Domestic Violence	2	2	0
• Assault	6	4	2
Property Crime	32	44	24
Other Criminal Code*	10	106	90
Total Collisions	48	38	42
Collisions (Hwy. 99 only)	46	37	38
Impaired Drug/Alcohol Infractions	4	6	4

**Other Criminal Code offences include Cause Disturbance, Bail Violations, and Indecent Acts*

Bylaw Enforcement

The municipality's primary goal is to achieve bylaw compliance through dialogue and education. The Village employs a Bylaw Enforcement officer on a part time, seasonal basis between May and September to address key issues where escalation to enforcement measures is warranted, mostly related to animal control, parking, and noise.

2015 Statistics	
Warning Tickets Issued	48
Bylaw Notices Issued	628
Payment Demand Letters Sent	357
Referred to Collections Agency	228
Parking Fine Revenue	\$17,033

Community Involvement

Volunteers – The Heart of Lions Bay

Volunteers are one of the most important resources in our community. They give to our community in big and small ways, by donating their time, physical labour, expertise, experience, and always, their love of our Village. We are a close-knit community because of the many volunteers who devote countless hours contributing to the essence of what makes Lions Bay, a unique and special place to live.

Volunteers are also essential to the running of our Village. You will find them delivering critical services such as our fire department who are on call 24 hours a day and are one of the most respected volunteer Fire and Rescue departments in the region. Emergency Social Services who, although you don't see much of them, meet regularly and are trained to respond to emergent situations. Our Block Watch program is supported by a watchful team of 25+ Block Captains. Our small but committed team of Trail Blazers have for the last 15+ years, opened up and maintain our much-loved hiking trails. Through the efforts of the Bear Smart Committee, Lions Bay is designated a Bear Smart community. Our Parent Advisory Committee actively supports the enrichment of the Lions Bay School and the Lions Bay Playschool is managed solely by an association of dedicated parent Volunteers. The Arts Council, Reading Centre Group, Historical Society, Native Plant Garden Association, Seniors Social Circle and the Events Committee bring us together and keep us engaged.

There are also numerous Council committees, supported by resident members, who provide their expert advice to help us do our job. It is with sincere appreciation and gratitude that we acknowledge those who give so generously. Volunteers play a vital part in the vibrancy and dynamic spirit of Lions Bay and their invaluable involvement and support enriches the lives of each and every resident of Lions Bay. The volunteers are truly the heart of our Village.

Volunteer Groups	Council Committees
Lions Bay Community Scholarship Foundation	Infrastructure Committee
Bear Smart Program	Bylaw and Policy Review Committee
Lions Bay Reading Centre	Parking Plan Committee
Emergency Social Services	Trees, Views & Landscapes Committee
Lions Bay Arts Council	
Lions Bay Trailblazers	
Lions Bay Native Plant Garden Association	
Lions Bay Seniors Social Circle	
Block Watch	
Lions Bay Historical Society	
Lions Bay PAC	
Lions Bay Playschool Association	
Lions Bay Events Committee	
Kelvin Grove Community Garden	
Lions Bay Caroling Team	

Community Involvement (cont.)

2015 Community Grants

Organization	Amount Awarded
Emergency Social Services	\$2,705
Lions Bay Arts Council	\$8,800
Lions Bay Playschool Association	\$2,400
Kelvin Grove Community Garden	\$300
Lions Bay Events Committee	\$6,000
Lions Bay Historical Society	\$1,120
Lions Bay Reading Centre	\$2,500
Lions Bay Trailblazers	\$900
Lions Bay Caroling Team	\$235
Lions Bay Native Plant Garden Association	\$800
TOTAL	\$25,760

**The above figures do not include in-kind costs associated with each group.*

2015 Citizen Awards

Award	Recipient	Recognition
Citizen of the Year	Ruth Simons – Guardian of Howe Sound	Awarded annually in recognition of outstanding contribution to the community through volunteer endeavor.
Citizen of Distinction	Norm Kirby – Veteran	Awarded in recognition of distinction beyond the Village.
Curly Stewart Memorial Scholarship	Keaton Smithers	Awarded annually in recognition of community participation, athletic ability, fine arts, academic, leadership, or work experience.

Permissive Tax Exemptions

There were no permissive tax exemptions in 2015.

Financial

I am pleased to present the Village of Lions Bay's Audited Financial Statements for the year ended 2015. The financial statements are the responsibility of the Village's management and have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.



Statement	Purpose
Statement of Financial Position	This statement is the private sector equivalent of the balance sheet, listing the Village's financial and non-financial assets and financial liabilities, totaling to the accumulated surplus or deficit. The difference between the financial assets and the financial liabilities is termed net financial assets if a positive result occurs, or net financial debt if a negative result occurs. A positive net financial asset result indicates that the Village has generated financial resources to fund future activities, and alternatively, a net financial debt result would mean the Village would need to finance that amount from future budgets.
Statement of Operations	This statement is the private sector equivalent of the income statement, summarizing revenues raised in the year to fund operating and capital needs, lists expenses explaining the cost of goods and services consumed during the year (including amortization of assets), how the organization changed in net value for the period (surplus or deficit), and the new accumulated surplus at year end. This statement reflects the combined operations of the operating and reserve funds for the Village.
Statement of Changes in Net Financial Assets (Net Debt)	This statement is unique to governments accounting for all revenues against all operating expenses and tangible capital asset expenditures (excluding amortization) to calculate whether the Village had an increase in net financial assets or decrease in net financial assets (net debt). This statement is important as it reports the extent to which annual expenditures (cost of goods and services) are met with the revenues recognized within the year. Revenues are recognized from several sources including revenues from own sources (e.g. taxation, user fees, licence fees, sale of service revenues), utilization of existing financial resources (e.g. reserves), and incurring liabilities (e.g. debt, capital leases).
Statement of Cash Flows	This statement reports the change to cash and cash equivalents (highly liquid investments readily convertible to cash) for the year, showing how the Village financed its activities and met its cash commitments. The ending balance represents a pool of cash or ready sources of cash that a government has available to meet its ongoing activities and obligations and emergencies. Essentially, cash is generated and used in the context of four major activities; operating activities, capital activities, investing activities and financing activities.

Village of Lions Bay
Financial Statements
For the year ended December 31, 2015

Village of Lions Bay
Financial Statements
For the year ended December 31, 2015

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Management's Responsibility for the Financial Statements

The accompanying financial statements of the Village of Lions Bay (the "Village") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants Canada. A summary of the significant accounting policies are described in the summary of significant accounting policies which proceed the notes to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

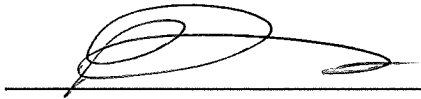
The Village's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely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

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

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



Pamela Rooke, CPA, CMA
Chief Financial Officer



Peter DeJong
Chief Administrative Officer

May 3, 2016



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Independent Auditor's Report

To the Mayor and Councilors of the Village of Lions Bay

We have audited the accompanying financial statements of the Village of Lions Bay, which comprise the Statement of Financial Position as at December 31, 2015, the Statements of Operations, Change in Net Financial Assets (Net Debt) and Cash Flows for the year then ended, and a summary of significant accounting policies, and other explanatory information.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Village of Lions Bay as at December 31, 2015 and the results of its operations, changes in net financial assets (net debt) and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Professional Accountants

Vancouver, British Columbia

May 3, 2016

Village of Lions Bay
Statement of Financial Position

<u>December 31</u>	<u>2015</u>	<u>2014</u>
Financial Assets		
Cash and cash equivalents	\$ 1,544,870	\$ 1,532,197
Accounts receivable	205,686	273,475
Grants receivable	208,158	7,917
	<u>1,958,714</u>	<u>1,813,589</u>
Liabilities		
Accounts payable	325,344	346,133
Developer deposits (Note 4)	117,000	107,500
Deferred revenue (Note 1)	1,000	15,000
Sick, overtime, wellness and vacation payable	52,334	42,941
Long- term debt (Note 2)	1,276,495	1,352,176
Capital lease obligation (Note 3)	87,300	121,247
	<u>1,859,473</u>	<u>1,984,997</u>
Net Financial Assets (Debt)	<u>99,241</u>	<u>(171,408)</u>
Non-Financial Assets		
Tangible capital assets (Schedule 3)	19,997,760	20,245,422
Prepaid expenses	8,348	14,076
	<u>20,006,108</u>	<u>20,259,498</u>
Accumulated Surplus (Note 9)	<u>\$ 20,105,349</u>	<u>\$ 20,088,090</u>

Pamela Rooke

Pamela Rooke, CPA, CMA
Chief Financial Officer

Karl H. Buhr

Karl Buhr
Mayor

Village of Lions Bay
Statement of Operations

For the year ended December 31	Financial Plan 2015	2015	2014
	(Note 7)		
Revenue (Schedule 1 & 2)			
Taxation (Note 5)	\$ 1,521,604	\$ 1,521,513	\$ 1,402,897
Utility user rates and connection fees	673,545	676,322	611,478
Government transfers	1,054,104	707,698	733,300
Sale of services	102,350	106,644	92,133
Other revenues	81,301	132,014	131,512
Loss on disposal of tangible capital assets	-	-	(3,400)
	<u>3,432,904</u>	<u>3,144,191</u>	<u>2,967,920</u>
Expenses (Schedule 1 & 2)			
General departmental expenses	2,048,119	1,975,037	1,924,862
Water system operations	1,240,663	1,072,012	664,850
Sewer system operations	92,687	79,883	63,780
	<u>3,381,469</u>	<u>3,126,932</u>	<u>2,653,492</u>
Annual Surplus	51,435	17,259	314,428
Accumulated Surplus, beginning of year	<u>20,088,090</u>	<u>20,088,090</u>	<u>19,773,662</u>
Accumulated Surplus, end of year	<u>\$ 20,139,525</u>	<u>\$ 20,105,349</u>	<u>\$ 20,088,090</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Village of Lions Bay
Statement of Change in Net Financial Assets (Debt)

For the year ended December 31	Financial Plan 2015 (Note 7)	2015	2014
Annual surplus	\$ 51,435	\$ 17,259	\$ 314,428
Change in Tangible Capital Assets			
Acquisition of tangible capital assets	(625,712)	(266,230)	(1,043,317)
Amortization of tangible capital assets	504,202	513,892	489,048
Loss on disposals of tangible capital assets	-	-	3,400
	(121,510)	247,662	(550,869)
Change in Other Non-Financial Assets			
Expense (acquisition) of prepaid expenses	-	5,728	(12,164)
Change in net financial assets (debt) for the year	(70,075)	270,649	(248,605)
Net financial assets (debt), beginning of year	(171,408)	(171,408)	77,197
Net financial assets (debt), end of year	\$ (241,483)	\$ 99,241	\$ (171,408)

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Village of Lions Bay
Statement of Cash Flows

<u>For the year ended December 31</u>	<u>2015</u>	<u>2014</u>
Cash provided by (used in)		
Operating transactions		
Annual surplus	\$ 17,259	\$ 314,428
Items not involving cash		
Amortization expense	513,892	489,048
Loss on disposal of tangible capital assets	-	3,400
Changes in non-cash operating balances		
Accounts receivable	67,789	(81,740)
Grants receivable	(200,241)	11,040
Deferred revenue	(4,500)	(417,343)
Accounts payable	(20,789)	190,772
Sick, overtime, wellness and vacation payable	9,393	13,440
Prepaid expenses	5,728	(12,164)
	<u>388,531</u>	<u>510,881</u>
Capital transactions		
Cash used to acquire tangible capital assets	(266,230)	(1,043,317)
Financing transactions		
Repayment of capital lease obligation	(33,947)	(27,331)
Repayment of long-term debt principal	(75,681)	(71,497)
	<u>(109,628)</u>	<u>(98,828)</u>
Increase (decrease) in cash and equivalents during the year	12,673	(631,264)
Cash and equivalents, beginning of year	<u>1,532,197</u>	<u>2,163,461</u>
Cash and equivalents, end of year	<u>\$ 1,544,870</u>	<u>\$ 1,532,197</u>
Supplemental information:		
Interest paid on long-term debt	\$ 91,561	\$ 83,615

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Village of Lions Bay

Summary of Significant Accounting Policies

December 31, 2015

The Village of Lions Bay ("The Village") is a municipality in the province of British Columbia operating under the provisions of the Community Charter. The Village provides a wide range of services to the residents such as parks and recreation, fire and rescue, general government services, solid waste collection, and maintenance of roads, storm drainage, water and sewer infrastructure and facilities. The Village prepares its financial statements in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants Canada.

Basis of Accounting The basis of accounting followed in these financial statements is an accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services are acquired and a liability is incurred.

The financial statements include the accounts of all funds of the Village. Interfund transactions and balances have been eliminated.

Cash and Cash Equivalents Cash and cash equivalents include bank balances and bank term deposits or guaranteed income certificates with duration of less than three months. All amounts are held at Canadian chartered banks and are denominated in Canadian dollars.

Tangible Capital Assets Tangible capital assets are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Contributed tangible capital assets are recorded at fair value at the time of the contribution.

Estimated useful lives of tangible capital assets are as follows:

Land improvements	7 to 40 years
Buildings	20 to 50 years
Drainage	25 to 40 years
Equipment, furniture, and vehicles	5 to 20 years
Infrastructure - water	5 to 80 years
Infrastructure - sewer	5 to 100 years
Roads	10 to 60 years
Other	5 to 60 years

Village of Lions Bay

Summary of Significant Accounting Policies

December 31, 2015

Revenue Recognition Taxes are recorded when they meet the definition of an asset, have been authorized and the taxable event occurs. Taxes receivable are recognized net of allowance for anticipated uncollectible amounts.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Levies imposed by other taxing authorities, including the Vancouver General Regional District, are not included as taxes for municipal purposes.

Charges for sewer, water usage and solid waste collection are recorded as user fees. Connection fee revenues are recognized when the connection has been established.

Government transfers, which include legislative grants, are recognized in the financial statements when received if the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Government transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Sales of service and other revenue is recognized on an accrual basis.

Leased Assets Leases entered into that transfer substantially all the benefits and risks associated with ownership are recorded as the acquisition of a tangible capital asset and the incurrence of an obligation. The asset is amortized in a manner consistent with tangible capital assets owned by the Village and the obligation, including interest thereon, is repaid over the term of the lease. All other leases are accounted for as operating leases and the rental costs are expensed as incurred.

Use of Estimates The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. A significant area requiring management estimates relates to the useful life of tangible assets for amortization calculations.

Village of Lions Bay
Summary of Significant Accounting Policies

December 31, 2015

Financial Instruments The Village's financial instruments consist of cash and equivalents, accounts receivable, grant receivable, accounts payable and long-term debt. Unless otherwise noted, it is management's opinion that the Village is not exposed to significant interest, currency or credit risk arising from these financial instruments.

Deferred Revenue Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

Contaminated Sites Effective January 1, 2015, the Village adopted the new Public Sector Accounting Standard PS3260 Contaminated Sites. The new standard can be applied retroactively or prospectively, and the Village has elected to apply it prospectively.

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

Management has assessed its potential liabilities under the new standard including sites that are no longer in productive use and sites which the Village accepts responsibility. There were no such sites that had contamination in excess of an environmental standard which required remediation at this time, therefore no liability was recognized on transition as at January 1, 2015 or at December 31, 2015.

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

1. Deferred Revenue

Deferred revenue consists of a restricted cash donation in the amount of \$1,000 from The Horns Project Productions Ltd. for the beautification of The Village's garden.

	<u>2015</u>	<u>2014</u>
Deferred revenue, opening balance	\$ 15,000	\$ 441,343
Receipt	-	14,000
Expended	<u>(14,000)</u>	<u>(440,343)</u>
Deferred revenue, ending balance	<u>\$ 1,000</u>	<u>\$ 15,000</u>

2. Long-term Debt

Loan Authorization Bylaw No. 353 was adopted on January 20th, 2005 and gave approval for the Village to borrow up to \$250,000 to assist in providing water services to the specified area of Brunswick Beach whose owners had opted to finance their share of costs over twenty years through a local parcel tax. The actual amount of the loan honoured was \$114,000. The interest rate is 5.1% and the debt matures in 2025. The balance outstanding under this bylaw at year-end was \$64,139 (2014 - \$69,709).

Loan Authorization Bylaw No. 401 and 374 were respectively adopted on June 2, 2008 and September 19, 2006 and gave approval for the Village to borrow up to \$800,000 and \$600,000 to assist in providing construction improvements to the water system servicing the Village of Lions Bay. The interest rate is 5.15% and the debt matures in 2028. The balance outstanding under the bylaws at year-end was \$1,028,666 (2014 - \$1,088,154).

Loan Authorization Bylaw No. 380 was adopted on September 19, 2006 and gave approval for the Village to borrow up to \$1,300,000 to assist in providing construction improvements to the Village of Lions Bay road system. In 2008, Council reduced the approved borrowing for the bylaw to \$500,000 and \$250,000 was borrowed. The interest rate is 5.15% and the debt matures in 2028. The balance outstanding under this bylaw at year-end was \$183,690 (2014 - \$194,313).

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

2. Long-term Debt (Continued)

Repayments of debt required in the next five years and thereafter are as follows:

2016	\$	78,628
2017		81,690
2018		84,872
2019		88,180
2020		91,618
Thereafter		851,507
		<hr/>
	\$	1,276,495

3. Capital Lease

During 2013, the Village entered into three vehicle lease obligations with future payments requirements as follows:

2016	\$	37,120
2017		37,120
2018		16,408
		<hr/>
Total future minimum lease payments		90,648
Less: Imputed interest at 5.38%		(3,348)
		<hr/>
Present value of minimum lease payments	\$	87,300

4. Developer Deposits

Bylaw 330 requires an applicant for certain building permits to pay a damage deposit of \$1,500 when the work is under \$50,000 and \$3,000 when the work is over \$50,000. The deposit less any costs incurred by the Village in restoring or replacing any damaged works or property will be returned to the applicant. The total cash on deposit of \$117,000 (2014 - \$107,500) has been reported under the liability because the deposits will be returned to the applicants. Any portion of these deposits used for replacing damaged works or property will be taken into income by the Village at such time.

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

5. Taxation

	Financial Plan		
	2015	2015	2014
	(Note 7)		
General purposes	\$ 1,230,377	\$ 1,230,267	\$ 1,149,469
Collections for other tax authorities			
School Taxes - Province	-	685,988	681,472
RCMP	-	112,386	106,262
Regional District	-	38,155	36,593
Greater Vancouver Transportation Authority	-	184,570	182,891
Municipal Finance Authority	-	115	109
British Columbia Assessment Authority	-	34,598	34,053
	<u>1,230,377</u>	<u>2,286,079</u>	<u>2,190,849</u>
Transfers to other tax authorities			
School Taxes - Province	-	685,988	681,472
RCMP	-	112,386	106,262
Regional District	-	38,136	36,817
Greater Vancouver Transportation Authority	-	184,570	182,891
Municipal Finance Authority	-	115	109
British Columbia Assessment Authority	-	34,598	34,053
	<u>-</u>	<u>1,055,793</u>	<u>1,041,604</u>
Available for general purposes	1,230,377	1,230,286	1,149,245
Water utility parcel taxes	267,087	267,087	231,707
Sewer utility parcel taxes	24,140	24,140	21,945
	<u>\$ 1,521,604</u>	<u>\$ 1,521,513</u>	<u>\$ 1,402,897</u>

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

6. Contingent Liabilities and Commitments

- (i) The Village is responsible as a member of the Greater Vancouver Regional District for its portion of any operating deficits or capital debt related to functions in which it participates.
- (ii) The Village partially insures itself through the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible that the Village along with the other participants, would be required to contribute towards the deficit.
- (iii) The Village is the subject to litigation in regard to employment matters. In addition, the Village is from time to time involved in other lawsuits. The Village vigorously defends any such claims. At December 31, 2015 there is not sufficient information available to allow the Village to make a reasonable estimate of the potential for loss, if any, resulting from outstanding matters. Accordingly, these financial statements contain no provision for such amounts. Amounts will be recorded in the financial statements in the period in which additional information becomes available that allows a reasonable estimate to be made.

7. Financial Plan

Financial plan amounts represent the Financial Plan Bylaw adopted by Council on May 12, 2015 with estimates for items treated differently under PSAB accounting.

The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues. In addition, the Financial Plan anticipated capital expenditures rather than amortization expense and repayment of debt during the year.

The following shows how these amounts were combined:

	<u>2015</u>
Financial Plan Bylaw surplus for the year	\$ -
Add back:	
Capital expenditures	625,712
Repayment of Debt	94,927
MFA Actuarial Gain on Debt	14,701
Less:	
Budgeted transfers from accumulated surplus	(179,703)
Amortization	(504,202)
	<u>\$ 51,435</u>

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

8. Pension Plan

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, plan membership is broken down into about 185,000 active members, 80,000 retired members, and 33,000 inactive members. Active members include approximately 37,000 contributors from local governments. The plan holds assets in excess of \$40 billion.

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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as of December 31, 2012, indicated a \$1,370 million funding deficit for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2015, with results available in later in 2016.

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.

The Village paid \$48,052 (2014 - \$27,109) for employer contributions while employees contributed \$49,250 (2014 - \$26,886) to the plan in fiscal 2015.

9. Accumulated Surplus

The components of accumulated surplus are as follows:

	<u>2015</u>	<u>2014</u>
Invested in tangible capital assets	\$ 18,633,965	\$ 18,771,999
Reserve funds	719,567	657,827
Unrestricted amounts	<u>751,817</u>	<u>658,264</u>
	<u>\$ 20,105,349</u>	<u>\$ 20,088,090</u>

The increase in reserve funds in the current year of \$61,740 represents the receipt of \$54,616 of unrestricted funds for Gas Tax Funding with the balance of \$7,124 representing interest credited to reserve funds for the year.

December 31, 2015

10. Segmented Information

The Village is a diversified municipal government institution that provides a wide range of services to its residents such as parks and recreation, maintenance of roads, fire and rescue, sewer and water utilities and solid waste collection. Key functional segments have been separately disclosed in Schedule 1. Following is a brief description of these segments and the activities they provide:

General Government

This segment relates to the general administration of the Village. It also includes revenues and expenses such as property tax revenues, legal costs, etc. that cannot be directly attributed to a specific segment.

Protective Services

Protective Services comprise of fire and rescue services, bylaw enforcement and emergency services. The fire and rescue department is responsible for providing fire suppression service, fire prevention programs, training and education and highway call-out services. The members of the fire department are volunteer fire fighters.

Public Works Operation

Public works and transportation is responsible for the maintenance of roads, storm drainage, water and sewer infrastructure and building facilities.

Solid Waste Collection

Solid waste collection consists of recycling services and waste collection.

Planning and Development

This segment includes building inspection, zoning and community planning such as land use master plan.

Recreational and Cultural Services

This service area provides services meant to improve the health and development of the residents. They include recreation programs in the community centre, maintenance of trails, parks and beaches.

Village of Lions Bay
Notes to Financial Statements

December 31, 2015

11. Expenses by Object

	Financial Plan 2015 (Note 7)	2015	2014
Goods and services	\$ 1,685,522	\$ 1,372,585	\$ 1,015,222
Labour	1,100,184	1,148,894	1,065,607
Debt charges - interest	91,561	91,561	83,615
Amortization Expense	504,202	513,892	489,048
Total Expenses	<u>\$ 3,381,469</u>	<u>\$ 3,126,932</u>	<u>\$ 2,653,492</u>

12. Comparative Figures

Certain comparative amounts have been restated to conform with the current year's presentation.

Village of Lions Bay
Schedule 1 - Combined Statement of Operations by Segment

For the year ended December 31, 2015

	General Government	Protective Services	Public Works Operation	Solid Waste Collection	Planning and Development	Park Recreation and Culture	Water Utility	Sewer Utility	2015 Actual	2015 Financial Plan
	(Note 7)									
Revenues										
Taxation	\$ 1,230,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,087	\$ 24,140	\$ 1,521,513	\$ 1,521,604
Utility user rates and connection fees	-	-	-	196,802	-	-	438,356	41,164	676,322	673,545
Government transfers	370,145	14,298	-	-	-	18,500	304,755	-	707,698	654,104
Sales of services	7,577	53,049	750	278	24,734	20,256	-	-	106,644	102,350
Other revenues	38,096	73,081	2,013	-	-	4,445	14,379	-	132,014	481,301
	1,646,104	140,428	2,763	197,080	24,734	43,201	1,024,577	65,304	3,144,191	3,432,904
Expenses										
Operating										
Goods and services	148,821	167,232	168,836	200,539	2,251	79,941	568,718	36,247	1,372,585	1,685,522
Labour	449,679	117,312	154,438	-	18,780	115,377	278,071	15,237	1,148,894	1,100,184
Amortization	335,783	-	-	-	-	-	149,710	28,399	513,892	504,202
	934,283	284,544	323,274	200,539	21,031	195,318	996,499	79,883	3,035,371	3,289,908
Interest	-	-	16,048	-	-	-	75,513	-	91,561	91,561
	934,283	284,544	339,322	200,539	21,031	195,318	1,072,012	79,883	3,126,932	3,381,469
Excess (deficiency) in revenues over expenses	\$ 711,821	\$ (144,116)	\$ (336,559)	\$ (3,459)	\$ 3,703	\$ (152,117)	\$ (47,435)	\$ (14,579)	\$ 17,259	\$ 51,435

Village of Lions Bay
Schedule 2 - Combined Statement of Operations by Segment

For the year ended December 31, 2014

	General Government	Protective Services	Public Works Operation	Solid Waste Collection	Planning and Development	Park Recreation and Culture	Water Utility	Sewer Utility	2014 Actual	2014 Financial Plan
	(Note 7)									
Revenues										
Taxation	\$ 1,149,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,707	\$ 21,945	\$ 1,402,897	\$ 1,400,155
Utility user rates and connection fees	-	-	-	196,331	-	-	377,725	37,422	611,478	591,576
Government transfers	250,532	-	-	-	-	482,768	-	-	733,300	702,092
Sales of services	2,470	37,509	1,650	30	36,372	14,102	-	-	92,133	64,915
Other revenues	51,099	55,915	-	-	-	1,000	23,497	-	131,512	66,200
Loss on disposal of tangible capital assets	(3,400)	-	-	-	-	-	-	-	(3,400)	-
	1,449,946	93,424	1,650	196,361	36,372	497,870	632,929	59,367	2,967,920	2,824,938
Expenses										
Operating										
Goods and services	217,952	180,770	136,225	176,603	5,906	72,827	195,454	29,485	1,015,222	1,147,443
Labour	423,825	95,634	183,008	-	15,405	87,159	254,680	5,896	1,065,607	1,056,109
Amortization	312,929	-	-	-	-	-	147,720	28,399	489,048	467,117
	954,706	276,404	319,233	176,603	21,311	159,986	597,854	63,780	2,569,877	2,670,669
Interest	-	-	16,619	-	-	-	66,996	-	83,615	92,679
	954,706	276,404	335,852	176,603	21,311	159,986	664,850	63,780	2,653,492	2,763,348
Excess (deficiency) in revenues over expenses	\$ 495,240	\$ (182,980)	\$ (334,202)	\$ 19,758	\$ 15,061	\$ 337,884	\$ (31,921)	\$ (4,413)	\$ 314,428	\$ 61,590

Village of Lions Bay
Schedule 3 - Tangible Capital Assets

For the year ended December 31, 2015

	Land	Buildings	Equipment & Furniture & Vehicle	Land Improvements	Water	Sewer	Roads	Storm Sewer	Other	WIP - General	2015 Total	2014 Total
Cost, beginning of year	\$ 11,115,625	\$ 2,053,890	\$ 1,621,132	\$ 195,678	\$ 6,776,371	\$ 761,302	\$ 4,352,873	\$ 101,450	\$ 81,801	\$ 29,462	\$ 27,089,584	\$ 26,063,267
Additions	-	58,120	83,133	-	85,616	-	4,693	-	-	34,668	266,230	1,221,267
Disposals	-	-	-	-	-	-	-	-	-	-	-	(194,950)
Cost, end of year	11,115,625	2,112,010	1,704,265	195,678	6,861,987	761,302	4,357,566	101,450	81,801	64,130	27,355,814	27,089,584
Accumulated amortization, beginning of year	-	632,502	831,960	56,448	2,284,309	513,764	2,440,556	74,806	9,817	-	6,844,162	6,368,714
Amortization Disposals	-	48,817	157,708	9,171	149,710	28,399	117,209	1,242	1,636	-	513,892	489,048
	-	-	-	-	-	-	-	-	-	-	-	(13,600)
Accumulated amortization, end of year	-	681,319	989,668	65,619	2,434,019	542,163	2,557,765	76,048	11,453	-	7,358,054	6,844,162
Net carrying amount, end of year	\$ 11,115,625	\$ 1,430,691	\$ 714,597	\$ 130,059	\$ 4,427,968	\$ 219,139	\$ 1,799,801	\$ 25,402	\$ 70,348	\$ 64,130	\$ 19,997,760	\$ 20,245,422

Statement of Financial Information (SOFI)

VILLAGE OF LIONS BAY

FINANCIAL INFORMATION ACT REPORT Year Ended December 31, 2015

SCHEDULE OF REMUNERATION

SECTION 6

<i>Name</i>	<i>Position</i>	<i>Remuneration*</i>	<i>Expenses**</i>
MAYOR & COUNCIL:			
Fred Bain	Councillor	6,841.44	937.88
Karl Buhr	Mayor	13,682.76	2,234.13
Jim Hughes	Councillor	6,841.44	-
Ron McLaughlin	Councillor	6,841.44	307.74
Helen Waterson	Councillor	6,841.44	1,418.51
Total Council		41,048.52	4,898.26
STAFF:			
Employees in excess of \$75,000:			
Garth Begley	Public Works - Operator 2	84,062.98	180.98
Will Emo	Public Works - Operator 1	80,336.23	1,720.65
Nikii Hoglund	Public Works Manager	104,178.60	1,144.00
Neale Mullen	Public Works - Operator 1	76,516.05	-
Pamela Rooke	Chief Financial Officer	80,065.69	2,550.88
Alberto Urrutia	Public Works - Water operator	93,142.14	99.88
Add amounts paid to Employees < \$75,000:		282,677.37	4,044.21
Total Staff		800,979.06	9,740.60
TOTAL COUNCIL AND STAFF		842,027.58	14,638.86

RECONCILIATION OF AMOUNTS PAID:

ADD: Benefits paid by employer (non taxable)	142,302.05
Other labour costs in financial statements ***	123,527.11
Salary and benefit accruals (incl. retro)	41,037.26
Total \$	1,148,894.00

Total per Schedule 1 of the Financial Statements \$ 1,148,894.00

* Remuneration includes taxable benefits, vacation payouts and retroactive salary adjustments

** Expenses include travel expenses, memberships, tuition, relocation, vehicle leases, extraordinary hiring expenses, registration fees and similar amounts paid directly to an employee, or to a third party on behalf of the employee, and which has not been included in 'remuneration'

*** Other labour costs include contracted labour and the volunteer fire department

STATEMENT OF FINANCIAL INFORMATION (SOFI) (cont.)

VILLAGE OF LIONS BAY

FINANCIAL INFORMATION ACT REPORT Year Ended December 31, 2015

SCHEDULE OF AMOUNTS PAID TO SUPPLIERS FOR GOODS AND SERVICES SECTION 7

<i>Supplier Accounts</i>	<i>Amounts Paid in 2015</i>
AECOM Canada Ltd (Infrastructure Master Plan)	32,331.67
AON Reed Stenhouse (Insurance)	26,009.00
BC Assessment Authority ***	34,597.76
BC Hydro (Utilities)	37,169.52
BDO Canada LLP (Village Auditors)	44,208.03
Creus Engineering Ltd (Engineering Consultants)	37,045.08
GVRD ***	38,154.70
Kindred Construction (General Contractors - Community Centre)	123,402.32
L & A Equipment Ltd. (Heavy Equipment for Work at Intakes)	28,569.19
McRae's Environmental Services Ltd (Sewage Treatment and Pump-out)	27,975.67
Metro Vancouver (GVRD) (Debt Repayment)	149,367.79
Municipal Pension Plan (Payroll - Employee and Employer remittances)	103,291.78
North Construction (Construction Work at Intakes)	293,728.72
Oliver, Andrew (Fire Chief Honorarium, Call Outs)	27,860.90
Revenue Canada (Payroll Remittances)	216,346.56
School Tax ***	463,145.97
Smithrite Disposal Ltd (Solid Waste Collection)	184,363.41
South Coast BC Transportation Authority ***	184,569.68
Visa ScotiaBank (Various Suppliers)	28,480.80
Xpert Valve Service & Maintenance (PRV (Pressure Reducing Valve) Work)	32,305.35
Yanciw, Anne (Interim CAO)	29,500.00
Zeemac Vehicle Lease Ltd (3 Public Works Truck Leases)	42,483.84

There were no payments to suppliers for grants and contributions exceeding \$25,000

Total for Suppliers Paid > \$ 25,000	2,184,907.74
Other Supplier Payments	884,507.97
All Payments	3,069,415.71

*** Other Taxing Authority Payments

STATEMENT OF FINANCIAL INFORMATION (SOFI) (cont.)

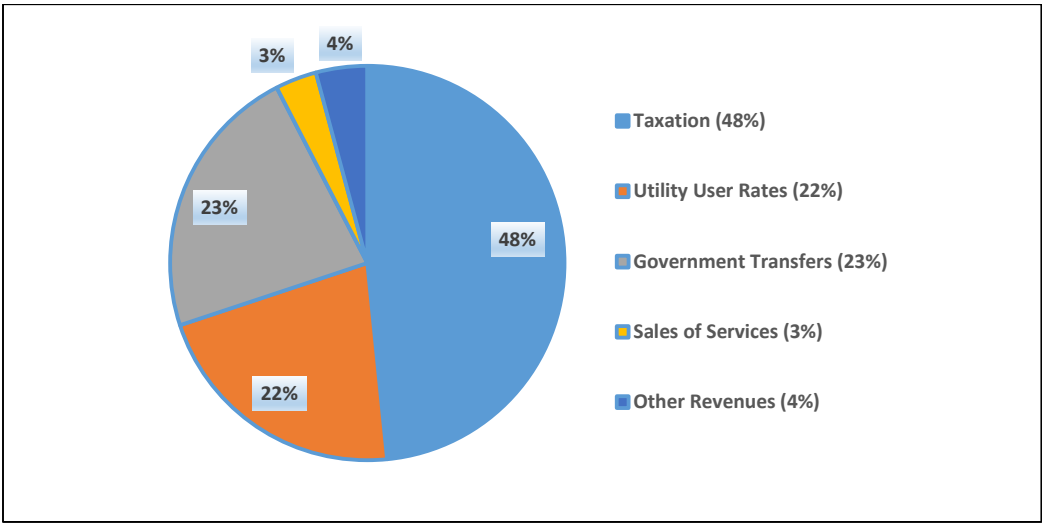
VILLAGE OF LIONS BAY

SCHEDULE OF AMOUNTS PAID TO SUPPLIERS FOR GOODS AND SERVICES RECONCILIATION TO FINANCIAL STATEMENTS:

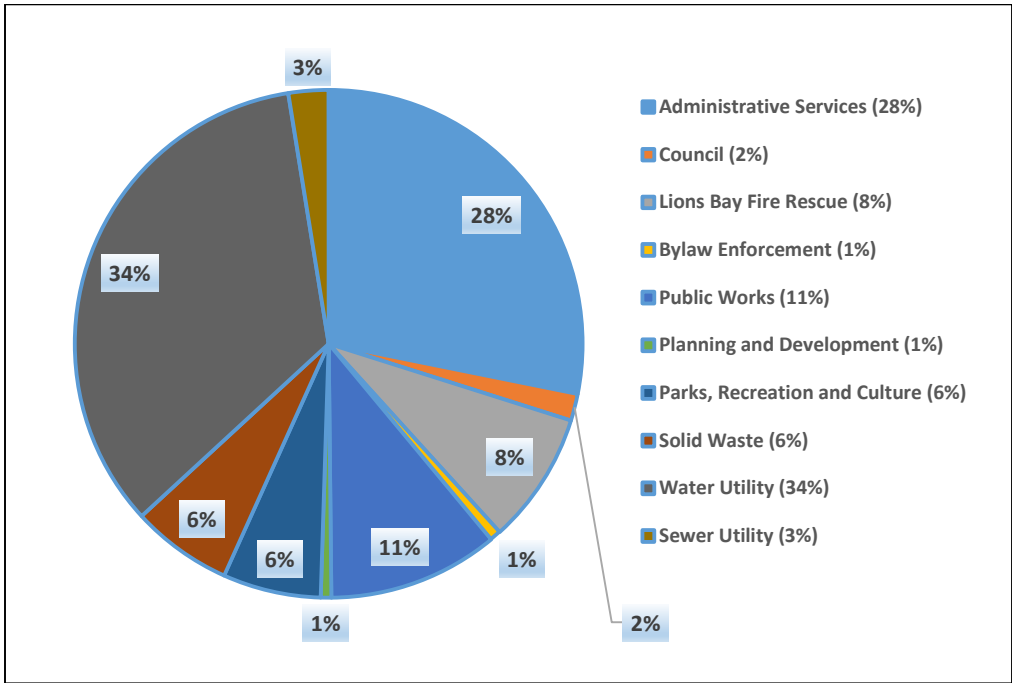
	All Payments	3,069,415.71
Deduct:	Payroll related payments	- 508,186.69
	GST rebates	- 66,184.55
	Net acquisition of capital expenditures	- 266,230.00
	Flow through to other tax authorities	- 720,352.65
	Debt/ capital lease related payments	- 188,384.83
	Refunds and deposits reimbursed	- 46,940.00
Add:	Employee and Council Expenditures included in section 6	14,638.86
	Loss on disposal of assets	-
	Bank charges	16,384.44
	Change in Accounts Payable (cash versus accrual)	68,424.71
	Total payments for Goods & Services (As per financial statements)	1,372,585.00
	Debt charges - interest	91,561.00
	Amortization	513,892.00
	Labour	1,148,894.00
	Total Expenses	3,126,932.00
	Total Expenses as per Financial Statements	3,126,932.00

Supplemental Information

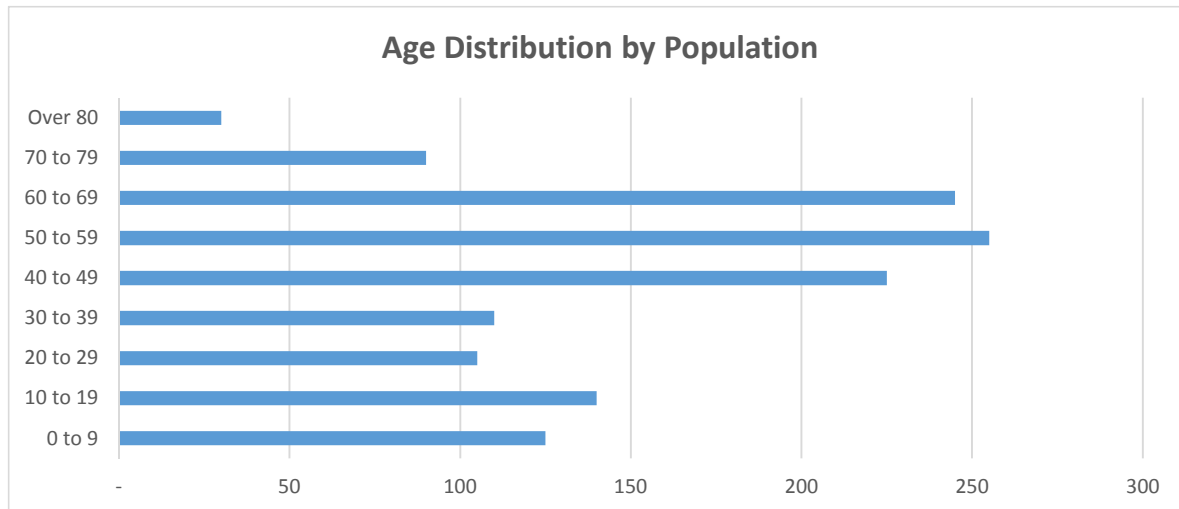
Breakdown of 2015 Revenues



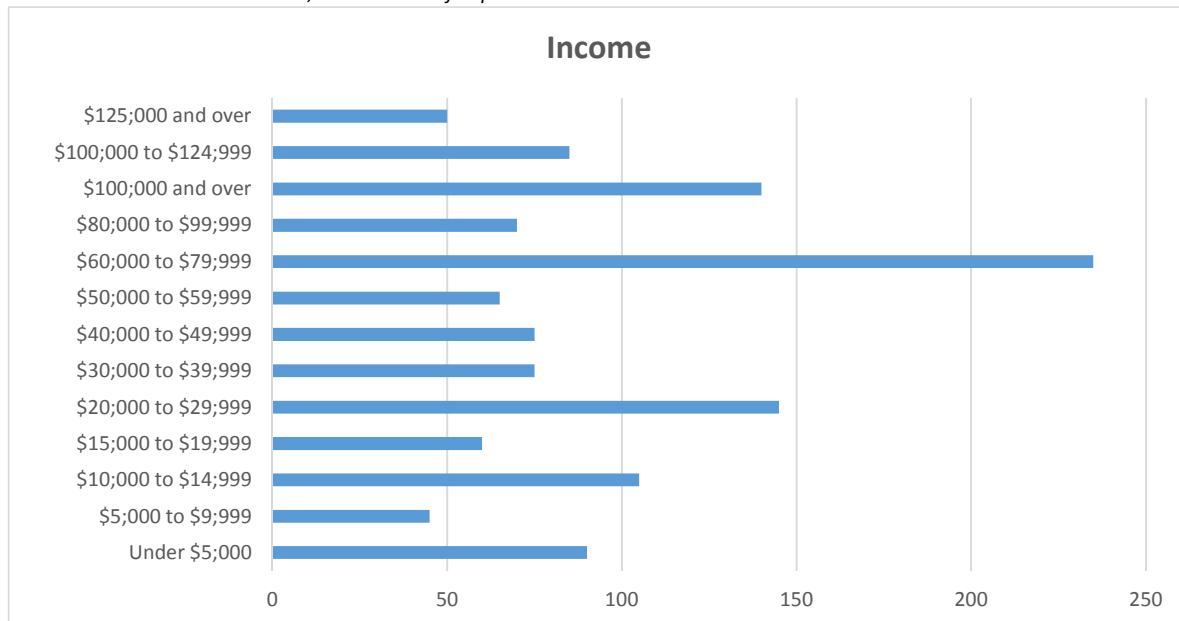
Breakdown of 2015 Expenses



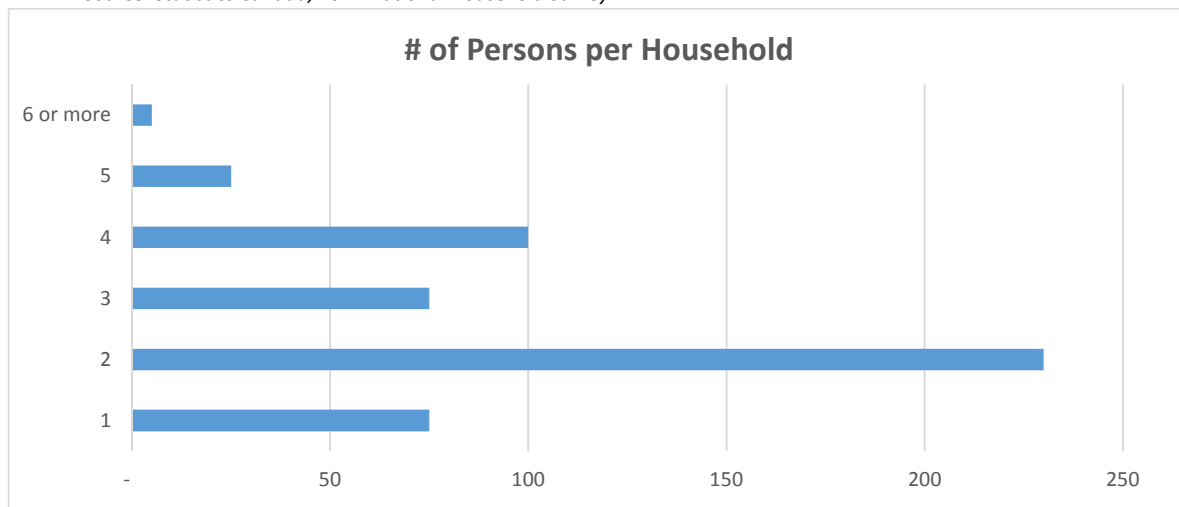
Supplemental Information (cont.)



Source: Statistics Canada, 2011 Census of Population

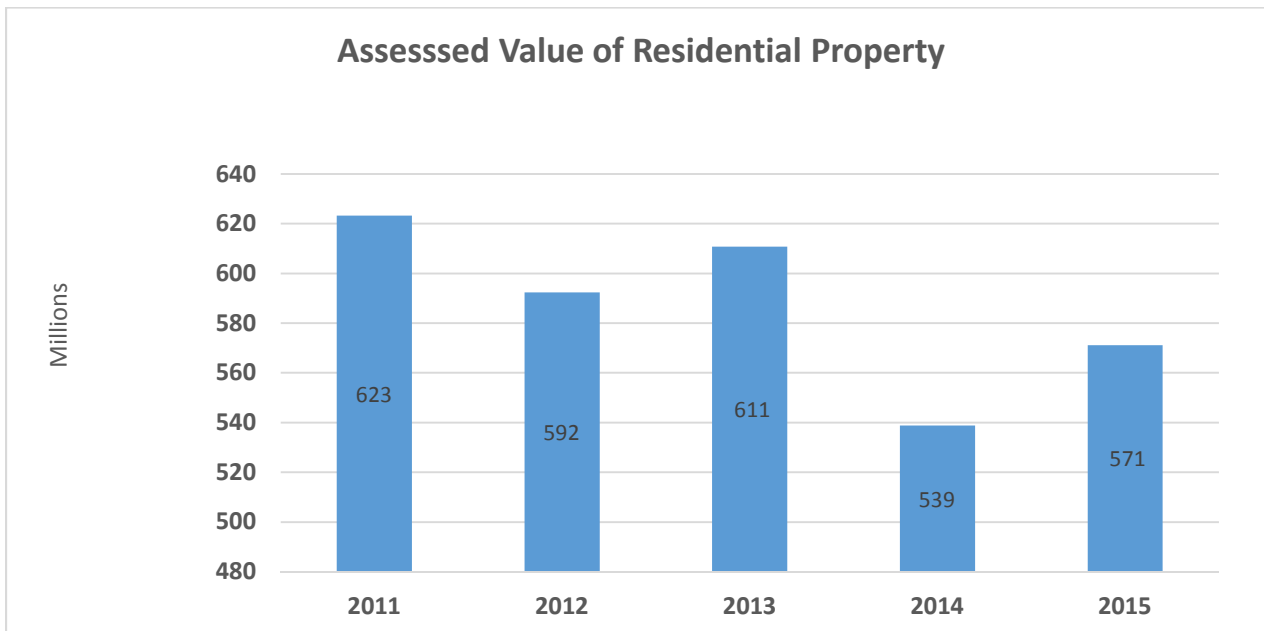


Source: Statistics Canada, 2011 National Household Survey



Source: Statistics Canada, 2011 Census of Population

Supplemental Information (cont.)

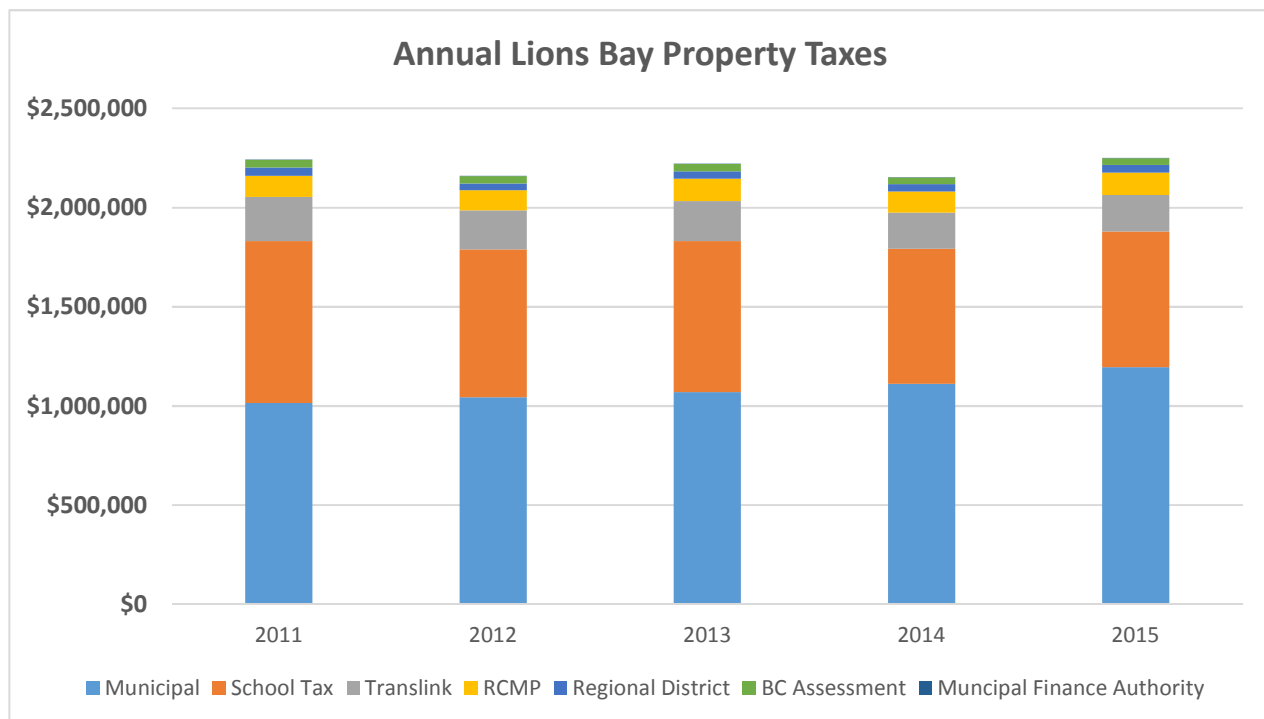


Source BC Assessment

Residential Value (millions)

Change over previous year:

2011	2012	2013	2014	2015
623,323	592,410	610,757	538,784	571,139
4.34%	-4.96%	3.10%	-11.78%	6.01%



Lions Bay Mill Rate (residential)

Average Mill Rate (GVRD)

2011	2012	2013	2014	2015
1.584	1.7136	1.7013	2.0045	2.0530
2.727	2.7193	2.7804	2.8795	2.8508

Source - LGDE website

Looking Forward

Consolidated Financial Plan 2016 - 2020

	2016	2017	2018	2019	2020
Revenues					
Fees, Licenses, Permits and Fines	93,835	94,605	95,386	96,179	98,325
Small Community Grant	285,000	285,000	285,000	285,000	285,000
Other Grants	422,613	57,950	57,950	57,950	57,950
Other	87,206	90,122	93,156	96,310	99,591
Taxation	1,410,612	1,516,594	1,632,938	1,758,551	1,894,173
Utility Fees and Rates	1,033,030	1,097,437	1,166,930	1,241,913	1,322,823
Grand Total	3,332,295	3,141,709	3,331,360	3,535,904	3,757,862
Expenditures					
Amortization	553,787	566,287	578,787	591,287	603,787
General Government	665,549	651,698	663,577	674,783	687,090
Protection Services	325,872	320,784	324,054	327,331	330,706
Public Works	408,818	369,920	376,026	382,108	388,516
Planning and Development	60,319	40,703	31,135	31,533	31,980
Parks, Recreation and Facilities	160,899	156,839	158,915	160,974	163,178
Solid Waste	200,125	200,125	200,125	200,125	200,125
Sewer Fund	71,534	70,446	71,532	72,623	73,759
Water Fund	744,856	584,910	594,735	604,541	615,028
Interest Payments	90,241	88,882	89,657	91,239	90,047
Grand Total	3,282,000	3,050,596	3,088,543	3,136,543	3,184,216
Surplus/(Deficit)	50,295	91,113	242,818	399,361	573,646
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	553,787	566,287	578,787	591,287	603,787
MFA Actuarial Gain on Debt	(17,506)	(20,422)	(23,456)	(26,610)	(29,891)
Cash Surplus	586,576	636,978	798,149	964,038	1,147,542
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(96,102)	(97,311)	(93,674)	(93,532)	(95,674)
Capital Expenditures	(569,313)	(70,000)	(70,000)	(70,000)	(70,000)
Transfer from (to) Reserves	78,838	(469,666)	(634,474)	(800,506)	(981,868)
Financial Plan Balance	-	-	-	-	-

Looking Forward (cont.)

General Fund Financial Plan 2016 - 2020

	2016	2017	2018	2019	2020
Revenues					
Fees, Licenses, Permits and Fines	93,835	94,605	95,386	96,179	98,325
Small Community Grant	285,000	285,000	285,000	285,000	285,000
Other Grants	59,450	57,950	57,950	57,950	57,950
Other	71,152	71,594	72,054	72,532	73,029
Taxation	1,374,680	1,479,902	1,595,463	1,720,270	1,855,060
Utility Fees and Rates	199,925	199,925	199,925	199,925	199,925
Grand Total	2,084,043	2,188,976	2,305,779	2,431,856	2,569,289
Expenditures					
Amortization	354,561	362,061	369,561	377,061	384,561
Communications	123,401	118,252	120,026	121,826	123,654
Interest Payments	15,016	13,952	15,030	16,921	16,048
Fiscal Charges	3,950	3,950	3,950	3,950	3,950
Grants	29,879	29,469	29,469	29,469	29,469
Insurance	56,332	57,458	58,608	59,780	60,975
Internal Allocations	(59,000)	(59,000)	(59,000)	(59,000)	(59,000)
Maintenance	207,916	201,078	204,037	207,040	210,088
Materials, Supplies, and Equipment	90,913	90,989	92,317	93,664	95,031
Professional Fees / Contract Services	370,686	304,085	295,569	297,075	298,604
Salaries and Benefits	888,858	889,589	903,123	915,756	929,943
Sundry	19,214	19,352	19,492	19,635	19,779
Training / Professional Development	77,636	72,755	73,847	76,954	76,079
Utilities	11,797	12,092	12,394	12,704	13,022
Grand Total	2,191,158	2,116,083	2,138,422	2,170,836	2,202,204
Surplus/(Deficit)	(107,116)	72,894	167,356	261,020	367,086
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	354,561	362,061	369,561	377,061	384,561
MFA Actuarial Gain on Debt	(2,652)	(3,094)	(3,554)	(4,032)	(4,529)
Cash Surplus	244,793	431,860	533,364	634,049	747,118
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(43,375)	(44,439)	(40,653)	(40,357)	(42,342)
Capital Expenditures	(158,550)	(45,000)	(45,000)	(45,000)	(45,000)
Transfer from (to) Water Fund	(85,340)	125,418	183,854	247,761	316,877
Transfer from (to) Sewer Fund	(36,366)	1,827	2,910	4,052	5,216
Transfer from/(to) Reserves	78,838	(469,666)	(634,474)	(800,506)	(981,868)
Financial Plan Balance	-	-	-	-	-

Looking Forward (cont.)

Water Fund Financial Plan 2016-2020

	2016	2017	2018	2019	2020
Revenues					
Parcel Tax	10,585	10,585	10,585	10,585	10,585
Utility Fees and Rates	788,283	851,346	919,453	993,010	1,072,450
Grants	219,595	-	-	-	-
Disaster Financial Assistance (EMBC)	143,568	-	-	-	-
Other	16,053	18,528	21,102	23,778	26,562
Grand Total	1,178,084	880,459	951,140	1,027,373	1,109,597
Expenditures					
Amortization	161,167	166,167	171,167	176,167	181,167
Communications	2,538	2,576	2,614	2,653	2,693
Interest Payments	75,225	74,930	74,628	74,318	73,999
Emergency Repairs	143,568	-	-	-	-
Insurance	23,077	23,539	24,009	24,489	24,979
Internal Allocations	55,000	55,000	55,000	55,000	55,000
Maintenance	35,647	36,182	36,724	37,275	37,834
Materials, Supplies, and Equipment	14,921	15,144	15,371	15,602	15,836
Professional Fees / Contract Services	130,627	106,640	108,239	109,863	111,511
Salaries and Benefits	303,676	308,501	313,826	318,986	324,672
Sundry	16,891	17,995	19,184	20,463	21,842
Training / Professional Development	5,075	5,151	5,228	5,307	5,386
Utilities	13,838	14,183	14,538	14,901	15,274
Grand Total	981,249	826,008	840,530	855,026	870,194
Surplus	196,836	54,451	110,610	172,347	239,403
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus					
Amortization on tangible capital assets	161,167	166,167	171,167	176,167	181,167
MFA Actuarial Gain on Debt	(14,853)	(17,328)	(19,902)	(22,578)	(25,362)
Cash Surplus	343,149	203,290	261,875	325,936	395,208
Cash items NOT included in Annual Surplus					
Repayment of Debt Principal	(52,726)	(52,872)	(53,021)	(53,174)	(53,332)
Capital Expenditures	(375,763)	(25,000)	(25,000)	(25,000)	(25,000)
Transfer from (to) general fund	85,340	(125,418)	(183,854)	(247,761)	(316,877)
Financial Plan Balance	-	-	-	-	-

Looking Forward (cont.)

Sewer Fund Financial Plan 2016 - 2020

	2016	2017	2018	2019	2020
Revenues					
Taxation	25,346	26,107	26,890	27,697	28,528
Utility Fees and Rates	44,822	46,167	47,552	48,978	50,448
Grand Total	70,168	72,274	74,442	76,675	78,975
Expenditures					
Amortization	38,059	38,059	38,059	38,059	38,059
Insurance	2,230	2,275	2,320	2,366	2,414
Internal Allocations	4,000	4,000	4,000	4,000	4,000
Maintenance	30,450	30,907	31,370	31,841	32,319
Materials, Supplies and Equipment	1,015	1,030	1,046	1,061	1,077
Professional Fees / Contract Services	8,981	6,954	7,058	7,164	7,272
Salaries and Benefits	20,374	20,689	21,035	21,374	21,746
Sundry	1,622	1,666	1,711	1,757	1,805
Training / Professional Development	761	773	784	796	808
Utilities	2,101	2,154	2,208	2,263	2,319
Grand Total	109,593	108,505	109,591	110,682	111,818
Deficit	(39,425)	(36,232)	(35,149)	(34,007)	(32,843)
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Deficit					
Amortization of tangible capital assets	38,059	38,059	38,059	38,059	38,059
Cash Surplus (Deficit)	(1,366)	1,827	2,910	4,052	5,216
Cash items NOT included in Annual Surplus (Deficit)					
Capital Expenditures	(35,000)	-	-	-	-
Transfer from (to) general fund	36,366	(1,827)	(2,910)	(4,052)	(5,216)
Financial Plan Balance	-	-	-	-	-



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