

Consolidated Financial Statements of



**THE CORPORATION OF THE
VILLAGE OF VALEMOUNT**

And Independent Auditor's Report thereon

Year ended December 31, 2025

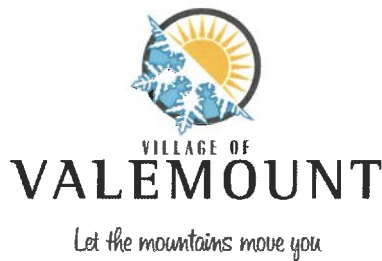


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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

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MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of The Corporation of the Village of Valemount (the "Village") are the responsibility of the Village's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of The Canadian Institute of Chartered Professional Accountants. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of consolidated 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 consolidated financial statements. These systems are monitored and evaluated by management.

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

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



Mr. Owen Torgerson
Mayor

Mrs. Lori McNee,
Director of Finance

**KPMG LLP**

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INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of The Corporation of the Village of Valemount

Opinion

We have audited the consolidated financial statements of The Corporation of the Village of Valemount (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operation 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

(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 Entity as at December 31, 2025, and its consolidated results of operation, 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 **"Auditor's Responsibilities for the Audit of the Financial Statements"** section of our auditor's report.

We are independent of the Entity 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.

Other Information

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Schedule 1 - Northern Capital Planning Grant and Schedule 2 - Growing Communities Fund.



Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditors' report thereon, included in Schedule 1 - Northern Capital Planning Grant and Schedule 2 - Growing Communities Fund as at the date of this auditors' report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

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

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



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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 Entity'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 Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity 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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants

Prince George, Canada

May 15, 2026



VALEMOUNT

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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Consolidated Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Financial assets:		
Cash and cash equivalents (note 2)	\$ 16,987,057	\$ 13,749,978
Accounts receivable (note 3)	961,359	1,800,056
Inventories	1,343	11,544
Investments in government business enterprise and partnerships (note 4)	7,507,126	8,544,699
	<u>25,456,885</u>	<u>24,106,277</u>
Financial liabilities:		
Accounts payable and accrued liabilities (note 5)	836,147	1,012,218
Development cost charge reserve fund (note 6)	512,403	457,987
Deferred revenue (note 7)	2,797,446	1,473,442
Debt, net of sinking funds (note 8)	230,279	301,171
Asset retirement obligation (note 9)	676,945	676,945
	<u>5,053,220</u>	<u>3,921,763</u>
Net financial assets	20,403,665	20,184,514
Non-financial assets:		
Prepaid expenses	26,193	59,900
Tangible capital assets (note 10)	24,306,116	25,023,081
	<u>24,332,309</u>	<u>25,082,981</u>
Accumulated surplus (note 11)	<u>\$ 44,735,974</u>	<u>\$ 45,267,495</u>

Commitments and contingencies (note 12)

See accompanying notes to consolidated financial statements.



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Consolidated Statement of Operation and Accumulated Surplus

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 17)	2025 Actual	2024 Actual
Revenue (note 15):			
Net taxation revenue (note 13)	\$ 3,102,099	\$ 1,300,900	\$ 1,247,175
Sales and user fees	1,366,308	1,650,199	1,377,643
Licenses and permits	38,700	42,874	57,191
Hotel and resort tax	580,000	425,660	491,670
Rentals	72,700	86,732	89,976
Government transfers (note 14):			
Provincial	4,270,000	1,241,024	2,889,493
Federal	2,500	98,448	111,313
Other	1,404,924	597,819	498,824
Investments and penalties	67,500	376,866	520,116
Investments in government business enterprise and partnerships (note 4)	-	(1,037,572)	(846,139)
Visitor centre	-	647	23,357
Museum	-	3,886	2,035
Total revenues	10,904,731	4,787,483	6,462,654
Expenses (note 15):			
Legislature	65,817	68,128	65,066
General government	3,620,533	2,006,047	1,790,682
Protective services	329,804	95,082	111,657
Transportation services	583,399	641,282	556,650
Environmental and public health	181,312	134,331	169,728
Recreation and community development	1,781,932	1,239,739	858,087
Water utility	2,148,176	554,038	492,945
Sanitary sewer system	659,064	576,981	995,097
Visitor centre	1,500	3,376	120,303
Total expenditures	9,371,537	5,319,004	5,160,215
Annual (deficiency) surplus	1,533,194	(531,521)	1,302,439
Accumulated surplus, beginning of year	45,267,495	45,267,495	43,965,056
	-	-	-
Accumulated surplus, end of year	\$ 46,800,689	\$ 44,735,974	\$ 45,267,495

See accompanying notes to consolidated financial statements.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Consolidated Statement of Changes in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 17)	2025 Actual	2024 Actual
Annual surplus	\$ -	\$ (531,521)	\$ 1,302,439
Acquisition of tangible capital assets	-	(204,163)	(3,894,767)
Amortization of tangible capital assets	-	919,119	785,481
Loss on disposal of tangible capital assets	-	2,009	-
	-	716,965	(3,109,286)
Use of prepaid expenses	-	59,900	45,239
Purchase of prepaid expenses	-	(26,193)	(59,900)
Change in net financial assets	-	219,151	(1,821,508)
Net financial assets, beginning of year	-	20,184,514	22,006,022
Net financial assets, end of year	\$ -	\$ 20,403,665	\$ 20,184,514

See accompanying notes to consolidated financial statements.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operations:		
Annual (deficiency) surplus	\$ (531,521)	\$ 1,302,439
Items not involving cash:		
Amortization of tangible capital assets	919,119	785,481
Equity in earnings in government business enterprise and partnerships	1,037,572	846,139
Loss on disposal of tangible capital assets	2,009	-
Changes in non-cash operating working capital:		
Accounts receivable	838,698	(1,311,221)
Inventories	10,200	1,207
Accounts payable and accrued liabilities	(176,070)	93,679
Deferred revenue	1,324,004	595,891
Development cost charge reserve fund	54,416	22,559
Prepaid expenses	33,707	(14,661)
Net change in cash from operating activities	3,512,134	2,321,513
Capital activities:		
Acquisition of tangible capital assets	(204,163)	(3,894,767)
Financing activities:		
Repayment of long-term debt	(70,892)	(68,165)
Increase in cash and cash equivalents	3,237,079	(1,641,419)
Cash and cash equivalents, beginning of year	13,749,978	15,391,397
Cash and cash equivalents, end of year	\$ 16,987,057	\$ 13,749,978

See accompanying notes to consolidated financial statements.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements

Year ended December 31, 2025

Nature of operations:

The Corporation of the Village of Valemount (the "Village") is a municipality that was created in 1966 under the Community Charter, formerly the Municipal Act, a statute of the Province of British Columbia. The Village's principal activities include the provision of local government services to residents of the incorporated area. These services include administrative, protective, transportation, environmental, recreational, water, sewer and fiscal services.

1. Significant accounting policies:

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

(a) Basis of consolidation:

(i) Consolidated entities:

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the Village and which are owned or controlled by the Village.

(ii) Accounting for Region and School Board Transactions:

The taxation, other revenues, expenses, assets and liabilities with respect to the operation of the Region and the School Board are not reflected in these consolidated financial statements.

(iii) Trust funds:

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



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

Basis of consolidation (continued):

(iv) Investment in Government Business Enterprises and Partnerships:

The Village's records its investments in government business enterprises (GBEs) and government business partnerships (GBPs) on a modified equity basis. Under the modified equity basis, the GBEs and GBPs accounting policies are not adjusted to conform with those of the Village's and inter-organizational transactions and balances are not eliminated. The Village recognizes its equity interest in the annual earnings or loss of the GBEs and GBPs in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends or other cash distributions are recorded as a reduction to the investment asset account. The GBEs and GBPs account for their transactions under accounting standards for private enterprises due to the fact that management believes that the differences between accounting standards for private enterprises and international financial reporting standards are not significant.

The Village's investments in government business enterprises consist of the following:

- Valemount Community Forest Company Ltd. - 100% interest
- Valemount Industrial Park Company Ltd. - 100% interest

The Village's investments in government business partnerships consist of the following:

- Valemount Community Forest LP - 99.99% interest
- Valemount Industrial Park LP - 99.99% interest

(b) Basis of accounting:

The Village follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(c) Revenue recognition:

Taxation and user fee revenues are recognized in accordance with the provisions of the Community Charter. The Village is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the Village's taxation revenues.

Revenue unearned in the current period is reported on the consolidated statement of financial position as deferred revenue or deposits.

(d) Investment income:

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

(e) Cash and cash equivalents:

Cash equivalents include short-term highly liquid investments with a term to maturity of 90 days or less at acquisition.

(f) Non-financial assets:

Non-financial assets 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 end and are not intended for sale in the ordinary course of operations.



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(f) Non-financial assets (continued):

(i) Tangible capital assets:

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

Asset	Useful life
Building and site improvements	4 - 75 years
Machinery and equipment	5 - 20 years
Roads infrastructure	10 - 100 years
Water and wastewater infrastructure	10 - 100 years

(g) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Equity instruments that are quoted in an active market are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently measured at cost or amortized cost, unless the Village has elected to carry the instruments at fair value. The Village has not elected to carry any such financial instruments at fair value.

Unrealized changes in fair value would be recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 31, 2024. As a result, the Village does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. Transaction costs incurred on the acquisition of financial instruments recorded at cost or amortized cost are included in the cost.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(g) Financial instruments (continued):

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

(h) Contaminated sites:

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

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

- (a) an environmental standard exists,
- (b) contamination exceeds the environmental standard,
- (c) the organization is directly responsible or accepts responsibility for the liability,
- (d) future economic benefits will be given up, and
- (e) a reasonable estimate of the liability can be made.

(i) Asset retirement obligations:

An assets retirement obligation if recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The recognition of a liability resulted in an accompanying increase to the respective tangible capital assets. The increase to the tangible capital assets is being amortized in accordance with the amortization policies outlined in (f)(i).



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(j) Inventory:

Inventory on hand at the financial statement date consists of items purchased for re-sale and is valued at the lower of cost and net realizable value. Cost is determined based on first-in-first-out.

(k) Future accounting pronouncements::

These standards and amendments were not effective for the year ended December 31, 2025, and have therefore not been applied in preparing these consolidated financial statements. Management is currently assessing the impact of the following accounting standards updates on the future consolidated financial statements.

- i. Concepts Underlying Financial Performance. The revised conceptual framework will replace the existing conceptual framework, which consists of Section PS 1000, Financial Statement Concepts, and Section PS 1100, Financial Statement Objectives. The conceptual framework is to be adopted prospectively. This revised conceptual framework is effective for fiscal years beginning on or after April 1, 2026.
- ii. PS 1202, Financial Statement Presentation, will replace the current section PS 1201. The District is currently assessing the impact of this standard on the future consolidated financial statements. Prior period amounts would need to be restated to conform to the presentation requirements for comparative financial information. This standard is effective for fiscal years beginning on or after April 1, 2026.
- iii. PS 3251, Employee Benefits, will replace the current sections PS 3250 and PS 3255. The proposed section is currently undergoing discussions where further changes are expected as a result of the re-exposure comments. Effective date is currently not determined.



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

2. Cash and cash equivalents:

Cash and cash equivalents is comprised of cash balances and short-term investments held with the Municipal Finance Authority ("MFA") in money market fund at cost as follows:

	2025	2024
Cash	\$ 4,544,731	\$ 1,654,529
Short-term investments	12,442,326	12,095,449
	\$ 16,987,057	\$ 13,749,978

3. Accounts receivable:

	2025	2024
Taxes and utilities	\$ 693,569	\$ 712,712
Grants	151,428	508,450
Miscellaneous	116,362	578,894
	\$ 961,359	\$ 1,800,056



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in government business enterprises and partnerships:

	2025	2024
Valemount Community Forest Company Ltd.	\$ 6,303,451	\$ 6,308,749
Valemount Community Forest Limited Partnership	3,311,479	4,731,381
Valemount Industrial Park Limited Partnership	(2,080,634)	(2,473,983)
Valemount Industrial Park Company Ltd.	(27,170)	(21,448)
Total investment	\$ 7,507,126	\$ 8,544,699

	2025	2024
Profit (loss) on investments in government business enterprises and partnerships:		
Valemount Community Forest Company Ltd.	\$ (5,298)	\$ (8,130)
Valemount Community Forest Limited Partnership	(1,420,110)	239,425
Valemount Industrial Park Limited Partnership	393,557	(1,072,617)
Valemount Industrial Park Company Ltd.	(5,721)	(4,817)
	\$ (1,037,572)	\$ (846,139)



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in government business enterprises and partnerships (continued):

a) Valemount Community Forest Company Ltd.:

Valemount Community Forest Company Ltd. (the "Company") was incorporated under the British Columbia Business Corporations Act on July 27, 2007. The Company has Community Forest Agreements in the Valemount, B.C. area.

	2025	2024
Investments:		
Investment in shares of the company	\$ 1	\$ 1
Accumulated earnings	6,303,450	6,308,748
	\$ 6,303,451	\$ 6,308,749
(i) Financial position:		
Assets:		
Current	\$ 26,476	\$ 28,051
Long-term	6,685,027	6,687,523
Total assets	6,711,503	6,715,574
Liabilities:		
Current	52,124	40,516
Long-term	355,928	366,309
Total liabilities	355,928	406,825
Equity:		
Share capital	1	1
Retained earnings	6,303,450	6,308,748
Total equity	6,303,451	6,308,749
Total liabilities and equity	6,711,503	6,715,574
(ii) Operations:		
Expenses	5,298	8,130
Net earnings	\$ (5,298)	\$ (8,130)



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in government business enterprises and partnerships (continued):

b) Valemount Community Forest Limited Partnership:

Valemount Community Forest Limited Partnership (the "Partnership") was created under the British Columbia Partnership Act on January 14, 2019. The Partnership has Community Forest Agreements in the Valemount, B.C. area.

	2025	2024
Investments:		
Initial investment	\$ 10,000	\$ 10,000
Partners' accumulated earnings	401,479	1,821,381
Consolidation adjustment for intercompany balances	2,900,000	2,900,000
	\$ 3,311,479	\$ 4,731,381
(i) Financial position:		
Assets:		
Current	\$ 3,119,884	\$ 4,268,910
Property and equipment	85,323	116,722
Forest licenses	1,060,817	1,130,667
Undistributed patronage	3,070	3,070
Total assets	4,269,094	5,519,369
Liabilities:		
Current	2,959,389	3,335,603
Long-term	851,518	294,716
Provision for road decommissioning	46,581	57,192
Total liabilities	3,857,488	3,687,511
Partners' Equity	411,606	1,831,858
Total equity	411,606	1,831,858
Total liabilities and partners' equity	4,269,094	5,519,369
(ii) Operations:		
Revenue	9,469,315	9,143,363
Expenses	10,889,567	8,903,914
Net earnings	\$ (1,420,252)	239,449
The Village's portion of net earnings - 99.99%	\$ (1,420,110)	\$ 239,425



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in government business enterprises and partnerships (continued):

c) Valemount Industrial Park Limited Partnership:

Valemount Industrial Park Limited Partnership (the "Partnership") was created under the British Columbia Partnership Act on January 14, 2019 as part of reorganization of the Valemount Community Forest Company Ltd., which all of the commercial real estate was transferred. The Partnership's operation includes providing loan and rentals of property and equipment.

	2025	2024
Investments:		
Initial investment	\$ 10,000	\$ 10,000
Partners' accumulated earnings	(2,090,634)	(2,483,983)
	\$ (2,080,634)	\$ (2,473,983)
(i) Financial position:		
Assets:		
Current	\$ 637,505	\$ 802,230
Property and equipment	5,002,346	5,343,439
Loan receivable	-	170,215
Total assets	5,639,851	6,315,884
Liabilities:		
Current	7,720,485	8,773,505
Capital lease obligation	-	16,609
Total liabilities	7,720,485	8,790,114
Partners' equity	(2,080,634)	(2,474,230)
Total equity	(2,080,634)	(2,474,230)
Total liabilities and partners' equity	5,639,851	6,315,884
(ii) Operations:		
Revenue	2,751,542	1,553,632
Expenses	2,357,946	2,626,356
Net earnings	\$ 393,596	(1,072,724)
The Village's portion of net earnings - 99.99%	\$ 393,202	\$ (1,072,617)



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in government business enterprises and partnerships (continued):

d) Valemount Industrial Park Company Limited:

Valemount Industrial Park Company Limited (the "Company") was incorporated under the British Columbia Business Corporations Act on July 27, 2007. The Company has Community Forest Agreements in the Valemount, B.C. area.

	2025	2024
Investments:		
Investment in shares of the company	\$ 1	\$ 1
Accumulated earnings	(27,171)	(21,449)
	<u>\$ (27,170)</u>	<u>\$ (21,448)</u>
(i) Financial position:		
Assets:		
Current	\$ 6,677	\$ 11,898
Investment in partnerships	(1)	(1)
Total assets	<u>6,676</u>	<u>11,897</u>
Liabilities:		
Current	33,845	33,345
Total liabilities	<u>33,845</u>	<u>33,345</u>
Retained earnings	(27,169)	(21,448)
Total equity	<u>(27,169)</u>	<u>(21,448)</u>
Total liabilities and equity	<u>6,676</u>	<u>11,897</u>
(ii) Operations:		
Revenue	-	143
Expenses	5,722	4,960
Net earnings	<u>\$ (5,722)</u>	<u>\$ (4,817)</u>



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

5. Accounts payable and accrued liabilities:

	2025	2024
Trade and accrued	\$ 454,837	\$ 696,097
Wages and related	339,278	252,605
Miscellaneous	42,032	63,516
	\$ 836,147	\$ 1,012,218

6. Development cost charge reserve fund:

The development cost charge reserve fund represents amounts collected by the Village to be used to fund future capital costs related to subdivision infrastructure as required.

	2025	2024
Balance, beginning of year	\$ 457,987	\$ 435,428
Contributions - interest earned	14,316	22,559
Contributions - park development	40,100	-
	\$ 512,403	\$ 457,987

7. Deferred revenue:

	2025	2024
Unexpended grants - Columbia Basin Trust	\$ 306,887	\$ 2,779
Unexpended grants - other	2,291,171	1,233,765
Prepaid property taxes	77,455	73,624
Deferred revenue - other	121,933	163,274
	\$ 2,797,446	\$ 1,473,442



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

8. Debt, net of sinking funds:

The Village issues debt instruments through the Municipal Finance Authority of British Columbia ("MFA"), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Sinking Fund balances, managed by MFA, are used to reduce municipal debt.

	By-Law Number	Interest rate	Year of maturity	Gross debt	Sinking Fund Assets	Net debt 2025	Net debt 2024
Water Fund:							
Water	587	4.65%	2026	130,483	104,976	25,507	50,031
Water	622	4.17%	2029	354,731	149,959	204,772	251,140
				\$ 485,214	\$ 254,935	\$ 230,279	\$ 301,171

Debt is reported net of sinking fund assets on the consolidated statement of financial position.

(a) Principal payments due within the next five years and onward are as follows:

	Total
2026	\$ 37,853
2027	25,746
2028	25,746
2029	25,746
	115,091
Estimated sinking fund income	115,188
	\$ 230,279



Let the mountains move you

THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

8. Debt, net of sinking funds (continued):

- (b) Sinking fund instalments are invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the sinking debt at maturity. For sinking fund agreements, the MFA has established either a normal sinking fund or a capital repayment equalization fund.

9. Asset retirement obligation:

The Village owns and operated several buildings, as well as water and sewer infrastructure that are known to have hazardous material, which represents a health hazard upon demolition or removal of the assets and there is a legal obligation to remove or encapsulate it. Following the adoption of PS 3280 - Asset Retirement Obligations, the Village recognized an obligation relating to the removal and post-removal of the hazardous materials in these assets as estimated at January 1, 2022 in the amount of \$676,945.



VALEMOUNT

Let the mountains move you

THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

10. Tangible capital assets:

	2025							
	Land	Buildings and site improvements	Machinery and equipment	Roads infrastructure	Water infrastructure	Waste water infrastructure	Construction in progress	Total
Cost:								
Balance, beginning of year	\$ 1,153,267	\$ 7,013,112	\$ 2,937,807	\$ 7,327,257	\$ 6,878,470	\$ 6,755,105	\$ 7,196,765	\$ 39,261,783
Additions	-	64,957	217,486	9,013	-	53,289	(140,582)	204,163
Disposals	-	-	-	-	-	(21,151)	-	(21,151)
Transfers	-	1,591,258	-	-	-	5,319,443	(6,910,701)	-
Balance, end of year	1,153,267	8,669,327	3,155,293	7,336,270	6,878,470	12,106,686	145,482	39,444,795
Accumulated amortization:								
Balance, beginning of year	-	3,061,035	1,719,375	3,597,384	2,846,340	3,014,568	-	14,238,702
Amortization expense	-	215,574	156,997	232,136	129,569	184,843	-	919,119
Disposals	-	-	-	-	-	(19,142)	-	(19,142)
Balance, end of year	-	3,276,609	1,876,372	3,829,520	2,975,909	3,180,269	-	15,138,679
Net book value, end of year	\$ 1,153,267	\$ 5,392,718	\$ 1,278,921	\$ 3,506,750	\$ 3,902,561	\$ 8,926,417	\$ 145,482	\$ 24,306,116



VALEMOUNT

Let the mountains move you

THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

10. Tangible capital assets (continued):

	2024							
	Land	Building and site improvements	Machinery and equipment	Roads infrastructure	Water infrastructure	Waste water infrastructure	Construction in progress	Total
Cost:								
Balance, beginning of year	\$ 1,153,267	\$ 7,013,112	\$ 2,892,807	\$ 6,761,724	\$ 6,878,470	\$ 6,755,105	\$ 3,912,530	\$ 35,367,015
Additions	-	-	45,000	565,533	-	-	3,284,235	3,894,768
Balance, end of year	1,153,267	7,013,112	2,937,807	7,327,257	6,878,470	6,755,105	7,196,765	39,261,783
Accumulated amortization:								
Balance, beginning of year	-	2,889,288	1,556,675	3,393,800	2,716,771	2,896,686	-	13,453,220
Amortization expense	-	171,747	162,700	203,584	129,569	117,882	-	785,482
Balance, end of year	-	3,061,035	1,719,375	3,597,384	2,846,340	3,014,568	-	14,238,702
Net book value, end of year	\$ 1,153,267	\$ 4,521,928	\$ 1,218,432	\$ 3,729,873	\$ 4,032,130	\$ 3,740,537	\$ 7,196,765	\$ 25,023,081

Year ended December 31, 2025

11. Accumulated surplus:

	2025	2024
Surplus:		
Invested in tangible capital assets	\$ 23,398,893	\$ 24,044,965
General fund:		
Unrestricted	1,777,724	1,250,915
Restricted	7,507,127	8,544,699
Sanitary sewer fund	7,853,627	7,399,793
Water utility fund	2,435,157	2,242,596
Total surplus	42,972,528	43,482,968
Reserves set aside by Council:		
Capital works machinery and equipment	454,012	441,328
Land sales	79,560	77,337
Northern capital planning grant	475,444	532,508
MFA unexpended funds - water	18,176	17,668
MFA unexpended funds - sewer	315,283	306,475
Growing communities funds	420,971	409,211
Total reserves	1,763,446	1,784,527
	\$ 44,735,974	\$ 45,267,495

12. Commitments and contingencies:

- (a) The Village is responsible, as a member of the Regional District of Fraser-Fort George, for its portion of any operating deficits or capital debt related to functions in which it participates.
- (b) The Village issues debt instruments through the MFA. As a condition of these borrowings, 1% of gross proceeds are required by the MFA for the Village to deposit into a debt reserve fund. The Village is also required to execute demand notes in connection with each debenture whereby the Village may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the accounts. The demand notes issued at December 31, 2025 aggregated \$34,512 (2024 - \$34,512).

12. Commitments and contingencies (continued):

- (c) The Village and its employees contribute to the Municipal Pension Plan (a jointly trusted 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, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

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

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The Village paid \$96,229 for employer contributions to the plan in fiscal 2025.

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

- (d) The Village is obligated to collect and transmit property taxes levied on Valemount taxpayers in respect of the following bodies:

Ministry of Education, Province of British Columbia
Regional District of Fraser-Fort George
Fraser-Fort George Regional Hospital District
British Columbia Assessment Authority
Municipal Finance Authority
Royal Canadian Mounted Police

12. Commitments and contingencies (continued):

- (e) The Village is a participant in the Municipal Insurance Association of British Columbia (the "Association"). Should the Association pay out a claim in excess of premiums received, it is possible that the Village, along with other participants, would be required to contribute toward the deficit.

13. Net taxation revenue:

As indicated in note 1(c), the Village is required to collect taxes on behalf of and transfer the appropriate portion of these amounts to the government agencies below:

	2025	2024
Taxes collected:		
General purposes	\$ 1,145,748	\$ 1,078,232
Frontage tax	104,464	104,464
Grants in lieu of taxes	51,328	58,987
Collection of other governments	1,748,996	1,761,750
	3,050,536	3,003,433
Transfers to other governments:		
Ministry of Education, Province of British Columbia	682,201	672,274
Regional District of Fraser-Fort George	686,783	696,486
Fraser-Fort George Regional Hospital District	275,663	281,349
B.C. Assessment Authority	14,800	14,295
Municipal Finance Authority	76	-
Royal Canadian Mounted Police	90,113	91,854
	1,749,636	1,756,258
	\$ 1,300,900	\$ 1,247,175

Year ended December 31, 2025

14. Government transfers:

The Village recognizes the transfer of government funding as expenses or revenues in the period that the events giving rise to the transfer occurred. The government transfers reported on the statement of operations and accumulated surplus are:

	2025	2024
Provincial grants:		
BC Hydro	\$ 604,826	\$ 556,458
Miscellaneous Conditional	213,295	269,832
Ministry of Children and Family Development	-	6,000
Union of BC Municipalities	89,903	1,664,447
Unconditional	333,000	372,600
Growing Communities Fund	-	20,156
Subtotal provincial grants	1,241,024	2,889,493
Federal grants:		
Gas tax	98,448	111,313
Subtotal federal grants	98,448	111,313
Other grants:		
Columbia Basin Trust	414,545	181,434
Trans Mountain	57,456	293,390
Northern Development Initiative Trust	125,818	24,000
Subtotal other grants	597,819	498,824
Total revenue	\$ 1,937,291	\$ 3,499,630



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Segmented information:

The Village is a diversified municipal organization that provides a wide range of services to its citizens. For management reporting purposes, the Village's operations and activities are organized and reported by service areas. Service areas that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

a) Legislature:

Within legislature are Council operations. Council members set the overall direction of the municipality through their role as a policy maker by creating new policies, bylaws and programs.

b) General government:

The general government operations provides the functions of corporate administration and legislative services and any other functions categorized as non-departmental in the Village.

c) Protective services:

Protective services is comprised of emergency management and regulatory services.

d) Transportation services:

Transportation services is responsible for a wide variety of services including the development and maintenance of the Village's roadway systems through the Public Works department, snow removal and street lighting.

e) Environmental and public health:

Environmental and public health provides garbage collection and disposal services to residents and businesses in the Village as well as maintenance of the cemetery.



Let the mountains move you

THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Segmented information: (continued):

f) Recreation and community development:

Recreation and community development is responsible for the construction and maintenance of the Village's parks and green spaces. It provides funding for the operation of the community hall, museum, library and courthouse. It also administers economic development projects and provides grants to various community groups that provide recreational opportunities in the Village.

g) Water utility:

The water utility is responsible for installing and maintaining water mains, pump stations and the water treatment plant. The treatment and distribution of water in the Village through Public Works is included in this segment.

h) Sanitary Sewer System:

The sanitary sewer system is responsible for installing and maintaining sewer mains, lift stations and the sewage treatment facility. The collection and treatment of sewage in the Village through Public Works is included in this segment.



Let the mountains move you **THE CORPORATION OF THE VILLAGE OF VALEMOUNT**
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Segmented information: (continued):

The following statement provides additional information for the foregoing functions. The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

	2025									
	General Government	Protective Services	Transportation Services	Environmental and Public Health	Legislature	Recreation and Community Development	Water Utility	Sanitary Sewer System	Visitor Centre	Total
Revenue:										
Taxation	\$ 1,196,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,055	\$ 10,408	\$ -	\$ 1,300,900
User charges	147,983	42,874	-	167,036	-	167,722	572,371	595,087	-	1,693,073
Grants	1,937,291	-	-	-	-	-	-	-	-	1,937,291
Investment income	376,866	-	-	-	-	-	-	-	-	376,866
Other	(1,033,685)	-	-	-	-	512,391	-	-	647	(520,647)
Total revenue	2,624,892	42,874	-	167,036	-	680,113	666,426	605,495	647	4,787,483
Expenses:										
Salaries and employee benefits	943,646	85,700	317,794	56,164	68,128	124,758	152,711	131,547	-	1,880,448
Operating	312,733	9,382	323,488	78,167	-	1,114,981	248,073	245,675	3,376	2,335,875
Insurance	66,588	-	-	-	-	-	-	-	-	66,588
Professional services	114,964	-	-	-	-	-	-	-	-	114,964
Amortization	568,116	-	-	-	-	-	153,254	197,750	-	919,120
Loss on disposal of tangible capital assets	-	-	-	-	-	-	-	2,009	-	2,009
Total expenses	2,006,047	95,082	641,282	134,331	68,128	1,239,739	554,038	576,981	3,376	5,319,004
Annual surplus (deficit)	\$ 618,845	\$ (52,208)	\$ (641,282)	\$ 32,705	\$ (68,128)	\$ (559,626)	\$ 112,388	\$ 28,514	\$ (2,729)	\$ (531,521)



Let the mountains move you **THE CORPORATION OF THE VILLAGE OF VALEMOUNT**
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Segmented information: (continued):

	2024									
	General Government	Protective Services	Transportation Services	Environmental and Public Health	Legislature	Recreation and Community Development	Water Utility	Sanitary Sewer System	Visitor Centre	Total
Revenue:										
Taxation	\$ 1,142,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,464	\$ -	\$ -	\$ 1,247,175
User charges	43,064	57,191	-	157,220	-	104,146	525,354	547,859	-	1,434,834
Grants	3,499,630	-	-	-	-	-	-	-	-	3,499,630
Investment income	520,116	-	-	-	-	-	-	-	-	520,116
Other	(844,103)	-	-	-	-	581,647	-	-	23,355	(239,101)
Total revenue	4,361,418	57,191	-	157,220	-	685,793	629,818	547,859	23,355	6,462,654
Expenses:										
Salaries and employee benefits	696,278	120,675	282,178	52,761	65,066	20,143	133,763	130,224	93,788	1,594,876
Operating	378,230	(9,018)	274,472	116,967	-	837,944	205,921	733,372	26,515	2,564,403
Insurance	62,447	-	-	-	-	-	-	-	-	62,447
Professional services	153,007	-	-	-	-	-	-	-	-	153,007
Amortization	500,720	-	-	-	-	-	153,261	131,501	-	785,482
Total expenses	1,790,682	111,657	556,650	169,728	65,066	858,087	492,945	995,097	120,303	5,160,215
Annual surplus (deficit)	\$ 2,570,736	\$ (54,466)	\$ (556,650)	\$ (12,508)	\$ (65,066)	\$ (172,294)	\$ 136,873	\$ (447,238)	\$ (96,948)	\$ 1,302,439



THE CORPORATION OF THE VILLAGE OF VALEMOUNT
 Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

16. Trust funds:

The Village maintains a cemetery perpetual care fund in accordance with the Cemeteries and Funeral Services Act. The trust fund balance sheet at December 31, 2025 is as follows:

	2025	2024
MFA Investment pool	\$ 62,672	\$ 54,427
Cemetery trust liability	(62,672)	(54,427)

17. Budget data:

The budget data presented in these consolidated financial statements is based upon the 2025 operating and capital budgets approved by Council on May 8, 2025 . Amortization was not contemplated on development of the budget and, as such, has not been included. The table below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	Budget amount
Revenues:	
Operating budget	\$ 11,470,017
Less:	
Transfer from other funds	(565,286)
Total revenue	10,904,731
Expenses:	
Operating budget	11,470,017
Less:	
Capital expenditures	(2,005,000)
Debt principal payments	(38,000)
Transfer from other funds	(55,480)
	9,371,537
Annual surplus	\$ 1,533,194



Let the mountains move you

THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

18. Contractual rights:

The Village (the "Landlord") has entered into a contract with Her Majesty the Queen in Right of the Province of British Columbia as represented by the Minister of Citizens Services (the "Tenant") to rent approximately 1,679 square feet of the Village's Court House. The term of this lease was extended for 5 years commencing on February 1, 2025 with annual payments consisting of \$32,338 to be paid to the Village.

19. Comparative amounts:

Certain comparative figures have been reclassified, where applicable to conform to the presentation used in current year. The changes do not affect prior year annual surplus.



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THE CORPORATION OF THE VILLAGE OF VALEMOUNT

Schedule 1 - Northern Capital Planning Grant

Year ended December 31, 2025
(Unaudited)

In March 2019 the Village of Valemount was the recipient of \$2,882,000 under the Northern Capital and Planning Grant (NCPG) program from the Province of British Columbia and received a second allocation of \$785,000 in March 2020. Grant money was allocated by the Village of Valemount to uniquely identified capital. The table below outlines the outstanding NCPG funds in reserve at December 31, 2024, deducts the approved expenses from 2025 and adds interest earned on the reserve fund in 2025 to reach the remaining NCPG reserve fund balance at December 31, 2025.

	2025
Opening balance of Northern Capital Planning Grant	\$ 532,508
Interest	13,425
	545,933
2025 expenses incurred	
Dogwood lift station	(24,100)
East area lift station	(17,200)
Dogwood grant	(29,189)
	(70,489)
Remaining NCPG available for allocation in 2026	\$ 475,444

Schedule 2 - Growing Communities Fund

Year ended December 31, 2025
(Unaudited)

The Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The GCF provided a one-time total of \$1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia.

The District received \$954,000 of GCF funding in March 2023.

	2025
Opening balance of Growing Communities Fund	\$ 409,210
Interest	11,762
	420,972
Less amount utilized in 2025:	
	\$ 420,972