ANNUAL REPOR**T** 201**9**





District of Hope

2019 ANNUAL REPORT

For the year ended December 31, 2019





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MAYOR'S MESSAGE



This year was the first full year of this Council's mandate. As a community we are benefitting from the experience of our returning Councillors and a fresh approach by our new Councillors; Craig Traun and Victor Smith. In 2019 we reviewed the strategic priorities of this community and included a review of our economic development model along with cannabis retail sales. We also recommitted ourselves to the ongoing struggle to undertake best practices in managing our infrastructure via proactive asset management.

Development continued at high levels this year. We saw the concrete pre-cast concrete manufacturing facility completed. Work started on the recreational vehicle repair and storage facility on Flood Hope Road. The new truck stop on the south side of Highway 1 is progressing. Work is also clearly underway along the Old Hope Princeton Way and 7th Avenue. Numerous residential upgrades and new builds are underway; many incorporating the important smart density and affordability aspects such as carriage houses and secondary suites. Finally, and we can all hardly wait, the brew pub is still moving forward and I know many of us look forward to its opening.

Housing continues to be a challenge throughout the Province. We directed the undertaking of a Housing Needs Assessment this year. This will confirm our needs and continue working towards attracting affordable housing developments. For example, Anhart Community Housing completed its modular apartment building and will look to house tenants in 2020. We also see the beginning of the development of a four-story apartment and town houses as part of the Mamel'awt Qweesome Housing Society (MQHS) initiative. Council will continue to attract such development to boost the numbers of potential employees for local business.

Work on infrastructure projects continued but there were some funding setbacks. Both the Othello Road and Richmond Hill Connector projects were not successful in garnering infrastructure grants from the Federal and Provincial Governments. As a result, we are looking at other ways to get these projects done. At the end of the year, we moved to formally amalgamate the 753 Waterworks private water system into the District system. This is good news for their former customers however there are significant necessary upgrades required to bring it up to standard. We will therefore look for public approval to borrow those funds.

Many challenges continued for us in 2019. We did finally reach a financially advantageous agreement with the Province regarding the Station House property. The future of that site will now be completed in 2020 with the property remaining with the Province. The old tourism centre and museum building are now receiving our full attention. We anticipate that a full District-wide Facilities Master Plan should be undertaken to look at all our property holdings, consider likely future requirements, and come up with a long-term plan to fund this vision. As a community, we must consider what our District facilities will be in 15 – 20 years from now.

MAYOR & COUNCIL



Front Row (L-R) Councillor Scott Medlock, Mayor Peter Robb,
Councillor Heather Stewin

Back Row (L-R) Councillor Bob Erickson Councillor Dusty Smith, Councillor Victor Smith,

Councillor Craig Traun

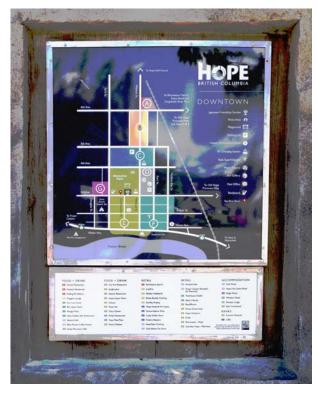


VISION & MISSION

VISION STATEMENT:

Creating an appealing and sustainable community that fosters diversity through economic, social and environmental inclusion.





MISSION STATEMENT:

To provide customer service excellence in the delivery of local government services to enhance the quality of life for the community of Hope.

OBJECTIVES & PROGRESS MEASURES

2019 Community Services Objectives and Progress Measures

Objectives	Strategies	Measures
Housing Needs Assess- ment	Confirm new Provincial legislation regarding housing studies.	Begin the process of under- taking a formal housing study for Hope.
Othello Road Stabilization Project	Adopt phased approach with District funding	Extra funding sources identified.
Station House Project	Decisions pending	
Regional Transport	Engage with BC Transit, the Fraser Valley Regional District to complete Transit Agreement.	Service levels considered and budgeted for in 2020. Adjust for demand levels and ridership data.
Paving Program	Priorities as per the Paving Management Plan.	Sections of Park Street between 3rd and 4 th Avenues, and 3 rd Avenue between Park and Coquihalla Streets. Budget: \$600,000
753 Waterworks Amalgamation	Finalize financial and engineering studies.	Report to Council with options and conduct consultations.
Economic Development and Tourism Model Re- view/Adjustment	Staff to review current models, recommend changes (if any).	Suggested changes considered and made as per Council decisions.
Cannabis Retail Regula- tion	Consider and consult various bylaws and policies affected by allowing for Cannabis retail in Hope	Council considers various by- law and policy options leading to a decision.
Richmond Hill pedestrian/ cycle connector to down- town	Leverage Federal and Provincial Grants.	Design and engineering work complete for grant application. District portion budgeted for in 2018.



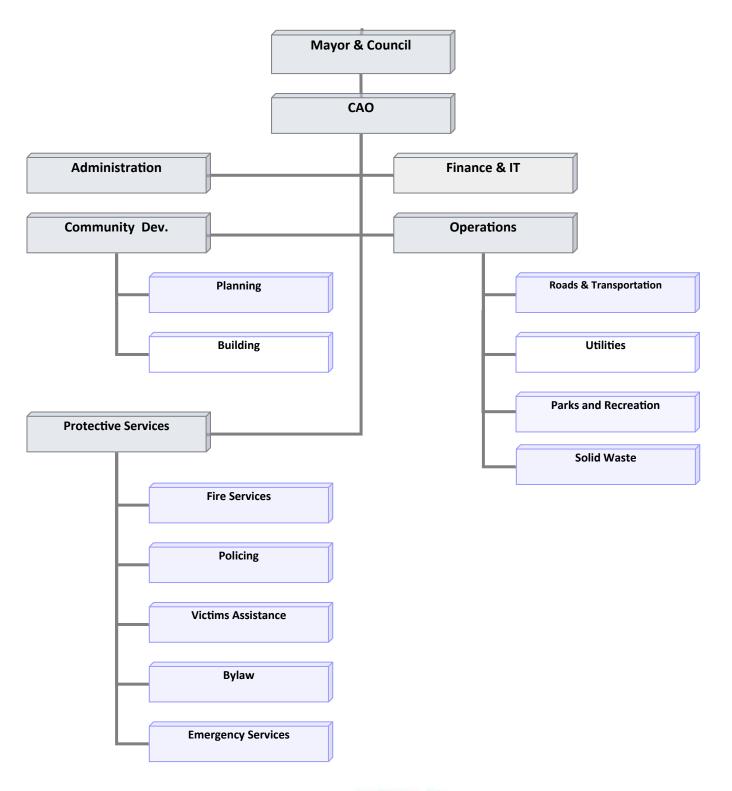
OBJECTIVES & PROGRESS MEASURES

2020 Community Services Objectives and Progress Measures

Objectives	Strategies	Measures
Housing Needs Assessment	Applied for Provincial Funding to undertake study.	Application successful. Study to be completed in 2020.
Othello Road Stabilization Project	Leverage Federal and Provincial Grants.	Waiting on funding opportunity. Project cost: \$1,850,000 carried forward from 2018.
Station House Project	Negotiate Settlement with the Province.	Settlement reached. Station House transferred or demolished.
Regional Transport	Continue monitoring and adjust routes, schedules, stops should demand increase.	Service levels considered and budgeted for in 2020. No significant increase in service levels 2020.
Paving Program	Priorities as per the Paving Management Plan	Robertson Crescent, 7 th Avenue (Wallace-Park), 3 rd Avenue (OHPW – CN Rail)
		Budget: \$1,200,000
Complete Sewer Master Plan as part of overall Asset Management Strategy	District funded study to analyze all systems within the District and anticipate future development needs	Study completed to inform future District investment in sewer infrastructure capacity, repair, and replacement.
		Budget: \$75,000
Richmond Hill pedestrian/cycle con- nector to downtown	Leverage Federal and Provincial Grants.	Waiting on funding opportunity. Budget: \$840,000
753 Waterworks Amalgamation	Work with Province to amalgamate system	Amalgamation complete
Economic Development and Tourism Model Review/Adjustment	Economic Development function augmented and reinforced.	Economic Development Officer in place and working.
Cannabis Retail Regulation	Consider and consult various bylaws and policies affected by allowing for Cannabis retail in Hope	Council adopts new bylaws allowing for retail sale.
Identify and confirm actions to reduce homelessness	BC Housing providing initial transition housing with increased capacity to follow.	BC Housing re-zoning application considered in 2020.
Facilities Master Plan	Contract consultant on long-term future facilities plan for the District.	Undertake engagement via Request for Proposal and then produce plan.



ORGANIZATIONAL CHART





COMMUNITY DEVELOPMENT

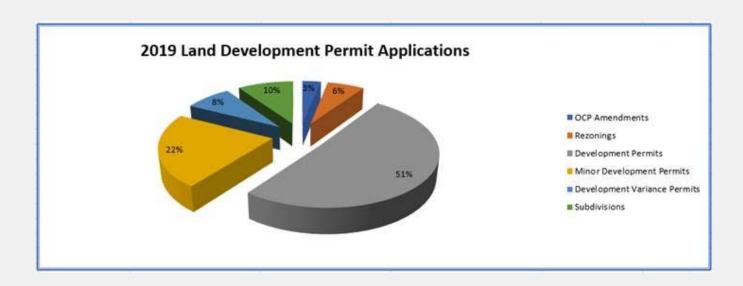
The Community Development Department is responsible for the issuance of building permits, demolition permits, moving permits (buildings and mobile homes), sign permits, wood burning stoves and fireplaces. In addition to regular day-to-day community planning, the department also oversees or participates in programs such as:

- Experience the Fraser
- Regional Growth Strategy
- Healthy Communities

Emergency Operations

- Upper Fraser Valley Film Co-op
- Species At Risk
- Fraser Valley Adaptation Strategies Working Group

A new IOCP was adopted in October 2016, and promotes policies from the 2015 Age Friendly Plan that will help build an active complete community which includes accessibility, social inclusion, and healthy living for seniors. When applied holistically, the Age-Friendly Plan included components that promote healthy living policies for children, families and residents with mobility and/or health-related issues. The IOCP is an essential guide for landowners, businesses, community organizations, and governments that may be considering changes related to land, building, and resource use in Hope over the next 20-30 years. The Official Community Plan (OCP) defines what the community wants to become. The OCP not only provides a statement of where and what land uses the community want to see in the future, it also speaks to our aspirations for the economy, our strategies for achieving growth in a responsible way, for meeting our social needs, and for building a more interesting and more vibrant community.



COMMUNITY DEVELOPMENT

The Planning and Building Section of the Community Development Department is responsible for land use planning, review and approval of applications, building inspections and land use related initiatives. The Department handles Zoning Amendments, Development Permits, Development Variance Permits, Subdivisions, Agricultural Land Reserve applications and secondary dwelling applications. Its' mandate is to provide quality "one stop" service to customers and to work actively with them to find solutions and solve problems. The principles of customer service, a proactive approach to application review, sound community planning and well constructed development guidelines forms the foundation of this department. They tackle emerging planning issues, identifying and exploring trends, developing forecasts and proposing and assessing policy responses appropriate to a small community.

The Community Development Department is also responsible for the Official Community Plan which is the blueprint for land development in the future. This Department is responsible for all forms of development activity in the District including regulating and controlling building while at the same time ensuring that health and safety regulations are maintained.



Mamele'owt Queesome Housing



Truck Stop



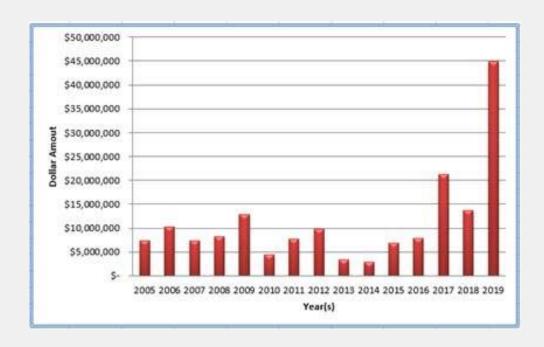
Mardina PreFab



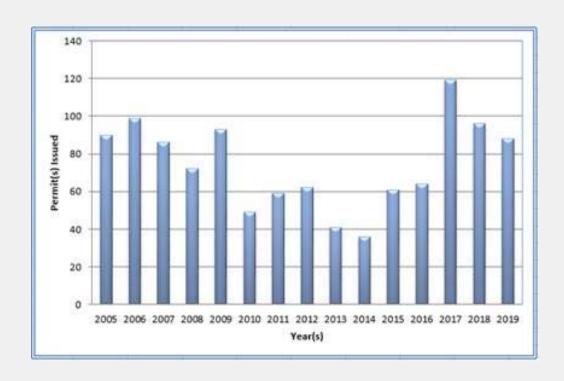
St. Anhart Community Housing

COMMUNITY DEVELOPMENT

2019 ANNUAL BUILDING PERMIT VALUES



2018 ANNUAL BUILDING PERMITS ISSUED



FIRE DEPARTMENT

The fire department underwent significant change in 2019. A change that increased our capacity and improved efficiencies when it comes to service delivery. In February, the Fraser Valley Regional District moved our dispatch operations over to E-Comm in Vancouver. While this was met with some technical challenges, it allowed us to streamline our operation when it came to response. Under the previous model, we maintained separate "page-outs" for our individual fire halls, located in Kawkawa Lake, Hope and Silver Creek. With our membership moving around our community either where they live or work and depending on the time of day, the coverage was

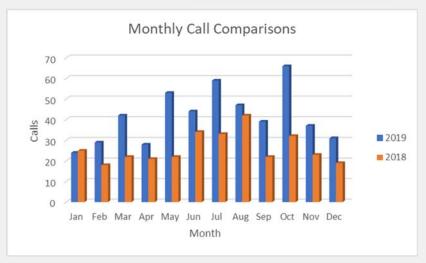
Tom DeSorcy, CFO Fire Chief, LAFC,

not consistent. With the move to E-Comm we took the opportunity to eliminate individual hall pages to a "page all" system. Simply put, everyone is alerted to every call, no matter its location, and can respond from the hall they're closest to. 2019 also saw an increase in call volume rising from 313 in 2018 to 499 in 2019, an increase of almost 60 percent. Our volunteer base remains strong as

2 new recruits joined our dedicated team, ready to Answer The Call in



Volume	Percentage			
86	17.23			
67	13.43			
50	10.02			
48	9.62			
47	9.42			
43	8.62			
32	6.42			
27	5.42			
25	5.01			
13	2.61			
438	87.80%			
	86 67 50 48 47 43 32 27 25			



OPERATIONS

Public Works) Responsibilities:

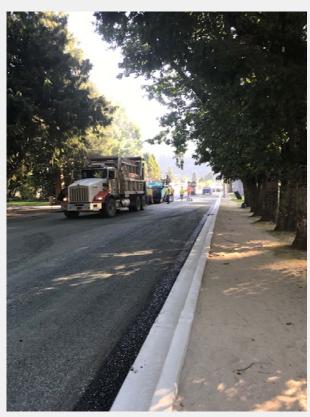
Roads, Drainage and Flood Protection

- Parks and Cemeteries
- · Water and Sewer
- · Building Maintenance
- · Solid Waste
- · Mechanical and Fleet
- · Asset Management
- · Infrastructure Replacement
- · Capital Projects



Replacement of Lake of the Woods water supply line under Highway 1.

The Operations Department is lead by the Director of Operations, with day to day supervision of staff by the Operations Manager. A regular work force of 12 comprises the crews who oversee the maintenance needs for the District of Hope. During the busy spring and summer seasons, the Operations Department is augmented with term employees.



Road rehabilitation on Park St. between 3rd Avenue and 4th Avenue



Road rehabilitation 3rd Avenue between Park St. and Coquihalla St.

OPERATIONS

Pollution Control Center Upgrade Hope

The Pollution Control Center (PCC) provides sewage treatment for the District of Hope and discharges into the Fraser River. The recent upgrade project provided for replacement of vital infrastructure that is approaching the end of its useful life, giving the District of Hope the ability to maintain compliance with permit conditions, as well provide for a significant increase in effluent quality in anticipation of future regulatory requirements. Phase II of the project involved the addition of a filtration building that houses two Dissolved Air Flotation filters that

will give the District the ability to meet or exceed future regulations for treated wastewater discharge.



Dissolved Air Flotation Filters



Solids Being Removed from Wastewater



Filtered Wastewater Prior to Entering the Fraser River

OPERATIONS

Asset Management

The District adopted a comprehensive Asset Management Investment Plan (AMIP) in 2016 to inform future decisions around sustainable replacement of assets. Hope's vehicle fleet has a total value of approximately \$8.2 million and an expected remain-

ing life of 31%, meaning that the overall condition of the fleet is average. In 2 0 1 9, T he District of Hope purchased a 2015 Toyota forklift to assist with loading and unloading of trucks and equipment.





In 2019, the District improved upon the existing (2016) Asset Management Investment Plan through the creation of a Water Master Plan. As a key recommendation in the existing AMIP, the District proposes to prepare the Water Master Plan in order to provide guidance and direction regarding future capital expenditures, long term financial planning and to understand system constraints and challenges associated with population growth and development initiatives. Using this derived information, the District will be in a position to more accurately and confidently predict expected future expenditures.

FINANCE & CORPORATE SERVICES

The **Finance & Information Technology Department** is responsible for financial services and information technology services. Some of the primary functions include revenue collection, maintaining property tax assessment roll information, establishing annual municipal tax rates, preparing five year capital and operating plans, accounting functions, processing approved grant applications, asset management, and treasury as well as meeting information technology requirements. The Department also completes the required financial activities as legislated in the *Local Government Act* and the *Community Charter*.

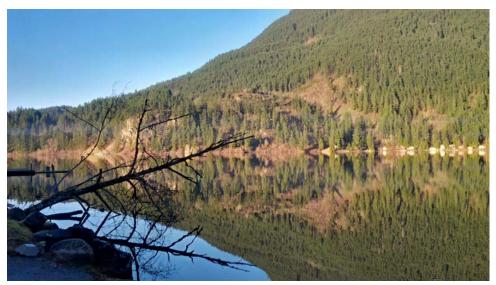
In preparing budgets and five-year financial plans, Finance staff strive to provide timely and accurate financial information to facilitate the decision-making needs of Council, senior management and external stakeholders.

Corporate Services is responsible for ensuring the legislative requirements of the *Community Charter* and *Local Government Act*, along with other relevant statues for the Corporate Administration of the District of Hope.

Corporate Services provides full clerical support to Mayor and Council including agenda preparation, recording of official minutes, administration and certification of bylaws and execution of all legal documentation on behalf of the District.

Corporate services is also responsible for:

- Freedom of Information Requests receiving and processing these requests in compliance with the *Freedom of Information and Protection of Privacy Act*.
- Records Management maintain electronic and paper records management for the organization.
- Bylaw Enforcement ensures compliance with bylaws ie: animal control, parking, unsightly properties and noise
- Document Reviews composing, reviewing and advising on bylaws, policies and contracts.
- Human Resources job postings, recruitment process, maintenance of personnel files, Collective Agreement, union negotiations and Labour/Management Meetings.
- Elections and Referendums administration of Local Government General Elections and Referendums.





Consolidated Financial Statements of

DISTRICT OF HOPE

Year ended December 31, 2019

DISTRICT OF HOPE

Consolidated Financial Statements

Year ended December 31, 2019

Financial Statements

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KPMG LLP Suite 200 - 9123 Mary Street Chilliwack BC V2P 4J7 Canada Telephone 604-793-4700 Fax 604-793-4747

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the District of Hope

Opinion

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

- · the consolidated statement of financial position as at December 31, 2019
- the consolidated statements of operations and accumulated surplus for the year then
 ended
- · the consolidated statement of changes in net financial assets for the year then ended
- · the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the District as at December 31, 2019, and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditors' Responsibilities for the Audit of the Financial Statements" section of our auditors' report.

We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other 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.

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG international Cooperative 1"KPMG International"), a Switss entity. KPMG Canada provides services to KPMG LLP.

District of Hope Page 2

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

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

In preparing the financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

Those charged with Governance are responsible for overseeing the District's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

- Identify and assess the risk 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 the one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of
 expressing an opinion on the effectiveness of the District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

District of Hope Page 3

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District 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.

Charted Professional Accountants

Chilliwack, Canada April 27, 2020

KPMG LLP

DISTRICT OF HOPE

Consolidated Statement of Financial Position

December 31, 2019, with comparative information for 2018

Accumulated surplus (note 13)	\$ 59,737,014 \$	57,377,43
Contingencies (note 15) Subsequent events (note 21)		
Inventories	523,689	524,97
Prepaid expenses and deposits	119,412	146,52
Tangible capital assets (note 12)	39,961,132	41,351,00
Non-financial assets:		
Net financial assets	19,132,781	15,354,92
	7,160,260	7,776,64
Landfill liability (note 10)	498,876	539,31
Equipment financing (note 9)	-	23,09
Long-term debt (note 8)	2,146,026	2,566,40
Deferred revenue	619,314	663,4
Development cost charges (note 7)	2,002,886	1,616,68
Accounts payable and accrued liabilities (note 6)	1,893,158	2,367,69
Financial liabilities:		
	26,293,041	23,131,56
Investment in government business partnership (note 4)	537,427	527,12
Portfolio investments (note 2)	18,672,008	15,868,56
Accounts receivable (note 3)	1,094,848	1,703,78
Cash and short term deposits (note 2)	\$ 5,988,758 \$	5,032,1
Financial assets:		
	2019	2018

Director of Finance

Mayor

DISTRICT OF HOPE

Consolidated Statement of Operations and Accumulated Surplus

Year Ended December 31, 2019, with comparative information for 2018

	2	019 Budget (note 18)	2019	2018
Revenues:				
Municipal taxation	\$	8,232,100	\$ 8,162,895	\$ 7,691,539
Parcel taxes		237,100	236,959	237,879
Payments in lieu of taxes		202,300	233,266	195,728
Sales of services		2,962,800	3,390,868	3,074,638
Investment income		163,300	519,892	412,721
Government business partnership income		-	110,303	250,781
Rents and leases		20,100	19,772	14,445
Transfers from other governments		3,329,800	1,387,254	2,643,378
Contributions from developers		-	153,944	150,000
Development cost charges		_	-	220,609
Gain on disposal of tangible capital assets		-	2,631	-
Actuarial adjustment on debenture debt		_	113,950	138,431
		15,147,500	14,331,734	 15,030,149
		15,147,500	14,331,734	15,030,148
Expenses:		4 000 000	4 040 707	4 574 046
General government		1,600,300	1,616,727	1,574,618
Recreation		1,037,400	949,567	1,086,913
Protective services		2,830,200	2,942,130	2,489,521
Environment and public health		1,182,200	1,443,365	1,051,951
Transportation		1,980,400	1,526,290	1,711,277
Community development		619,000	617,189	544,282
Utilities		967,000	927,389	826,574
Loss on disposal of tangible capital assets		-	-	50,612
Interest		189,600	182,497	238,545
Amortization		1,795,000	1,767,001	1,708,171
		12,201,100	11,972,155	11,282,464
Annual Surplus		2,946,400	2,359,579	3,747,685
Accumulated surplus, beginning of year		57,377,435	57,377,435	53,629,750
Accumulated surplus, end of year	\$	60,323,835	\$ 59,737,014	\$ 57,377,435

DISTRICT OF HOPE

Consolidated Statement of Changes in Net Financial Assets

For the Year Ended December 31, 2019, with comparative information for 2018

	2019	2018
Annual surplus	\$ 2,359,579	\$ 3,747,685
Acquisition of tangible capital assets	(1,024,496)	(3,407,526)
Amortization of tangible capital assets	1,767,001	1,708,171
(Gain) loss on disposal of tangible capital assets	(2,631)	50,612
Proceeds on disposal of tangible capital assets	 650,000	-
	1,389,874	(1,648,743)
Change in inventories	1,290	(6,625)
Change in prepaid expenses	27,111	(13,191)
	28,401	(19,816)
Change in net financial assets	3,777,854	2,079,126
Net financial assets, beginning of year	15,354,927	13,275,801
Net financial assets, end of year	\$ 19,132,781	\$ 15,354,927

Consolidated Statement of Cash Flows

For the Year Ended December 31, 2019, with comparative information for 2018

		2019	2018
Cash provided by (used in):			
Operating activities:			
Annual surplus	\$	2,359,579 \$	3,747,685
Items not involving cash:			
Government business partnership income		(110,303)	(250,781)
Amortization on tangible capital assets		1,767,001	1,708,171
(Gain) loss on disposal of tangible capital assets		(2,631)	50,612
Actuarial adjustment on debt		(113,950)	(138,431)
Change in non-cash operating assets and liabilities:			
Accounts receivable		608,932	(135,476)
Prepaids		27,111	(13,191)
Inventories		1,290	(6,625)
Accounts payable and accrued liabilities		(474,538)	169,782
Landfill liability		(40,436)	(51,680)
Deferred revenue		(44,143)	106,896
Development cost charges		386,201	(106,535
		4,364,113	5,080,427
Capital activities:			
Acquisition of tangible capital assets		(1,024,496)	(3,407,526)
Proceeds on disposal of tangible capital assets		650,000	-
		(374,496)	(3,407,526
Investing activities:			
Change in portfolio investments		(2,803,443)	(753,390)
Partnership draws		100,000	5,000
		(2,703,443)	(748,390
Financing activities:			
Repayment of equipment financing debt		(23,092)	(44,359)
Repayment of long-term debt		(306,424)	(306,424
	***************************************	(329,516)	(350,783
Increase in cash		956,658	573,728
Cash and equivalents, beginning of year		5,032,100	4,458,372
Cash and cash equivalents, end of year	\$	5,988,758 \$	5,032,100
Supplemental cash flow information:			
Interest paid	\$	182,497 \$	238,545
Interest received	\$	519,892 \$	412,721

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

General

The District of Hope (the "District") was incorporated in 1992 under Letters Patent and operates under the authority of British Columbia Community Charter. The District's principal activities include the provision of local government services to residents of the incorporated area including administrative, protective, transportation, recreational, water, sewer, environmental health and fiscal services.

1. Significant accounting policies:

These financial statements are prepared using standards issued by the Public Sector Accounting Board of the Canadian Institute of Chartered Professional Accountants.

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

(a) Basis of presentation:

These consolidated financial statements include the operations of the operating, water, sewer, and reserve funds.

All material interfund accounts and transactions have been eliminated.

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

(b) Cash and short-term deposits:

Cash and short-term deposits include term deposits whose maturities upon acquisition were 90 days or less.

(c) Portfolio investments:

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

(d) Inventories:

Inventories consist of land held for resale and supplies and are valued at the lower of cost and net realizable value.

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

1. Significant accounting policies: (continued)

(e) Revenue recognition:

Revenue from municipal taxation payments, grants in lieu of taxes and utility charges are recognized when the levies are billed or billable to the property owner. Revenue from sales of services are recognized when the services are provided and collection is reasonably assured. Government grants are recognized when they are approved by senior governments and the conditions required to earn the grants have been completed. Development cost charges are recognized as revenue in the period the funds are expended on a development project. Development cost charges not expended are recorded as unearned revenue.

(f) 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.

(g) Use of estimates:

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

(h) Government Business Partnership

The investment in government business partnership is accounted for using the modified equity basis.

(i) Non-financial capital assets:

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

(i) Tangible capital assets:

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

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

1. Significant accounting policies: (continued)

- (i) Non-financial capital assets: (continued)
 - (i) Tangible capital assets: (continued)

Asset	Useful life - years
Land	Indefinite
Engineering structures	10-100
Buildings	10-75
Machinery and equipment	5-20
Water systems	10-100
Sewer systems	10-100

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

Natural resources that have not been purchased are not recognized as assets in the financial statements.

(iv) Works of art and cultural and historic assets:

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

2. Restricted assets:

Included in cash and short-term deposits and portfolio investments are the following restricted amounts:

	 2019	2018
Cash and short term deposits	\$ 5,988,758	\$ 5,032,100
Portfolio investments	 18,672,008	15,868,565
	24,660,766	20,900,665
Less restricted for:		
Statutory reserves	1,651,932	1,591,988
Deferred revenue	619,314	663,457
Development cost charges	 2,002,886	1,616,685
	4,274,132	3,872,130
Funds available for operations	\$ 20,386,634	\$ 17,028,535

3. Accounts receivable:

	2019	2018
Taxes	\$ 703,804	\$ 564,883
Utilities	282,138	295,021
Federal government	58,142	83,708
Trade accounts	50,764	53,364
FVRD arena project	-	67,296
Provincial government	 -	639,508
	\$ 1,094,848	\$ 1,703,780

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

4. Investment in Government Business Partnership

(a) Partnership

The District owns a 1/3 partnership share in the Cascade Lower Canyon Community Forest LP "CLCCF" or the "Partnership".

(b) Establishment

In 2006, the District along with Yale First Nation and the Fraser Valley Regional District established the CLCCF for the purpose of operating a community forest. The District initially invested \$10,000 for 10,000 units in the Partnership. In 2013, the Partnership acquired a license to forest up to 34,300 cubic meters of timber annually. At this time net revenues are anticipated to remain within the Partnership until such time that the CLCCF Board determines that sufficient reserves exist to fund capital needs related to forestry operations. Should the Partnership cease to exist, the District would be entitled to 1/3 of the accumulated equity.

The Partnership has a March 31 year-end. The condensed results for the year end March 31, 2019 are summarized below.

CLCCF Condensed Financial Statements:

Assets		2019	2018
Cash	\$	1,025,506	\$ 1,019,947
Other Current Assets		666,519	613,644
	\$	1,692,025	\$ 1,633,591
Liabilities		2019	2018
Accounts Payable	\$	77,039	\$ 49,525
Partnership Equity	22.20.00	1,614,986	1,584,066
	\$	1,692,025	\$ 1,633,591
		2019	2018
Total Revenue	\$	1,546,650	\$ 2,557,088
Total Expenses		1,215,730	1,804,720
Net Income (loss)	\$	330,920	\$ 752,368

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

5. Municipal finance authority reserve deposits and demand notes:

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

The details of the cash deposits and demand notes at the year-end are as follows:

	2019	2018
General fund	\$ 151,656	\$ 278,107
Sewer fund	38,665	 38,267
	\$ 190,321	\$ 316,374

6. Accounts payable:

	2019	2018
Trade accounts	\$ 996,398	\$ 1,278,950
Other	580,229	788,572
Accrued payroll and benefits	252,695	240,466
Accrued interest	34,429	41,306
Accrued liabilities	29,407	18,402
	\$ 1,893,158	\$ 2,367,696

7. Development cost charges:

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

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

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

8. Long-term debt:

The balance of the long-term debt reported on the consolidated statement of financial position is made up the following:

		Term	Year		Balance Outstanding		
Purpose	By-Law	(Years)	Due	Rate	2019	2018	
General Fund							
Other	1080/1081	15	2020	4.17	\$ 55,141	\$ 113,517	
Other	1246	10	2019	4.90	-	179,603	
Other	1288	20	2030	4.00	1,923,813	2,062,962	
Sewer Fund							
Sewer	996	25	2023	5.50	167,072	210,318	
					\$ 2,146,026	\$ 2,566,400	

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

2020	\$ 210,668
2021	195,096
2022	203,360
2023	211,977
2024	167,748
Thereafter	\$ 1,157,177

DISTRICT OF HOPE

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

9. Equipment financing:

In 2017, the Municipal Finance Authority of British Columbia discontinued the MFA Leasing Program and converted the leases into their Equipment Financing Program. Monthly payments of \$3,784 include principal and interest. Final payment of \$4,347 was made on June 30, 2019. Interest of \$175 was paid during 2019 (2018 - \$1,048).

The state of the s	 	
	2019	2018
Balance, beginning of year	\$ 23,092	\$ 67,451
Principal repayments	(23,092)	(44,359)
Balance, end of year	\$ -	\$ 23,092

10. Landfill liability:

The District closed the Hope Landfill in September 2013. Costs related to post closure activities at the site include, gas monitoring and recovery, leachate management and treatment, closure assessment and planning and regulatory approvals.

The Hope landfill site is still expected to require care up to, and including the year 2038. A liability of \$498,876 at December 31, 2019 (2018 - \$539,312) is calculated based on the discounted estimated future cash flows associated with closure and post-closure activities. The discount rate used in 2019 was 2.87% (2018 - 2.83%). Landfill restoration costs incurred by the District in 2019 were \$37,602 (2018 - \$43,511). The District had an agreement with a private contractor to contribute in-kind the remaining closure costs in exchange for the right to fill the remaining airspace in the landfill. This contribution and related operating expenditure was recognized in 2013 when the closure activities were significantly completed.

11. Liability for Contaminated Sites

The District has determined that as of December 31, 2019, no contamination in excess of an environmental standard exists related to land not in productive use for which the District is responsible.

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

12. Tangible capital assets:

Cost	D	Balance ecember 31, 2018	Transfers/ Additions	Transfers/ Disposals	Balance December 31, 2019
Engineering structures	\$	36,053,695	\$ 538,589	\$ (52,106) \$	36,540,178
Buildings		7,184,438	38,697	-	7,223,135
Machinery and equipment		7,783,549	106,158	(142,243)	7,747,464
Land		2,484,794	-	-	2,484,794
Sewer systems		13,809,778	3,532,647	(1,130,000)	16,212,425
Water systems		12,642,845	15,255	-	12,658,100
Work in progress		3,726,074	171,205	(3,593,122)	304,157
	\$	83,685,173	\$ 4,402,551	\$ (4,917,471) \$	83,170,253

Accumulated amortization	D	Balance ecember 31, 2018	Disposals	Amortization	Balance December 31, 2019
Engineering structures	\$	19,779,445	\$ (51,856) \$	764,195	\$ 20,491,784
Buildings		4,676,832	-	119,098	4,795,930
Machinery and equipment		4,593,427	(142,243)	310,448	4,761,632
Sewer systems		7,375,250	(697,948)	360,805	7,038,107
Water systems		5,909,213	-	212,455	6,121,668
	\$	42,334,167	\$ (892,047) \$	1,767,001	\$ 43,209,121

	 et book value ecember 31, 2018	 et book value ecember 31, 2019
Engineering structures	\$ 16,274,250	\$ 16,048,394
Buildings	2,507,606	2,427,205
Machinery and equipment	3,190,122	2,985,832
Land	2,484,794	2,484,794
Sewer systems	6,434,528	9,174,318
Water systems	6,733,632	6,536,432
Work in progress	3,726,074	304,157
	\$ 41,351,006	\$ 39,961,132

DISTRICT OF HOPE

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

13. Financial equity - current fund:

	2019	2018
Unappropriated:		
Operating	\$ 10,165,269	\$ 9,778,240
Sewer fund	308,630	308,630
Water fund	13,084	13,084
	10,486,983	 10,099,954
Non-Statutory reserves:		
Accessibility initiatives reserve	6,956	6,807
Community events reserve	12,624	12,353
Community development regulatory reserve	40,379	39,513
Fire department reserve	504,176	539,886
Future capital expenditures reserve	4,901,664	3,299,692
Infrastructure replacement reserve	2,907,631	1,759,814
Water reserve	972,037	837,395
Sewer reserve	401,467	393,233
Assessment appeals reserve	36,060	35,286
	9,782,994	6,923,979
Statutory reserves and restricted funds:		
Parkland aquisition reserve	352,349	345,041
Landfill reserve	749,005	733,470
Land for development reserve	182,775	153,302
Bridge unexpended funds reserve	367,803	360,175
	1,651,932	1,591,988
Total financial equity	21,921,909	18,615,921
Equity in tangible capital assets	37,815,105	38,761,514
Accumulated surplus	\$ 59,737,014	\$ 57,377,435

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

14. Collections for other governments:

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

	2019	2018
Tax Collected - School Tax	\$ 3,540,374	\$ 3,292,833
Tax Collected - FVRD	1,596,319	1,482,360
Tax Collected - Regional Hospital	234,767	221,683
Tax Collected - BC Assessment	87,174	79,599
Tax Collected - MFA	360	303
	\$ 5,458,994	\$ 5,076,778

15. Contingencies:

- (a) Debt held by the Fraser Valley Regional District is, pursuant to the Local Government Act, a direct joint and several liability of each member municipality within the regional district, including the District.
- (b) Monitoring of leachates in the landfill is required for 25 years subsequent to the closure. Any potential costs arising from future issues will be the responsibility of the District.
- (c) The District is currently engaged in certain legal actions. The District has accrued for claims for which the amounts are known or can be reasonably estimated. The outcome of other claims is indeterminable at this time. Accordingly, no provision has been made in the accounts for these actions.
- (d) The District and its employees contribute to the Municipal Pension Plan (Plan) a jointly trusted pension plan. The Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of the 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, 2018, the Plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 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 produce 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 liabilityu.

The most recent valuation for the Municipal Pension Plan as of December 31, 2018, indicated a \$2.866 million funding surplus for basic pension benefits on a going concern basis.

The District paid \$242,060 (2018 - \$237,435) for employer contributions to the Plan in fiscal 2019.

DISTRICT OF HOPE

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

15. Contingencies: (continued)

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

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

16. Fair value of financial assets and financial liabilities:

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

The fair value of portfolio investments at December 31, 2019 was \$18,672,008 (2018 - \$15,868,565).

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

17. Contractual Rights

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

2020	\$ 40,	140
2021	50,	648
2022	46,	317
2023	19,	200
2024	19,	200
Thereafter	40,	800

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

18. Budget figures:

The financial statements have included the Annual budget as approved by Council. The following is a reconciliation of the budget presentation required for the financial statements and the annual financial plan bylaw:

	2019
Annual surplus from statement of operations	\$ 2,946,400
Amortization of capital assets	1,795,000
Capital expenditures	(4,389,000)
Transfers from surplus	384,300
Reserves used for capital financing	1,193,000
Contributions to reserves	(1,600,000)
Principal repayment of debt	(329,700)
Net annual budget	\$ -

19. Perpetual Cemetery Care Trust:

The District operates a cemetery in accordance with the Cemetery and Funeral Services Act. The District is required to maintain a trust fund which is not included in these financial statements.

The asset and equity of the Perpetual Cemetery Care Trust are as follows:

		2019		2018
Cash and Deposits	\$	113,661	\$	105,477
		2019		2018
Equity balance, beginning of the year	\$	105,477	\$	97,443
Transfer from operating	5,650 6,10		6,100	
Interest		2,534		1,934
Equity, end of year	\$	113,661	\$	105,477

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

20. Comparative figures

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted in the current year.

21. Subsequent events

(a) COVID-19

Subsequent to 2019 year end, the COVID-19 outbreak was declared a pandemic by the World Health Organization. The situation is dynamic and the ultimate duration and magnitude of the impact on the economy and our organization are not known at this time. At the time of approval of these financial statements, the District has made the following change to operations to align with the socially responsible measures being implemented by the Province:

• In alignment with the socially responsible measues being implemented by the Province, the District closed direct public access to the District Hall, the Public Works yard and Fire Halls and other District facilities to the public on March 20, 2020 until further notice; however the District is still open for business through other options. At this time, these factors present uncertainty and an estimate of the financial effect is not practicable at this time.

(b) Aguisition

Subsequent to December 31, 2019 the District acquired the assets of 753 Waterworks Limited for a nominal amount. At the time of the approval of these financial statements, the fair market value of the assets are being determined.

22. Segmented information:

The District is a diversified municipal government institution that provides a wide range of services to its citizens. For management reporting purposes, the local government's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with Council policies and District's bylaws. The service areas are as follows:

General Government Services

General government services include activities associated with Mayor and Council administration, bylaw review and adoption, financial management, and information systems, economic development and corporate services, including human resources.

Protective Services

Protective services include activities associated with community safety. These services include local policing, fire protection, bylaw enforcement and emergency services.

Notes to Consolidated Financial Statements

For the Year Ended December 31, 2019

22. Segmented information: (continued)

Transportation Services

A component of Public Works department is transportation services. Transportation services include activities associated with roads and drainage networks. Services include traffic services, street lighting, public works administration, fleet operations, winter maintenance, and maintenance and improvements to roads, shoulders, sidewalks, drainage, storm sewers and dykes.

Environmental Health Services

Environmental development services include all activities associated with waste management, landfill operations, transfer stations and cemetery operations.

Community Development Services

Community Development services include development activities associated with planning and zoning and building inspections.

Recreation and Culture Services

Recreation and Cultural services include activities associated with operations of parks, recreation and cultural services. Activities also include grants-in-aid, library operations, tourism and minor building maintenance services.

Utilities: Water and Sewer Services

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

Segmented information has been identified based upon lines of service provided by the District. District services are provided by departments and their activities are reported by functional area in the body of the financial statements.

Segmented Reporting Note

For the Year Ended December 31, 2019

	Reci	Recreation and Culture	Protective Services	E Transportation	Environmental Health	Community Development	Utilities - Water & Sewer	General Government	Total 2019	Total 2018
Revenues		U	2 065 424 8	o o		v		6 007 474	8 162 805	7 691 539
	•	•	4,000,4				211 870		236 959	237 879
Parcel taxes							2	233,266	233,266	195,728
Sales of services		5 015	90.535	32.367	1.427.116	468.595	1.154.554	212.686	3,390,868	3.074.638
Investment income				,				519,892	519,892	412,721
Government business partnership income		,		,	,		,	110,303	110,303	250,781
Rents and leases				,	,		,	19,772	19,772	14,445
Transfers from other governments		25,000	154,223	2,740	×	,	15,000	1,190,291	1,387,254	2,643,378
Actuarial adjustment on debenture debt						,		113,950	113,950	138,431
Development Cost Charges				•		,		τ	,	220,609
Contributions from developers					×			153,944	153,944	150,000
Total Revenues		30,015	2,310,182	35,107	1,427,116	468,595	1,381,424	8,676,664	14,329,103	15,030,149
Expenditures										
Salaries and benefits		195,557	646,830	748,541	98,014	385,817	307,531	1,124,026	3,506,316	3,298,205
Insurance and claims		20,916	14,982	696'89	168	,	30,508	67,759	203,302	185,751
Office and administration		479,953	2,196,669	89,854	1,305,855	231,372	17,533	356,823	4,678,059	3,820,293
Repair and maintenance		237,101	66,601	465,105	32,907	,	398,284	51,038	1,251,086	1,589,844
Utilities		16,040	17,048	153,821	6,421	,	173,533	17,031	383,894	391,043
Total Expense, before interest and										
amortization		949,567	2,942,130	1,526,290	1,443,365	617,189	927,389	1,616,727	10,022,657	9,285,136
(Gain) Loss on disposal of tangible capital assets		,		(2,631)			,	,	(2,631)	50,612
Interest		37,947		,		,	19,875	124,675	182,497	238,545
Amortization		,		1,193,740	,		573,261	,	1,767,001	1,708,171
Net operating revenues(expenses)	s	(957,499) \$	(631,948) \$	\$ (2,682,292) \$	(16,249) \$	\$ (148,594) \$	\$ (139,101) \$	5 6,935,262	\$ 2,359,579 \$	3,747,685

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

Development Cost Charges

New development typically triggers need for expansion of services like sewer, drainage and water systems. The level of investment needed to support new development is significant and one of the mechanisms available to municipalities to help finance this investment is Development Cost Charges (DCC's).

DCC's are monies collected from developers to help offset the costs of the infrastructure investments needed to service new development. They are imposed by bylaw, pursuant to the *Local Government Act*, and provide the Municipality with a way to finance capital investment related specifically to sewers, drainage, water and parks.

The following chart provides some more information about Development Cost Charge collections and deductions.

Development Cost Charges—2019						
	Water	Drainage	Sanitary	DCC Total		
	\$1,015,693.74	\$219,112.94	\$381,878,.67	1,616,685.35		
Deductions	\$ -	\$ -	\$ -	\$ -		
Contributions	\$155,510.78	\$ 34,357.55	\$159,818.02	\$349,686.35		
Sub-Total	\$1,171,204.52	\$253,470.49	\$541,696.69	\$1,966,371.70		
Interest Revenue	\$23,013.33	\$4,950.40	\$8,550.59	\$36,514.32		
TOTAL	\$1,194,217.85	\$258,420.89	\$550,247.28	\$2,002,886.02		



Permissive Tax Exemptions

Organization Name	Community Charter	2019 Municipal Taxes
Anglican Lord Bishop of New Westminster	Section 224(2)(f)	\$3,754.75
BC Corporation of Seventh-Day Adventist	Section 224(2)(f)	\$3,621.44
Fraternal Order of Eagles	Section 224(2)(a)(i)	\$1,734.40
Grace Fellowship Baptist Church	Section 224(2)(f)	\$4,632.36
Hope Branch 228 Canadian Legion	Section 224(2)(a)(i)	\$4776.31
Hope Christian Fellowship/Northwest Harvest Church	Section 224(2)(g)	\$4,271.66
Hope Community Services	Section 224(2)(a)(i)	\$3,042.31
Hope Congregation of Jehovah's Witness	Section 224(2)(f)	\$1,378.25
Hope Curling Club	Section 224(2)(i)	\$5,889.35
Hope Golf & Country Club	Section 224(2)(b)	\$8,172.98
Hope Search & Rescue Group	Section 224(2)(b)	\$5,550.17
Hope United Church	Section 224(2)(f)	\$4,428.49
Kawkawa Camp & Retreat Society	Section 224(2)(a)(i)	\$11,767.89
Mount Hope Senior Citizens Housing Society	Section 224(2)(h)	\$3,683.82
Mount Hope Temple Society	Section 224(2)(f)	\$802.22
Pentecostal Assemblies of Canada	Section 224(2)(f)	\$1,474.76
Roman Catholic Archbishop of Vancouver	Section 224(2)(f)	\$3,492.37
The Hope & Area Transition Society	Section 224(2)(a)(i)	\$7,278.75
Vancouver Soaring Association	Section 224(2)(i)	\$5,320.09
		\$85,072.37





LAYOUT:

Lana Taylor

PHOTO CREDITS:

Scott Secord

325 Wallace Street PO Box 609 Hope BC V0X IL0 www.hope.ca Phone 604.869.5671