

**CITY OF LANGLEY**

**STATEMENT OF FINANCIAL INFORMATION**  
**For the Year Ended December 31, 2024**

## CITY OF LANGLEY

### STATEMENT OF FINANCIAL INFORMATION APPROVAL For the Year Ended December 31, 2024

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

A stylized, handwritten signature in black ink, appearing to read 'G. Flack'.

Graham Flack, CPA, CMA  
Deputy Chief Administrative Officer

A stylized, handwritten signature in black ink, appearing to read 'N. Pachal'.

Nathan Pachal  
Mayor

# **CITY OF LANGLEY**

## **MANAGEMENT REPORT For the Year Ended December 31, 2024**

The Financial Statements contained in this Statement of Financial Information have been prepared by management in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for all statements and schedules and for ensuring that this information is consistent with the information contained in the audited financial statements. Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

City Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal controls. City Council meets with management, and the external auditors as required. The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Financial Information Act. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and fair access to City Council.

On behalf of The City of Langley

A handwritten signature in black ink, appearing to read 'G. Flack', with a stylized flourish at the end.

Graham Flack, CPA, CMA  
Deputy Chief Administrative Officer

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2024**

**Schedule of Debt**

For information on the long-term debt and all other debt owed by the City of Langley as of December 31, 2024, refer to the 2024 Audited Financial Statements Note 6, "Debt".

**City of Langley**  
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**For the Year Ended December 31, 2024**

**Schedule of Guarantee and Indemnity Agreements**

This organization has no guarantees or indemnities under the Guarantees and Indemnities Regulation.

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2024**

**Schedule of Remuneration & Expenses - City Employees**

<b>Employee</b>	<b>Remuneration<sup>1</sup></b>	<b>Expenses</b>	<b>Total</b>
Aspinall, Molly	\$ 118,488	\$ 731	\$ 119,219
Austin, Les	87,262	-	87,262
Balducci, Patrick	107,849	1,962	109,811
Beddow, Roy	175,601	1,616	177,217
Beno, Dena Kae	149,425	-	149,425
Brown, Andrew	94,275	-	94,275
Bryce, Colin	86,997	250	87,247
Burr, Colten	79,602	2,680	82,282
Cheung, Francis	330,455	6,449	336,904
Clark, James	159,916	100	160,016
Corda, Goran	98,185	-	98,185
Custock, Sonia	91,666	-	91,666
Daum, Christine	128,044	-	128,044
Del Rosario, Jerome	139,159	5,423	144,582
Dissing, Dylan	77,844	2,195	80,039
Dix, Alexander	127,020	-	127,020
Dizon, Giovanni	96,277	-	96,277
Edell, Tera	118,396	3	118,399
Endersby, Beverly	80,193	-	80,193
Filkov, James	104,248	4,690	108,938
Flack, Graham	200,915	2,578	203,493
French, Kirk	142,426	606	143,032
French, Nolan	85,253	761	86,014
Galway, Colin	122,934	1,668	124,602
Ganesan, Kaushikan	90,582	3,613	94,195
Gary, Joseph	156,683	250	156,933
Gilbert, Jesse	102,673	596	103,269
Gilbert, Paul	133,960	2,046	136,006
Gill, Hirod	109,394	2,413	111,807
Gray, Daniel	151,177	250	151,427
Hasan, Moudud	144,694	41	144,735
Henkel, Paul	135,112	950	136,062
Hilton, Kim	198,336	892	199,228
Hird, Patrick	108,184	895	109,079
Hlady, Jody	98,540	1,087	99,627
Hoogendoorn, Peter	117,443	577	118,020
Hoskin, Brian	152,694	1,450	154,144
Johannsen, Carl	222,228	821	223,049
Jose, Mathew	156,418	1,541	157,959
Kaetler, Cameron	135,313	1,080	136,393
Kalsi, Manraj	84,327	345	84,672
Kennedy, Scott	204,415	1,070	205,485

**City of Langley**  
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**Schedule of Remuneration & Expenses - City Employees**

<b>Employee</b>	<b>Remuneration<sup>1</sup></b>	<b>Expenses</b>	<b>Total</b>
Kenney, Kelly	178,162	4,393	182,555
Kerton, William	110,605	-	110,605
Keserich, Christina	84,275	3,340	87,615
Khangura, Harjit	90,487	142	90,629
Krasevich, Daniel	106,620	-	106,620
Kusack, Paula	140,462	310	140,772
Kusack, Ryan	89,776	250	90,026
La-Banh, Jessica	82,860	49	82,909
Lapointe, Melanie	90,735	249	90,984
Latham, Matthew	110,735	1,596	112,331
Leite, Darrin	232,280	4,581	236,861
Lohrasb, Kasrah	134,738	1,297	136,035
Macdonald, Darian	128,324	766	129,090
March, Andrew	80,401	-	80,401
Markowsky, Jamie	90,529	-	90,529
Maxwell, Ross	102,926	1,799	104,725
Metalnikov, Anton	132,681	2,353	135,034
Michael, Tanner	86,182	-	86,182
Miller, Leah	94,995	1,262	96,257
Mosca, Jake	76,943	1,700	78,643
Murphy, David	146,373	261	146,634
Nagle, Clayton	134,000	-	134,000
Nordan, Ryan	145,013	-	145,013
Payne, Michele	116,459	-	116,459
Perry, Robert	133,365	2,392	135,757
Pollock, David	193,001	1,082	194,083
Proulx, Dan	95,796	260	96,056
Rabby, Robert	87,923	-	87,923
Rai, Kaman	103,327	335	103,662
Rossnagel, Micah	158,196	3,735	161,931
Schouten, Raymond	139,533	399	139,932
Selvage, David	127,361	701	128,062
Shirazian, Ghazal	147,968	680	148,648
Simpson, Kyle	131,945	667	132,612
Skidmore, David	164,176	3,087	167,263
Smart, Kirk	82,974	1,325	84,299
Smith, Dawn	87,980	1,170	89,150
Speers, Jeff	116,513	-	116,513
Sturgeon, Andrew	130,338	484	130,822
Tamondong, Karlo	126,306	-	126,306
Tearney, Ashley	119,112	2,059	121,171
Uppal, Raminder	132,167	2,301	134,468

**City of Langley**  
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**Schedule of Remuneration & Expenses - City Employees**

<b>Employee</b>	<b>Remuneration<sup>1</sup></b>	<b>Expenses</b>	<b>Total</b>
Valentin, Armin	90,884	250	91,134
Valentin, Richard	77,036	250	77,286
Walker, Stephen	86,133	-	86,133
Warren, James	98,066	3,478	101,544
Wiley, Marques	94,274	37	94,311
Williams, Conor	89,677	-	89,677
Williamson, Ryan	117,378	180	117,558
Wilson, Troy	95,937	1,761	97,698
Wycherley, Jordan	122,537	-	122,537
Yeomans, Joseph	82,980	1,980	84,960
Zeller, Beckett	183,617	1,270	184,887
<b>All Employees under \$75,000</b>	<b>5,180,911</b>	<b>17,705</b>	<b>5,198,616</b>
	<b>\$ 16,888,575</b>	<b>\$ 123,565</b>	<b>\$ 17,012,140</b>

1. Reported remuneration may include retroactive pay and adjustments.

There were two severance agreement commenced between the City of Langley and its non-unionized employees during fiscal year 2024 . These agreements range from 6 to 8 months of compensation.





**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2024**

**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
1474083 BC LTD	\$ 37,454
A & A TESTING LTD	68,508
A&G SUPPLY LTD.	38,962
ACTIVE NETWORK LTD.	77,673
ADS ENVIRONMENTAL TECHNOLOGIES INC.	25,941
ALL ROADS CONTRUCTION LTD.	3,255,277
AMAZON	30,368
ANDREW SHERET LIMITED	167,277
AON REED STENHOUSE INC.	181,214
APLIN & MARTIN CONSULTANTS LTD	320,929
ARSALAN CONSTRUCTION LTD.	2,354,902
ASSOCIATED ENGINEERING (B.C.) LTD.	43,029
ASTROGRAPHIC INDUSTRIES LTD.	25,938
AVO VEHICLE OUTFITTING INC.	47,073
B&B HEAVY CIVIL CONSTRUCTION LTD	382,713
BC HYDRO	375,603
BDO CANADA LLP	73,590
BELL CANADA	31,837
BERTHIN CONSULTING LTD	32,392
BINGHAM & HILL ARCHITECTS	114,344
BLACK PRESS GROUP	50,552
BLACKLINE SITE WORKS LTD	232,941
BLACKRETE PAVING LTD.	83,517
BRANDT TRACTOR	27,442
CANOE PROCUREMENT GROUP OF CANADA	25,731
CANON CANADA INC.	28,356
CARSCADDEN STOKES MCDONALD ARCHITECTS IN.	132,106
CATALYST ENGINEERING INC	26,418
CDW CANADA	31,033
CEDAR CREST LANDS (BC) LTD.	277,380
CENTRAL SQUARE TECHNOLOGIES	55,902
CHIU, DOROTHY YE JING	37,200
CITY OF SURREY	212,799
COBRA ELECTRIC	153,703
COLUMBIA FUELS	25,515
COMMERCIAL TRUCK EQUIPMENT CO.	311,409
CROWN CONTRACTING LIMITED	322,968
CWPC PROPERTY CONSULTANTS	29,621
DELL CANADA	50,681
DIAMOND HEAD CONSULTING LTD.	74,921
DOWNTOWN LANGLEY BUSINESS ASSOCIATION	392,591
DRIVE PRODUCTS	32,919

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**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
E-COMM, EMERGENCY COMMUNICATION FOR BC	107,774
ECONOLITE CANADA INC.	80,276
EDIFICE CONSTRUCTION INC.	1,358,496
ELNAZ BONDAR COUNSELLING & ASSOCIATES LTD	87,808
EMTERRA ENVIRONMENTAL	537,518
ESSO	223,509
FIELDS TREE SERVICE INC.	38,939
FLOWSYSTEMS DISTRIBUTION INC	100,639
FRASER VALLEY AGGREGATES LTD	98,023
FRASER VALLEY REGIONAL LIBRARY	1,583,351
GEN3 ELECTRIC LTD	25,709
GOODBYE GRAFFITI SURREY	65,983
GREATER VANCOUVER SEWERAGE & DRAINAGE DIST.	2,896,395
GREATER VANCOUVER WATER DISTRICT	3,830,315
GROUP HEALTH GLOBAL	761,367
GUARDTECK SECURITY CORP	233,686
GUILLEVIN INTERNATIONAL	75,900
HAPA COLLABORATIVE	25,707
HEIDELBERG MATERIALS CANADA LIMITED	108,723
HIRA ROWAN LLP, BARRISTERS & SOLICITORS	26,215
HYBRID AUDIO VISUAL INC.	137,695
INSURANCE CORPORATION OF BRITISH COLUMBIA	147,005
INTERPAVE PRECAST SYSTEMS	94,484
INTERPROVINCIAL TRAFFIC SERVICES LTD.	103,488
INTULIGHT PRODUCTION	49,479
ISL ENGINEERING AND LAND SERVICES LTD.	363,406
IX SOLUTIONS LTD.	168,059
JINA JOO COUNSELLING	63,336
JW RECYCLE IT INC.	63,073
KEISER CORPORATION	39,638
L.A.P.S.	121,990
LAFARGE CANADA INC.	83,899
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	51,931
LANGLEY GIRLS ICE HOCKEY ASSOCIATION	41,000
LANGLEY MINOR HOCKEY ASSOCIATION	165,140
LANGLEY SCHOOL DISTRICT # 35	369,905
LIGE, DAVID J	132,062
LIL BEAR CONTRACTING COPRORATION	283,818
LUCENT QUAY CONSULTING INC.	51,395
MAINLAND CONSTRUCTION MATERIALS ULC DBA WINVAN PAVING	788,104
MAINROAD MAINTENANCE PRODUCTS	58,614
MAR-TECH UNDERGROUND SERVICES LTD	203,208

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**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
MASTER CARE JANITORIAL	90,744
MCDONALD & ROSS CONSTRUCTION LTD	3,856,256
MCELHANNEY LTD.	201,098
MCKINLEY ELECTRIC LTD.	36,036
MEADOWLANDS HORTICULTURE INC.	26,987
METRO VANCOUVER	685,309
MINISTER OF FINANCE	721,352
MODERN NIAGRA BUILDING SERVICES	58,444
MODUS	54,690
MUNICIPAL INSURANCE ASSOCIATION	269,092
MUNICIPAL PENSION PLAN	1,253,681
NAHANNI TRUCK & TRAILER REPAIR	49,228
NEPTUNE TECHNOLOGY GROUP	48,389
NOVA POLE INTERNATIONAL INC.	29,884
OGUNSEITAN, DAMMY	26,933
OPEN TEXT	33,780
OPUS CONSULTING GROUP LTD.	29,996
PACIFIC FLOW CONTROL LTD	43,815
PARSONS	26,481
PAVEX PAVING LTD.	81,474
PBX ENGINEERING LTD.	31,376
PETER M. GERMAN, BARRISTER & SOLICITOR	45,953
PRAIRIE COAST EQUIPMENT	106,341
PREMIER PACIFIC SEEDS LTD.	26,235
PROFIRE EMERGENCY EQUIPMENT	162,702
PROTECH TRAFFIC CONTROL LTD	245,501
PSD CITYWIDE INC	29,056
PWL PARTNERSHIP LANDSCAPE ARCHTECTS INC.	76,362
QRD (DOUGLAS) LIMITED PARTNERSHIP	37,454
R. KEITH JONES & ASSOCIATES	55,125
R.F. BINNIE & ASSOCIATES LTD	536,712
RAMSEY, STUART	30,056
RDM ENTERPRISES GROUP	614,437
RECEIVER GENERAL FOR CANADA	12,491,127
RICHCO CONTRACTING LTD.	2,664,563
ROCKY LAYNE LTD O/A SLATE ROCK AND GRAVEL	254,391
ROCKY MOUNTAIN PHOENIX	109,606
ROPER GREYELL LLP	259,990
SAFETEK EMERGENCY VEHICLES LTD	1,505,016
SANDPIPER CONTRACTING LLP	161,332
SCOTTISH LINE PAINTING LTD.	82,796
SEA TO SEA SERVICES LTD.	29,899

**City of Langley**  
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**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
SFE GLOBAL	34,340
SIGNATURE EDITIONS MILLWORK INC.	110,617
SITE ONE LANDSCAPE SUPPLY	44,915
SOFTCHOICE	46,855
SQUARE ONE PAVING LTD.	40,565
STANDARD ELECTRIC BC LTD.	73,138
STAPLES BUSINESS ADVANTAGE INC.	25,417
STREAMLINE FENCING LTD.	726,879
SUDDEN TECHNOLOGIES	61,761
SUMMIT CLADDING SYSTEMS INC	33,942
SUPERIOR CITY SERVICES LTD.	246,609
TELUS COMMUNICATIONS INC.	65,136
THE ANSWER GARDEN PRODUCTS LTD.	176,763
TIM PLAY & ASSOCIATES LTD	36,094
TIMMERMANS LANDSCAPING LTD.	48,137
TOWNSHIP OF LANGLEY	5,310,876
TRANSCAN LEASING CORP	83,772
TRES COMMUNITY SOLUTIONS	38,378
TURNBULL CONSTRUCTION PROJECT MANAGERS LTD.	28,271
UNIT 4 BUSINESS SOFTWARE CORPORATION	32,332
UPANUP STUDIOS INC.	93,299
URBAN SYSTEMS	44,633
VACTERRA HYDROVAC INC	422,844
VDZ & A CONSULTING INC.	30,907
W.K. WILLIAMS ENGINEERING CONSULTANTS LTD	25,127
WALTERS COUNSELLING INC	78,912
WATT CONSULTING GROUP LTD.	47,239
WEDU CONSULTING	39,989
WESTPRO LANDSCAPING LTD.	30,279
WORK TRUCK WEST	132,944
WORKSAFE BC	602,540
YOUNG, ANDERSON BARRISTERS AND SOLICITORS	155,243
ZEEMAC VEHICLE LEASE LTD.	37,021
<b>All Suppliers under \$25,000</b>	2,769,063
	<b>\$ 65,102,327</b>