

**Consolidated Financial Statements
of
CITY OF LANGLEY**

Year ended December 31, 2016

CITY OF LANGLEY
Consolidated Financial Statements
Year ended December 31, 2016

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CITY OF LANGLEY

Consolidated Financial Statements

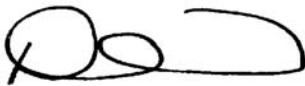
Year ended December 31, 2016

MANAGEMENT'S RESPONSIBILITY

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.



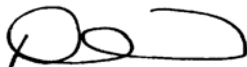
Darrin Leite, CPA, CA
Director of Corporate Services

CITY OF LANGLEY

Consolidated Statement of Financial Position at December 31, 2016 with comparative figures for 2015

	2016	2015
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 25,175,577	\$ 18,811,533
Accounts receivable		
Taxes and utilities receivable	4,409,628	4,097,740
Receivables from other governments	3,383,695	2,263,334
Other receivables	976,384	1,128,546
Portfolio investments (Note 2)	25,136,374	33,069,675
	<u>59,081,658</u>	<u>59,370,828</u>
Liabilities		
Prepaid property taxes	4,236,591	4,237,923
Accounts payable and accrued liabilities	9,333,337	10,599,750
Employee future benefits (Note 3)	317,848	310,496
Deferred revenue	1,038,886	1,140,483
Deferred development cost charges (Note 4)	11,321,971	11,369,337
	<u>26,248,633</u>	<u>27,657,989</u>
Net Financial Assets	<u>32,833,025</u>	<u>31,712,839</u>
Non-Financial Assets		
Prepaid expenses	117,375	78,024
Supplies inventory	107,332	82,213
Tangible capital assets (Schedule 4)	239,763,844	230,254,017
	<u>239,988,551</u>	<u>230,414,254</u>
Accumulated Surplus (Note 5)	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
Director of Corporate Services



Ted Schaffer
Mayor

CITY OF LANGLEY

Consolidated Statement of Operations

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 25,098,150	\$ 25,209,207	\$ 23,886,067
User fees and other revenue	10,480,705	11,208,035	10,422,529
Gaming proceeds	6,000,000	6,824,902	6,542,247
Government transfers (Note 7)	2,200,915	3,542,142	1,982,429
Investment earnings	338,500	729,759	799,069
Use of development cost charges (Note 4)	985,050	1,456,558	2,163,884
Contributed tangible capital assets	-	2,879,922	132,680
	45,103,320	51,850,525	45,928,905
Expenses (Schedules 2 & 3)			
General government services	4,732,715	4,373,817	4,195,075
Police service	11,093,910	10,304,268	10,216,540
Fire service	4,308,425	4,569,225	4,284,385
Other protective services	811,040	723,473	759,478
Engineering operations	6,097,460	5,591,962	4,722,118
Water utility	3,857,425	3,796,349	4,002,283
Sewer and drainage utility	3,239,585	3,174,167	3,292,462
Development services	1,078,455	1,101,431	978,905
Solid waste	619,740	619,253	593,534
Recreation services	3,633,205	4,325,750	3,419,297
Parks	2,412,825	2,337,957	2,269,932
Loss on disposal of tangible capital assets	-	238,390	191,162
	41,884,785	41,156,042	38,925,171
Annual surplus	3,218,535	10,694,483	7,003,734
Accumulated surplus - beginning of year	262,127,093	262,127,093	255,123,359
Accumulated surplus - end of year (Note 5)	\$ 265,345,628	\$ 272,821,576	\$ 262,127,093

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Annual Surplus	\$ 3,218,535	\$ 10,694,483	\$ 7,003,734
Change in capital assets			
Acquisition of tangible capital assets	(8,874,050)	(12,247,420)	(17,090,132)
Contributed tangible capital assets	-	(2,879,922)	(132,680)
Amortization	4,750,000	5,026,725	4,631,360
Proceeds from sale of tangible capital assets	-	352,400	53,938
Loss on disposal of tangible capital assets	-	238,390	191,162
	(4,124,050)	(9,509,827)	(12,346,352)
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(39,351)	20,852
Decrease (increase) in supplies inventory	-	(25,119)	14,506
	-	(64,470)	35,358
Increase (decrease) in financial assets	(905,515)	1,120,186	(5,307,260)
Net financial assets - beginning of year	31,712,839	31,712,839	37,020,099
Net financial assets - end of year	\$ 30,807,324	\$ 32,833,025	\$ 31,712,839

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2016 with comparative figures for 2015

	2016	2015
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 10,694,483	\$ 7,003,734
Items not involving cash:		
Recognition of development cost charges	(1,456,558)	(2,163,884)
Amortization	5,026,725	4,631,360
Amortization of investment premiums and discounts	33,301	37,121
Contributed tangible capital assets	(2,879,922)	(132,680)
Loss on disposal of tangible capital assets	238,390	191,162
Changes in non-cash working capital:		
Accounts receivable	(1,280,087)	(663,045)
Prepaid property taxes	(1,332)	46,792
Accounts payable and accrued liabilities	(1,259,061)	1,703,578
Prepaid expenses	(39,351)	20,852
Supplies inventory	(25,119)	14,506
Deferred revenue	(101,597)	434,485
	8,949,872	11,123,981
Capital Transactions		
Cash used to acquire tangible capital assets	(12,247,420)	(17,090,132)
Proceeds from sale of tangible capital assets	352,400	53,938
	(11,895,020)	(17,036,194)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	1,409,192	1,796,227
	1,409,192	1,796,227
Investing Transactions		
Purchase of investments	(23,100,000)	(39,000,000)
Redemption of investments	31,000,000	27,000,000
	7,900,000	(12,000,000)
Increase (decrease) in cash and cash equivalents	6,364,044	(16,115,986)
Balance, beginning of year	18,811,533	34,927,519
Balance, end of year	\$ 25,175,577	\$ 18,811,533

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City 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.

(C) Non-financial 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.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services utilized and revenue earned.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are generated.

Government transfers

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

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development Cost Charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

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

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2016 or December 31, 2015.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

2. Cash, cash equivalents and portfolio investments:

	2016	2015
Deferred development cost charges	\$ 11,078,455	\$ 10,806,439
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
Operating funds	10,000,157	13,016,566
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>
Cash and cash equivalents	\$ 25,175,577	\$ 18,811,533
Portfolio investments	25,136,374	33,069,675
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2015 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.35% and 5.76% (2015 - 1.65% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2016 was \$25,282,512 (2015 - \$33,260,106). Portfolio investments are recorded at amortized cost.

Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2016 was \$317,848 (2015 - \$310,496), comprised as follows:

	2016	2015
Benefit liability - beginning of year	\$ 310,496	\$ 282,544
Current service cost	33,600	27,300
Interest cost	13,000	11,500
Benefits paid	(51,600)	(23,200)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>317,848</u>	<u>310,496</u>
Unamortized actuarial loss	103,752	116,104
Accrued benefit obligation - end of year	<u>\$ 421,600</u>	<u>\$ 426,600</u>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2016	2015
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

4. Deferred development cost charges:

	Balance at Dec. 31, 2015	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2016
Drainage	\$ 2,325,291	\$ 165,561	\$ 39,992	\$ -	\$ 2,530,844
Public Open Spaces	5,006,480	61,701	83,270	(57,609)	5,093,842
Roads	1,661,102	476,564	31,346	(636,425)	1,532,587
Sewer	1,374,868	393,565	25,372	(476,956)	1,316,849
Water	1,001,596	114,919	16,902	(285,568)	847,849
	<u>\$ 11,369,337</u>	<u>\$ 1,212,310</u>	<u>\$ 196,882</u>	<u>\$ (1,456,558)</u>	<u>\$ 11,321,971</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2016	2015
Operating surplus		
General	\$ 1,293,380	\$ 1,282,874
Sewer & Drainage	1,138,317	1,136,117
Water	1,392,696	1,395,882
	<u>3,824,393</u>	<u>3,814,873</u>
Equity in tangible capital assets		
General	190,881,828	183,809,572
Sewer & Drainage	27,412,136	26,535,022
Water	21,469,880	19,909,423
	<u>239,763,844</u>	<u>230,254,017</u>
Reserves (Schedule 1)		
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
	<u>29,233,339</u>	<u>28,058,203</u>
	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2016 Financial Plan	2016	2015
City tax levies	\$ 24,549,430	\$ 24,658,376	\$ 23,349,346
Grants in lieu of taxes	548,720	550,831	536,721
	<u>25,098,150</u>	<u>25,209,207</u>	<u>23,886,067</u>
Levies for other organizations			
School taxes		13,611,552	13,532,754
Translink		2,725,645	2,782,035
British Columbia Assessment Authority		404,755	403,882
Metro Vancouver		377,040	371,599
Downtown Langley Merchants Assoc.		402,029	382,884
Municipal Finance Authority		1,395	1,291
Total collections for others		<u>17,522,416</u>	<u>17,474,445</u>
		<u>\$ 42,731,623</u>	<u>\$ 41,360,512</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

7. Government transfers:

	2016 Financial Plan	2016	2015
Federal Government			
Community works fund	\$ 127,680	\$ 127,680	\$ 123,525
	127,680	127,680	123,525
Provincial Government			
Hotel tax revenue	105,000	170,281	140,087
Carbon tax revenue sharing	20,175	20,229	20,194
Traffic fine revenue sharing	498,200	501,659	539,020
Infrastructure funding	490,000	1,547,070	-
	1,113,375	2,239,239	699,301
Municipalities and Regional Authorities			
Police capital adjustment	32,000	32,969	34,385
Langley Youth & Family Services	344,630	326,584	345,114
Emergency preparedness	34,980	17,170	26,291
Major road network	523,000	528,500	753,813
Infrastructure funding	25,250	270,000	-
	959,860	1,175,223	1,159,603
	\$ 2,200,915	\$ 3,542,142	\$ 1,982,429

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2016	2015
Langley Christmas Bureau	\$ 238,184	\$ 222,429
Refundable deposits	6,661,064	6,240,288
Road bond reserve	41,350	41,350
GVS & DD development cost charges	28,421	56,842
	\$ 6,969,019	\$ 6,560,909

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2016			2015
	Operations	Capital	Total	Total
Salaries & benefits	\$ 12,681,200	\$ 203,320	\$ 12,884,520	\$ 11,669,703
Goods and services	23,209,727	12,044,100	35,253,827	39,523,078
Contributed tangible capital assets	-	2,879,922	2,879,922	132,680
Total expenditures	35,890,927	15,127,342	51,018,269	51,325,461
Amortization	5,026,725	-	5,026,725	4,631,360
Loss on disposal of tangible capital assets	238,390	-	238,390	191,162
Total expenditures & expenses	\$ 41,156,042	\$ 15,127,342	\$ 56,283,384	\$ 56,147,983

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$980,408 (2015 - \$933,488) for employer contributions while employees contributed \$775,444 (2015 - \$741,580) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

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.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

13. Financial plan:

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 15, 2016 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	2016 Financial Plan
Surplus as per Financial Plan Bylaw No. 2980	\$ -
Capital asset additions	8,874,050
Transfer to non-statutory reserves	7,557,775
Transfer to statutory reserves	1,297,550
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(7,382,290)
Transfer from statutory reserves	(2,333,550)
Transfer from surplus	(45,000)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 3,218,535</u>

CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves

Year ended December 31, 2016 with comparative figures for 2015

Statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Capital Works	\$ 5,562,027	\$ -	\$ 1,315,690	\$ 92,727	\$ -	\$ (307,316)	\$ (2,677,760)	\$ 3,985,368
Equipment Replacement-Fire Dept.	1,473,878	-	55,000	24,495	-	-	(112,383)	1,440,990
Lane Development	250,954	-	-	4,144	-	-	-	255,098
Machinery Replacement	1,391,256	-	486,399	24,689	-	-	(480,066)	1,422,278
Off-Street Parking	225,231	-	10,944	3,809	-	-	-	239,984
Office Equipment Replacement	35,314	-	46,500	927	-	-	(41,482)	41,259
Parks and Recreation	208,005	-	177,500	4,548	-	(49,370)	(110,133)	230,550
P&R Future Projects	36,416	-	-	601	-	-	-	37,017
Total	\$ 9,183,081	\$ -	\$ 2,092,033	\$ 155,940	\$ -	\$ (356,686)	\$ (3,421,824)	\$ 7,652,544

Non-statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Community Works	\$ 4,214	\$ -	\$ 127,680	\$ 237	\$ -	\$ -	\$ (127,680)	\$ 4,451
Future Policing Costs	2,979,336	-	221,544	48,752	(27,214)	-	(61,194)	3,161,224
Gaming Proceeds	8,449,597	-	6,824,902	164,918	(567,477)	(526,154)	(4,089,018)	10,256,768
Major Road Network Rehab	1,094,913	-	307,949	18,729	-	-	(326,909)	1,094,682
Sewer Future Capital	847,219	-	440,000	16,947	-	(59,893)	(110,443)	1,133,830
Sewer Insurance Claims	30,862	-	-	510	-	-	-	31,372
Special Bonds	3,740,698	497,370	-	66,984	-	-	(75,792)	4,229,260
Tax Stabilization	329,009	-	-	5,432	-	-	-	334,441
Water Future Capital	1,399,274	-	570,000	26,146	-	(66,035)	(594,618)	1,334,767
Total	\$ 18,875,122	\$ 497,370	\$ 8,492,075	\$ 348,655	\$ (594,691)	\$ (652,082)	\$ (5,385,654)	\$ 21,580,795

CITY OF LANGLEY
Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2016
	Note 13													
Revenue														
Property tax revenue	\$ 25,098,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,209,207	\$ 25,209,207
User fees and other revenue	10,480,705	175,286	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	1,224,369	11,208,035
Gaming proceeds	6,000,000	279,859	-	-	-	-	-	-	-	-	237,618	50,000	6,257,425	6,824,902
Government transfers	2,200,915	-	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	170,429	3,542,142
Investment earnings	338,500	-	-	-	-	-	-	-	-	-	-	-	729,759	729,759
Use of development cost charges	985,050	-	-	-	-	552,455	285,568	476,956	-	-	-	141,579	-	1,456,558
Contributed infrastructure	-	-	-	-	-	1,333,547	738,100	808,275	-	-	-	-	-	2,879,922
Total Revenue	45,103,320	455,145	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	33,591,189	51,850,525
Expenses														
Operating														
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	-	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	-	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	-	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	-	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	-	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	-	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$ (3,753,789)	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$ 33,591,189	\$ 10,694,483

CITY OF LANGLEY
Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2015

	2015 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2015
Revenue														
Property tax revenue	\$ 24,104,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,886,067	\$ 23,886,067
User fees and other revenue	10,039,985	122,839	4,468	-	79,798	176,117	4,224,378	3,221,678	989,643	705,229	20,043	18,297	860,039	10,422,529
Gaming proceeds	5,600,000	173,291	-	-	-	-	-	-	-	-	173,291	50,000	6,145,665	6,542,247
Government transfers	1,746,960	-	573,405	-	371,405	753,813	-	-	160,281	-	-	-	123,525	1,982,429
Investment earnings	364,400	-	-	-	-	-	-	-	-	-	-	-	799,069	799,069
Use of development cost charges	516,035	-	-	-	-	319,515	977,361	806,938	-	-	-	60,070	-	2,163,884
Contributed infrastructure	-	-	-	-	-	-	99,550	33,130	-	-	-	-	-	132,680
Total Revenue	42,371,830	296,130	577,873	-	451,203	1,249,445	5,301,289	4,061,746	1,149,924	705,229	193,334	128,367	31,814,365	45,928,905
Expenses														
Operating														
Salaries & benefits	11,867,460	2,277,835	2,652	3,370,514	113,591	1,437,324	449,235	349,731	663,869	17,161	1,671,443	1,062,487	-	11,415,842
Goods and services	23,899,515	1,291,522	10,147,906	589,592	645,887	1,237,368	3,148,838	2,371,341	287,341	576,373	1,579,239	811,400	-	22,686,807
Loss (gain) on disposal of capital assets	-	(570)	-	-	-	163,088	19,325	7,299	-	-	-	2,020	-	191,162
	35,766,975	3,568,787	10,150,558	3,960,106	759,478	2,837,780	3,617,398	2,728,371	951,210	593,534	3,250,682	1,875,907	-	34,293,811
Amortization	4,750,000	625,718	65,982	324,279	-	2,047,426	404,210	571,390	27,695	-	168,615	396,045	-	4,631,360
Total Expenses	40,516,975	4,194,505	10,216,540	4,284,385	759,478	4,885,206	4,021,608	3,299,761	978,905	593,534	3,419,297	2,271,952	-	38,925,171
Excess (Deficiency) of Revenue Over Expenses	\$ 1,854,855	\$ (3,898,375)	\$ (9,638,667)	\$ (4,284,385)	\$ (308,275)	\$ (3,635,761)	\$ 1,279,681	\$ 761,985	\$ 171,019	\$ 111,695	\$ (3,225,963)	\$ (2,143,585)	\$ 31,814,365	\$ 7,003,734

CITY OF LANGLEY

Schedule 4

Schedule of Tangible Capital Assets

Year ended December 31, 2016 with comparative figures for 2015

2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266
Accumulated amortization									
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844

2015	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,288,101	\$ 30,043,067	\$ 6,309,144	\$ 6,215,531	\$ 117,002,257	\$ 40,869,520	\$ 27,258,313	\$ 301,263,270
Additions	-	353,778	8,433,980	574,312	246,794	3,532,748	2,097,128	1,984,072	17,222,812
Disposals	-	-	-	(326,592)	(11,734)	(410,490)	(115,320)	(62,795)	(926,931)
	66,277,337	7,641,879	38,477,047	6,556,864	6,450,591	120,124,515	42,851,328	29,179,590	317,559,151
Accumulated amortization									
Opening balance	-	3,143,894	11,465,064	4,025,193	4,350,319	35,615,648	15,838,139	8,917,348	83,355,605
Amortization expense	-	281,854	892,159	320,882	317,574	1,855,114	567,488	396,289	4,631,360
Disposals	-	-	-	(285,843)	(11,734)	(251,463)	(89,321)	(43,470)	(681,831)
	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Net book value	\$ 66,277,337	\$ 4,216,131	\$ 26,119,824	\$ 2,496,632	\$ 1,794,432	\$ 82,905,216	\$ 26,535,022	\$ 19,909,423	\$ 230,254,017