



TOWN OF COMOX

Statement of Financial Information
Year Ended December 31, 2025

Town of Comox
Statement of Financial Information
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For the year ended December 31, 2025

Statement of Financial Information Approval

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Town of Comox
Statement of Financial Information
Statement of Financial Information Approval
For the year ended December 31, 2025

I certify that I have prepared the whole of the Statement of Financial Information and am responsible for its contents. It has not been audited by the Town's independent auditors.



Edward Henley, Director of Finance

May 6, 2026
Date

This whole Statement of Financial Information has been approved by the Town of Comox Council.



Nicole Minions, Mayor

May 6, 2026
Date

Town of Comox

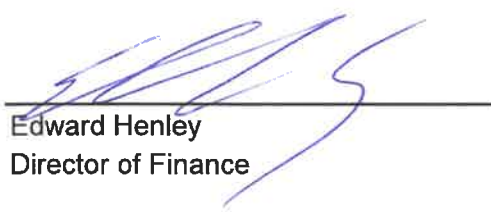
Management Report

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with Canadian Public Sector Accounting Standards and are outlined under "Significant Accounting Policies" in the notes to the financial statements, and the integrity and objectivity of these statements and schedules are management's responsibility. Management is also responsible for all of the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the 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.

The Council of the Town of Comox is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control.

The external auditors, MNP LLP, conduct an independent examination, in accordance with Canadian Public Sector accounting standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.



Edward Henley
Director of Finance



Consolidated Financial Statements of

Town of Comox

Year Ended December 31, 2025

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Year Ended December 31, 2025

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Town of Comox

Management's Responsibility for Financial Reporting

The preparation of information in these Consolidated Financial Statements is the responsibility of management. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are outlined under "Significant Accounting Policies" in the notes to the consolidated financial statements. Management is responsible for the integrity and objectivity of these statements as well as the supplementary statements and schedules.

Management maintains a system of internal accounting controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded and reported properly. Management also maintains a program of proper business compliance.

MNP LLP, the Town's independent auditors, have conducted an examination of the consolidated financial statements in accordance with Canadian auditing standards and have expressed their opinion in a report accompanying this statement.



Edward Henley
Director of Finance

To the Mayor and Council of the Town of Comox:

Opinion

We have audited the consolidated financial statements of Town of Comox (the "Town"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, remeasurement gains and losses net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Town as at December 31, 2025, and the results of its consolidated operations, net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Supplementary Information

The supplementary information contained in Schedule 1 - Schedule of Continuity of Reserve Funds has been presented for purposes of additional analysis and is unaudited. We do not express an opinion on this Schedule because our examination did not extend to the detailed information therein.

Other Information

Management is responsible for the other information, consisting of an annual report, which is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

Management is responsible for the preparation and fair presentation of the 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 consolidated financial statements, management is responsible for assessing the Town'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 Town or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated 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 risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We 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.

Nanaimo, British Columbia

May 6, 2026

MNP LLP

Chartered Professional Accountants

Town of Comox
Consolidated Statement of Financial Position
as at December 31, 2025

	2025	2024
Financial Assets:		
Cash & cash equivalents	\$ 10,079,791	\$ 5,691,367
Short-term investments (Note 2c)	53,468,531	49,987,499
Receivables (Note 3)	5,537,157	4,776,489
Land for resale	9,847	9,847
	69,095,326	60,465,202
Financial Liabilities:		
Payables (Note 4)	5,704,162	5,102,875
Deferred revenue (Schedule 2)	2,448,509	1,995,870
Restricted revenue (Schedule 2)	4,871,652	8,001,796
Deposits	9,055,079	1,613,561
Capital lease (Note 5)	1,511,974	1,670,410
Equipment financing (Note 6)	996,266	1,368,489
Long-term debt (Note 7)	1,109,520	-
Future payroll obligations (Note 10)	900,821	978,675
Asset retirement obligations (Note 18)	285,638	273,980
	26,883,621	21,005,656
Net Financial Assets	42,211,705	39,459,546
Non-financial assets:		
Tangible capital assets (Schedule 4)	118,918,516	105,917,653
Supply inventory	353,329	279,296
Prepaid expenses	435,302	327,548
Shares in Courtenay Golf Club Ltd.	8,750	8,750
	119,715,897	106,533,247
Accumulated surplus	\$ 161,927,602	\$ 145,992,793
Accumulated surplus consists of:		
Accumulated operating surplus (Note 17)	161,374,139	145,643,062
Accumulated remeasurement gain	553,463	349,731
Accumulated surplus	\$ 161,927,602	\$ 145,992,793

Contingent liabilities (Note 8)
Commitment (Note 20)


Edward Henley, Director of Finance, responsible for financial administration.

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

Town of Comox
Consolidated Statement of Operations
Year Ended December 31, 2025

	Budget (Note 16)	2025	2024
Revenue			
Property taxation	\$ 16,944,356	\$ 17,086,135	\$ 15,274,067
Sale of services	13,684,095	14,846,143	14,086,511
Government transfers	4,955,769	4,567,843	7,335,560
Investment income	400,000	2,585,958	2,574,887
Development contributions	1,480,195	8,809,185	3,280,475
Loss on disposal of tangible capital assets	-	(120,656)	(15,703)
Other	122,900	128,186	134,445
	37,587,315	47,902,794	42,670,242
Expenses			
General government	4,535,252	3,735,083	4,261,079
Protective services	5,769,066	5,007,021	4,914,051
Solid waste management	2,761,928	2,521,107	2,632,290
Affordable housing	30,230	35,244	35,267
Development services	3,305,512	1,587,535	1,267,644
Transportation	4,771,439	3,900,524	4,667,949
Parks, recreation, and culture	7,550,082	6,711,156	6,059,987
Marina	33,395	381,142	202,710
Water services	3,648,065	4,140,397	3,115,073
Sewer services	3,952,190	4,152,508	3,149,596
	36,357,159	32,171,717	30,305,646
Annual surplus	1,230,156	15,731,077	12,364,596
Accumulated operating surplus, beginning of year	145,643,062	145,643,062	133,278,466
Accumulated operating surplus, end of year	\$ 146,873,218	\$ 161,374,139	\$ 145,643,062

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

Town of Comox
 Consolidated Statement of Remeasurement Gains and Losses
 Year Ended December 31, 2025

	2025	2024
Accumulated remeasurement gains, beginning of the year	\$ 349,731	\$ 88,623
Unrealized gains attributable to portfolio investments	203,732	261,108
Accumulated remeasurement gains, end of year	\$ 553,463	\$ 349,731

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

Town of Comox

Consolidated Statement of Change in Net Financial Assets

For the Year Ended December 31, 2025

	Budget (Note 16)	2025	2024
Annual surplus	\$ 1,230,156	\$ 15,731,077	\$ 12,364,596
Acquisition of tangible capital assets	(13,307,152)	(14,845,471)	(8,522,598)
Disposition of tangible capital assets	-	471,627	171,933
Increase in tangible capital assets due to asset retirement obligations	-	-	19,331
Tangible capital assets contributed	-	(2,940,785)	(2,579,470)
Additions of Capital Assets	(13,307,152)	(17,314,629)	(10,910,804)
Amortization of tangible capital assets	3,700,000	4,313,766	4,060,802
	(8,376,996)	2,730,214	5,514,594
Unrealized gain on investments	-	203,732	261,108
Increase in supply inventory	-	(74,033)	(18,543)
Increase in prepaid expenses	-	(107,754)	(185,469)
	-	21,945	57,096
Increase (decrease) in Net Financial Assets	(8,376,996)	2,752,159	5,571,690
Net Financial Assets at beginning of year	39,459,546	39,459,546	33,887,856
Net Financial Assets at end of year	\$ 31,082,550	\$ 42,211,705	\$ 39,459,546

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

Town of Comox

Consolidated Statement of Cash Flows as at December 31, 2025

	2025	2024
Net inflow (outflow) of cash related to the following activities:		
Operating activities:		
Annual surplus	\$ 15,731,077	\$ 12,364,596
Non-cash items included in operations:		
Contribution from developers	(2,940,785)	(2,579,470)
Amortization of tangible capital assets	4,313,766	4,060,802
Accretion	11,658	17,909
Disposition of tangible capital assets	471,627	171,933
Unrealized gain on investments	203,732	261,108
Net changes to financial assets & liabilities through operations:		
(Increase) in receivables	(760,668)	(1,767,388)
Increase in payables	601,287	621,468
Increase in deferred revenue	452,639	297,584
(Decrease) in restricted revenue	(3,130,144)	(270,733)
Decrease / (increase) in other deposits	7,441,518	(1,761,182)
(Decrease) in future employee obligations	(77,854)	(105,509)
(Increase) in supply inventory	(74,033)	(18,543)
(Increase) in prepaid expenses	(107,754)	(185,469)
	22,136,066	11,107,106
Investing Activities		
Short-term investing	(3,481,032)	(602,733)
Capital Activities		
Acquisition of tangible capital assets	(14,845,471)	(8,522,598)
Financing activities:		
Capital lease borrowing	-	1,822,887
Capital lease repayment	(158,436)	(152,477)
Equipment financing repayment	(372,223)	(331,058)
Long-term debt proceeds	1,109,520	-
	578,861	1,339,352
Increase in cash and cash equivalents	4,388,424	3,321,127
Cash and cash equivalents, beginning of year	5,691,367	2,370,240
Cash and cash equivalents, end of year	\$ 10,079,791	\$ 5,691,367
Supplemental cash flow information		
Interest paid	\$ 140,252	\$ 197,901
Interest received	\$ 2,585,958	\$ 2,574,887

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

Town of Comox

Notes to the Consolidated Financial Statements

For the year ended December 31, 2025

1. PURPOSE

The Town of Comox was incorporated in 1946 to provide municipal services to its residents and is governed by the Community Charter and the Local Government Act of British Columbia.

2. SIGNIFICANT ACCOUNTING POLICIES

a) British Columbia Municipalities

It is the policy of the Town to follow the accounting principles generally accepted for British Columbia municipalities and to apply such principles consistently. As part of this policy, the Town's resources and operations are segregated into various funds for accounting and financial reporting purposes, each treated as a separate entity with responsibility for the stewardship of the assets allocated to it.

The consolidated financial statements are prepared in accordance with the recommendations of the Public Sector Accounting Board (PSAB). The consolidated financial statements include the Town of Comox's financial position, financial operations, changes in remeasurement gains and losses, changes in net financial assets, and changes in cash flows. Inter-fund transactions and fund balances have been eliminated on consolidation.

b) Investments and Financial Instruments

Financial instruments are classified into two categories: fair value or cost.

- (i) Fair value category: investments quoted in an active market are reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date.

Transaction costs related to the acquisition of investments are recorded as an expense. Unrealized gains and losses on financial assets are recognized in the Statement of Remeasurement Gains and Losses until such time that the financial asset is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the Statement of Operations and related balances reversed from the Statement of Remeasurement Gains and Losses.

- (ii) Cost category: investments not quoted in an active market, financial assets and liabilities are recorded at cost or amortized cost. Gains and losses are recognized in the Statement of Operations when the financial asset is derecognized due to disposal or impairment. Sales and purchases of investments are recorded on the trade date.

Transaction costs related to the acquisition of financial assets are included in the cost of the related instrument.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets are assessed for impairment on an annual basis. If there is an indicator of impairment, the Town of Comox determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Town of Comox expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial adjusted cost base.

c) Short-term Investments

Investments comprise various investment funds with fluctuating returns, carried at market value, equal to the carrying value, and Guaranteed Investment Certificates with maturities ranging from January 2026 to September 2028, with interest rates ranging from 3.55% to 6.15%, which are recorded at cost. The Town has elected to record its Bond Fund investments at fair value per note 2b).

Short-term Investments	2025	2024
Municipal Finance Authority of BC Funds:		
Short-term Bond Fund *	\$ 5,553	\$ 5,377
Intermediate Bond Fund	5,053,223	4,861,983
Money Market Fund	16,112	15,662
Adjusted for Trust Fund *	5,074,888	4,883,022
Guaranteed Investment Certificates		
Scotiabank (30-day Note Plan)	2	7,058,858
Coast Capital Savings	35,893,611	11,217,832
Raymond James	12,500,031	26,827,787
Sub-total	48,393,643	45,104,477
 Total	 \$ 53,468,531	 \$ 49,987,499

d) Trust Fund

A Town-administered trust fund has been excluded from the consolidated financial statements. The balance in the fund was \$313,530 at December 31, 2025 (2024 - \$301,665). It was invested in the MFA Short-term Bond Fund in 2025 and 2024.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

- e) Tangible capital assets are recorded at cost, net of disposals, write-downs and amortization. Acquisitions exceeding the capitalization thresholds are capitalized. The Town records certain infrastructure assets as a single network without breaking them down into component parts. Expenditures to replace components of such a network are expensed as incurred. Amortization is calculated on a straight-line basis over the estimated useful life of the asset class. Amortization is not taken until the asset is in use. Repairs and maintenance are not capitalized but are expensed in the period in which they occur. Betterments which enhance the asset's life or capacity are capitalized.

Major Asset Category	Threshold	Estimated Life
Land	\$ 10,000	Indefinite
Land improvements	\$ 10,000	25 years
Buildings	\$ 10,000	50 years
Vehicles and machinery	\$ 10,000	8 to 20 years
Computers and programs	\$ 10,000	5 years
Engineered structures		
Road surfaces	\$ 10,000	25 years
Road sub-surfaces	\$ 10,000	50 years
Sidewalks	\$ 10,000	50 years
Storm drains surface	\$ 10,000	25 years
Storm drains sub-surface	\$ 10,000	75 years
Water	\$ 10,000	75 years
Sewer	\$ 10,000	75 years
Other surface structures	\$ 10,000	25 years

- f) Future Payroll Obligations
Earned but unpaid vacation is fully accrued and recorded in the financial statements.

An accrual is made for expected payments for employee sick leave, retirement payouts, disability or death benefits, and termination pay, discounted to net present value at year-end.

- g) Inventory
Inventory of supplies is recorded as a non-financial asset and is valued at the lower of cost and net realizable value. Cost is determined by the first-in, first-out method. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and selling costs.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

h) Funds

The Town of Comox's financial operations are divided into seven funds: General Operating Fund, General Capital Fund, Reserve Fund, Water Operating Fund, Water Capital Fund, Sewer Operating Fund, and Sewer Capital Fund. Functionally, the Water and Sewer Funds are used for the services of distribution of potable water and collection and treatment of sanitary sewage, respectively. The General Operating Fund is used for all other Town services. Capital Funds (General, Water and Sewer are used to segregate tangible capital assets and related debt). All revenue and expenses for services are recognized in the operating funds. The Reserve Fund is used to segregate capital and other statutory reserves.

i) Revenue Recognition

Property tax revenues are recognized in the year they are levied. User fees and garbage revenues are recognized when the performance obligation is satisfied. Interest and operating grants are recognized as earned. Grants in lieu of taxes are recorded on an accrual basis when it is possible to reasonably estimate the amounts receivable. Permit fees are recognized as revenue upon satisfaction of the performance obligation. Development cost charges are deferred and recognized as revenue in the year an acquisition authorized by bylaw is incurred. Contributed tangible capital assets are recorded at fair market value when the contribution is received.

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

j) Liability for contaminated sites

A liability for remediation of a contaminated site is recognized at the best estimate of the amount required to remediate the contaminated site when contamination exceeding an environmental standard exists, the Town is either directly responsible or accepts responsibility, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount is determinable. The best estimate of the liability includes all costs directly attributable to remediation activities and is reduced by expected net recoveries based on information available on December 31, 2025.

At each financial reporting date, the Town reviews the carrying amount of the liability. Any revisions required to the amount previously recognized are accounted for in the period in which revisions are made. The Town continues to recognize the liability until it is settled or otherwise extinguished. Disbursements to settle the liability are deducted from the reported liability when made. As of December 31, 2025, the Town has not recorded any liability for contaminated sites, as none have been identified.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

k) Measurement Uncertainty

The preparation of consolidated financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated financial statements, as well as the reported amounts of revenues and expenses during the reporting period. Significant areas requiring management estimates are the estimated life of tangible capital assets (used to establish amortization), asset retirement obligations, determination of future payroll obligations, collectability of accounts receivable and provisions for contingencies. Actual results may vary from the estimates, and adjustments will be reported and reflected in operations as they become known. Liabilities for contaminated sites are estimated based on the best available information regarding potentially contaminated sites for which the Town is responsible.

l) Asset Retirement Obligation

A liability for an asset retirement obligation is required at the best estimate of the amount required to retire a tangible capital asset (or a component thereof) at the financial statement date when there is a legal obligation for the Town to incur retirement costs in relation to a tangible capital asset (or component thereof), the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of an asset retirement obligation incorporates the present value technique when the cash flows required to settle or otherwise extinguish an obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset (or a component thereof). The asset retirement cost is amortized over the useful life of the related asset. At each financial reporting date, the Town reviews the carrying amount of the liability. The Town recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscovered cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset. The Town continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability at the time they are made.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

3. RECEIVABLES

Receivables are composed of the following amounts:

	2025		2024
Employees	\$ 121	\$	7,147
Governments	1,567,349		983,715
Other	3,969,687		3,785,627
	<hr/>		
Total receivables	\$ 5,537,157	\$	4,776,489

4. PAYABLES

Payables are composed of the following amounts:

	2025		2024
Wages payable	\$ 663,221	\$	402,538
Governments	3,936,158		3,726,049
Trade and other	1,104,783		974,288
	<hr/>		
Total receivables	\$ 5,704,162	\$	5,102,875

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

5. CAPITAL LEASE OBLIGATIONS

Effective January 1, 2024, the Town entered into a 10-year agreement with Emterra Environmental for the use of solid waste carts with monthly payments of \$18,318. This lease is deemed to hold an interest rate of 3.84%, which is in line with the Municipal Finance Authority's 10-year borrowing rate.

The required minimum lease payments over the next 8 years are as follows:

2026	\$	219,811
2027		219,811
2028		219,811
2029		219,811
2030		219,810
2031		219,810
2032		219,810
2033		219,810
Total minimum lease payments		<u>1,758,484</u>
Less: amounts representing interest		<u>246,510</u>
Present value of net minimum capital lease payments	<u>\$</u>	<u>1,511,974</u>

The interest expense for the current year was \$61,375 (2024 - \$67,334).

Tangible capital assets of \$1,822,887 have been recorded in relation to the capital lease. Amortization of \$182,139 (2024 - \$182,289) has been recorded in 2025, and the net book value as at December 31, 2025, is \$1,457,960 (2024 - \$1,640,598).

6. EQUIPMENT FINANCING

General Capital Fund	Balance beginning of year	Additions	Principal Payments	Interest Paid	Balance end of year
Equipment financing	\$ 1,368,489	-	(372,223)	(40,386)	<u>\$ 996,266</u>

The entire loan is repayable on demand by the Municipal Finance Authority. The applicable rate of interest is variable, based on the annual variable rate offered by the Municipal Finance Authority. The average interest rate for payments in 2025 was 3.34%; it may increase or decrease with market fluctuations. The requirements for future repayments of principal and interest in existing debt for the next five years are estimated as follows:

	General Capital Fund	
	Principal	Interest
2026	\$ 389,598	\$ 23,011
2027	400,721	11,887
2028	205,947	1,698
Total	<u>\$ 996,266</u>	<u>\$ 36,596</u>

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

7. LONG-TERM DEBT

The Town has entered into a long-term borrowing agreement with the Municipal Finance Authority, pursuant to loan authorization bylaw 2044, to finance the net-zero-emission reduction capital project at six of the Town's facilities. The interest rate is fixed at 3.77% for the 10-year term of the loan. The proceeds from the loan were received on November 27, 2025. Interest and principal payments are made semi-annually with the first payment on May 27, 2026.

Issued/Bylaw#	Interest rate/ Term	Amount Borrowed	Principal Payment	Interest Payment	Net Owing
Mar 2025/BL#2044	3.77% 10 years	\$1,109,520	-	-	\$1,109,520

The following is a schedule of future minimum payments of principal and interest for 10 years.

2026	\$	151,735
2027		147,552
2028		143,369
2029		139,187
2030		135,004
2031		130,821
2032		126,638
2033		122,455
2034		118,272
2035		114,089
Total minimum payments		<u>1,329,122</u>
Less: amounts representing interest		<u>219,602</u>
Principal amount	\$	<u>\$1,109,520</u>

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

8. CONTINGENT LIABILITIES

a. Regional District Debt

Regional District debt is, under the provisions of the Local Government Act (Section 836), a direct, joint and several liability of the district and each member municipality within the district, including the Town of Comox. Readers are referred to the Comox Valley Regional District 2025 Audited Financial Statements for specific information and details.

b. Comox Fire Department

The Comox Fire Department protects both the Town of Comox and the Comox Rural Fire Protection Improvement District, and so is jointly funded by the Town and the District. In the event that this relationship ended, the Town would have to compensate the district for its share of the equity of Fire Department assets. As at December 31, 2025, the District's share of those tangible capital assets (at cost and net book value) was \$1,558,025 and \$987,320, respectively (\$1,293,292 and \$969,487 in 2024), and its share of a Fire Department Capital Reserve was \$203,986 (2024 - \$219,366). Due to the Asset Retirement Obligation rules (See Note 18), the Improvement District has a related balance of \$13,041, which is for the buildings they maintain a 1/3 ownership in.

c. Claims

At December 31st there existed outstanding claims against the Town. These claims have been referred to legal counsel and to the Town's liability insurers. It is not possible to determine the Town's potential liability, if any, with respect to these matters.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

9. PENSION INFORMATION

The Town of Comox 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, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

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

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

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

The Town of Comox paid \$614,630 for employer contributions to the plan in fiscal 2025 (2024 - \$609,836).

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.

10. FUTURE PAYROLL OBLIGATIONS

The Town calculates the value of vacation, sick, severance, and meritorious service accruals to be \$900,821 at December 31, 2025 (2024 - \$978,675).

Vacation Accrual is calculated to be \$370,268 at December 31, 2025 (2024 - \$459,458). Sick, severance, and meritorious service is calculated to be \$530,552 at December 31, 2025 (2024 - \$519,217). In 2025, an unamortized net actuarial gain of \$151,514 (2024 - \$162,110) was recognized as a result of an overvaluation from prior years.

Meritorious Service benefits apply to Town employees with at least 10 years of service who retire, become permanently disabled, or pass away. Eligible employees receive two days' pay for each year of service. The reported liability reflects the likelihood that employees will become eligible for this benefit. The calculations were projected into the future with an inflation factor of 6% and discounted back at a discount rate of 4.40% (2024 - 4.20%). Employee retirement benefit payments are being funded by an accounting charge on wages paid in the year.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

11. FINANCIAL RISKS AND CONCENTRATION OF RISK

The Town of Comox is potentially exposed to credit risk, market and interest rate risk, and liquidity risk from the Town's financial instruments. Qualitative and quantitative analyses of the significant risks from the Town's financial instruments are provided below by risk type.

a. Credit Risk

Credit risk primarily arises from the Town's cash, investments and accounts receivable. The risk exposure is limited to their carrying amounts as at the date of the statement of financial position.

Accounts receivable primarily consist of amounts receivable from other government organizations and residents. To reduce the risk, the Town regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, the amount of allowance for uncollectible amounts was nil (2024 - nil). The Town historically has not had difficulty collecting receivables, nor have counterparties defaulted on any payments.

b. Market and Interest Rate Risk

Market risk is the risk that changes in market prices and inputs, such as interest rates, will affect the Town's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return on risk.

The Town manages market risk by holding cash balances with top rated Canadian Schedule I financial institutions. The investments are managed following the investment policy which is approved by the Town's council. The Town periodically reviews its investments and is satisfied that the portfolio investments are being managed in accordance with the investment policy.

Interest rate risk is the risk that the fair value of a financial instrument's future cash flows will fluctuate due to changes in market interest rates. The Town's investments are disclosed in Note 2, and changes in the fair value of investments have parallel changes in unrealized gains or losses until realized on disposal. The Town's exposure to interest rate risk in relation to debt instruments is limited to long-term debt and short-term financing. The risk applies only to long-term debt when the amortization period exceeds the initial locked-in term. Short-term financing is subject to daily floating rates, which can result in variability over the course of short-term financing. Interest rate risk related to debt instruments is managed through budget and cash forecasts.

Interest rates have decreased during the year, which primarily affects the interest costs of short-term debt and interest earnings on investments.

c. Liquidity Risk

Liquidity risk is the risk that the Town will not be able to meet its financial obligations as they become due. The Town manages liquidity risk by continually monitoring actual and forecasted cash flows from operations, anticipated investing, and financial activities to ensure that its financial obligations are met.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

12. FEDERAL PAYMENTS IN LIEU OF TAX

Although the Town is not economically dependent on Federal Payments in Lieu of Tax (PILT), it normally receives 15% of its revenue from taxation from this source of revenue. Were the Government of Canada to halt its PILT, there would be a significant impact on operations that could result in either a reduction in service levels and/or an increase in property tax rates.

13. RESTRICTION ON DEFERRED REVENUE

The Town receives Development Cost Charges from developers. Section 935 of the Local Government Act requires that these funds be deposited into reserves and limits the use of those reserves (including the interest earned on them) to capital costs related to the purpose for which the charge was collected. Section 941 of the Local Government Act similarly limits the use of cash payments received in lieu of the 5% parklands provided at subdivision of land, for acquisitions of parkland. See Schedule 2 for details of deferred revenues.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

14. SEGMENTED INFORMATION

The Town of Comox is a local government that provides a wide range of services to its citizens. For management and reporting purposes, the Town's operations are organized and reported by segments. Schedules 5 and 6 (for 2025 and 2024, respectively) of these Financial Statements disclose the Town's revenue and expenses split into the following segments:

General government services – including the activities of Council plus general Town administration, finance, and enforcement of Town bylaws.

Protective services – including the activities of the RCMP on behalf of Comox, plus the Comox Volunteer Fire Department, building inspection, emergency planning and animal control.

Transportation services – including roads, sidewalks, street lighting, traffic control and storm drains.

Solid waste management service – including collection and disposal of garbage, recyclables and yard waste. The Town does not operate any landfills or transfer facilities.

Affordable housing service - including construction or purchase of dwelling units or land to support affordable housing initiatives, or on behalf of non-profit organizations to support affordable housing initiatives.

Development services – including Town planning and our annual grants to the Downtown Business Improvement Area Association.

Marina service is the operation of the Town's Marina.

Parks, recreation, and culture services – including operating the Town's recreation centre and public recreation programs, Town parks and greenways, cultural grants from the Town and events sponsored for the Town, Christmas lighting, and Town buildings used for recreation and cultural activities. The Town is a member of the Vancouver Island Regional Library (VIRL), and owns library space that it rents to VIRL, which operates the Comox library branch.

Water service is the distribution of water to Town residents. The Town buys treated bulk water from the Comox Valley Regional District, so the Town neither produces nor treats the water it distributes.

Sanitary sewer service is the collection of sanitary sewage and transmission of the same to the sanitary sewer treatment system operated by the Comox Valley Regional District. The Regional District charges the Town for a share of the costs to operate its system.

Certain allocations are employed in the preparation of segmented financial information. General property taxation and payments in lieu thereof are allocated to General Government and not to segments. Government grants and DCCs used for capital acquisitions are allocated to segments based on the grant's purpose. Investment income is allocated to segments based on the nature of the capital reserves on which it is earned. Some expenses are allocated to segments based on estimated resource use.

The accounting policies used in these segments are consistent with those followed in preparation of the consolidated financial statements as disclosed in Note 2. There are no inter-segment sales of goods or services.

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

15. COMMUNITY WORKS (FEDERAL GAS TAX) FUNDS

The Town receives transfers of Community Works (federal gas tax) Funds through the Union of BC Municipalities that can be used to fund eligible expenditures.

Continuity of Funds	2025	2024
Opening balance	\$ 5,023,268	\$ 4,156,558
Transfers received during the year	737,586	737,586
Interest on investments	144,384	202,906
Draws to fund eligible projects	<u>(2,745,491)</u>	<u>(73,782)</u>
Closing balance	<u>\$ 3,159,747</u>	<u>\$ 5,023,268</u>

These transfers are recorded as conditional grant revenue because they can only be used for eligible expenditures under the terms of a 2024-2034 agreement between the Government of Canada and the Union of BC Municipalities.

16. RECONCILIATION OF 2025 BUDGET

The Town's budget figures are based on a five-year Financial Plan adopted on May 14, 2025, in accordance with Section 165 of the Community Charter of BC. That section requires municipalities to set out, for each year of their Plan, the proposed expenditures (including debt principal repayments, transfers to reserves, and tangible capital asset acquisitions) and the proposed funding sources for them (including debt issues and transfers from reserves and accumulated surplus). However, for financial reporting purposes, the Town follows public sector accounting standards and reports revenues and expenses, so the following adjustments must be made to the budgeted figures to reconcile them to the Town's 2025 Financial Plan:

Reconciliation of the budget reported to the financial plan	2025
Net budget for 2025 reported	\$ 1,230,156
Capital acquisitions in the financial plan	(13,307,152)
Transfers from capital reserves in the financial plan	13,135,432
Transfers to capital reserves in the financial plan	(5,615,658)
Debt proceeds in the financial plan	1,545,520
Debt principal repayments in the financial plan	(688,298)
Amortization expense	<u>3,700,000</u>
Net of financial plan	<u>\$ -</u>

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

17. ACCUMULATED OPERATING SURPLUS

Operating Funds comprise the Town's principal operating activities and are separated into General, Water, and Sanitary Sewer Funds.

Capital Funds - used to record the acquisition and disposal of tangible capital assets and related financing, and are similarly separated into General, Water and Sanitary Sewer Funds. The General Capital Fund also includes shares in Courtenay Golf Club Ltd., carried at \$8,750.

Reserve Funds - created to hold cash and investments for specific future requirements. They comprise the funds shown in Schedule 1.

Accumulated operating surplus	2025	2024
Operating funds:		
General operating fund	\$ 7,438,917	\$ 3,589,783
Water operating fund	3,353,275	3,713,232
Sanitary sewer operating fund	6,248,029	6,004,721
	17,040,221	13,307,736
Capital funds: (Schedule 3)		
General capital fund	99,961,637	84,847,491
Water capital fund	9,295,978	9,299,227
Sanitary sewer capital fund	9,051,891	8,740,786
	115,309,506	102,887,504
Reserve funds (Schedule 1)	29,024,412	29,447,822
	\$ 161,374,139	\$ 145,643,062

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

18. ASSET RETIREMENT OBLIGATIONS

The Town of Comox owns and operates several assets that are known to contain asbestos, which pose a health hazard during demolition or renovation. There is a legal obligation to remove and dispose of the hazardous materials. Following the adoption of Public Sector Accounting Standard PS 3280, Asset Retirement Obligations, the Town recognized an obligation for the removal of hazardous materials from these assets, estimated as of January 1, 2023.

The transition and recognition of asset retirement obligations involved an accompanying increase in the Buildings and Fire capital assets. The increase in capital assets is amortized on a straight-line basis over the remaining expected useful life of the related assets.

Estimated costs totaling \$307,837 (2024 - \$295,979) have been discounted using a present value calculation with a discount rate of 4.56% (2024 - 4.52%). The timing of these expenditures is estimated to occur between 2026 and 2074 with the regular replacement, renovation or disposal of assets. No recoveries are expected at this time.

	2025		2024
Opening asset retirement obligation	\$ 273,980	\$	275,402
Disposals	-		(19,331)
Increase due to accretion	11,658		17,909
Closing asset retirement obligation	\$ 285,638	\$	273,980

19. GROWING COMMUNITIES FUND

The Province of British Columbia distributed conditional GCF grants to communities for amenities to meet the demands of population growth. The GCF provided a one-time grant to all municipalities in British Columbia.

The Town of Comox received \$4,693,000 of GCF funding in March 2023. The following is a schedule of the GCF grant receipts, spending and allocation of unspent funds.

Growing Communities Fund	2025		2024
Opening balance	\$ 4,085,631	\$	3,664,495
Interest received during the year	115,677		166,834
Amounts expended during the year			
Robb Avenue repaving	(9,394)		-
Queens Avenue storm drainage-returned	-		271,649
Town hall reengineering	-		(17,348)
Balance, end of year	\$ 4,191,914	\$	4,085,631

Town of Comox
Notes to the Consolidated Financial Statements
For the year ended December 31, 2025

20. COMMITMENT

The Town has entered into a ten-year service agreement with Emterra Environmental for garbage, recycling and compost pickup and disposal, which expires December 31, 2033. Part of the agreement resulted in a capital lease commitment (note 5). Contracted cost estimate for 2026 is \$1,866,945.

21. COMPARATIVE FIGURES

Comparative figures have been reclassified to conform to the current year's presentation.

Town of Comox

Schedule of Continuity of Reserve Funds
 Year ended December 31, 2025

Schedule 1
 (unaudited)

	2025		2024
Opening balance of reserve funds	\$ 29,447,822	\$	25,537,570
Contributions to funds from operations	6,991,636		9,076,447
Interest earned on funds	725,900		1,436,009
Withdrawals from funds for capital acquisitions	(8,140,946)		(6,602,204)
Closing balance of reserve funds	\$ 29,024,412	\$	29,447,822

Represented by the following financial assets:

Cash and short-term investments	\$ 29,024,412	\$	29,447,822
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Including the following Reserve Funds:

Affordable Housing Reserve	\$ 164,851	\$	206,836
Equipment Replacement Reserve	617,439		1,040,741
Federal Gas Tax (Community Works) Funds (Note 15)	3,159,747		5,023,268
Fire Department Capital Reserve - Town Share	413,467		445,433
General capital growing community reserve (Note 19)	4,191,914		4,085,631
General capital housing accelerator reserve	854,925		1,110,786
General Capital Works Reserve	4,331,044		3,779,648
General Capital Works Sewer Conveyance Reserve	208,142		2,193,979
Infrastructure renewal fund reserve	1,162,794		384,978
Lancaster Sewer Lift Station Capital Reserve	93,767		91,180
Municipal Marina Reserve	833,328		789,755
Point Holmes Sewer Lift Station Capital Reserve	61,838		60,132
Post Employment Benefit Reserve	898,000		-
Public Safety Reserve	558,753		446,096
Recreation Centre Capital Reserve	-		6,616
Sewer Enterprise Reserve	7,876,685		6,663,884
Water Utility Reserve	3,393,732		2,899,109
Waterfront Walkway Reserve	-		384
	\$ 28,820,426	\$	29,228,456
Fire Department Capital Reserve CFPID share (Note 8b)	203,986		219,366
	\$ 29,024,412	\$	29,447,822

Town of Comox

Schedule of Deferred and Restricted Revenue Continuity

Year ended December 31, 2025

Schedule 2

	2024			Recognized	2025
	Balance	Receipts	Interest	as Revenue	Balance
Deferred Revenue					
Prepaid property taxes	\$ 1,419,014	\$ 1,498,743	\$ 38,544	\$ 1,419,014	\$ 1,537,287
Prepaid General Fees	100,630	332,239	-	100,630	332,239
Prepaid recreation	476,226	585,568	-	482,811	578,983
Total Deferred Revenue	\$ 1,995,870	\$ 2,416,550	\$ 38,544	\$ 2,002,455	\$ 2,448,509
Restricted Revenue					
<u>Development charges:</u>					
Open space development cost charges	\$ 3,947,824	\$ 58,981	\$ 129,804	\$ 3,560,820	\$ 575,789
Major road development cost charges	1,350,057	306,134	46,440	1,640,601	62,030
Storm drain development cost charges	110,218		3,603	56,707	57,114
Water development cost charges	1,024,085		33,479	-	1,057,564
Sanitary sewer development cost charges	533,745	147,622	18,389	6,941	692,815
	6,965,929	512,737	231,715	5,265,069	2,445,312
<u>Other Restricted Revenue</u>					
5% Payment in lieu of parks dedication	450,461		14,726	465,187	-
Developer payments for affordable housing	186,896	1,664,119	36,914	242,204	1,645,725
Developer payments in lieu of parking	35,079	180,700	4,856	-	220,635
Developer contribution for public amenities	11,133		364	-	11,497
Developer-other restricted revenue	-	90,884	1,045	-	91,929
Provincial Government, other	-	75,941	-	37,848	38,093
Provincial government, planning	137,897		-	137,897	-
Provincial government, roadworks	214,401	236,420	-	450,821	-
Provincial government, marina	-	519,162		100,701	418,461
	1,035,867	2,767,226	57,905	1,333,957	2,007,879
Total Restricted Revenue	\$ 8,001,796	\$ 3,279,963	\$ 289,620	\$ 6,699,727	\$ 4,871,652

Continuity of Equity in Tangible Capital Assets
Year ended December 31, 2025

Schedule 3

	2025	2024
Opening balance of equity in tangible capital assets	\$ 102,887,504	\$ 97,376,854
Changes in capital assets		
Acquisitions of tangible capital assets	14,845,471	8,522,598
Decrease in tangible capital assets due to asset retirement obligations	-	(19,331)
Tangible capital assets contributed	2,940,785	2,579,470
Additions of capital assets	17,786,256	11,082,737
Write-offs of assets replaced (at NBV)	(471,627)	(171,933)
Amortization expense	(4,313,766)	(4,060,802)
Changes in related liabilities		
Borrowing in year	(1,109,520)	(1,822,887)
Capital lease principal repayment	158,436	152,477
Equipment financing principal repayment	372,223	331,058
Closing balance of equity in tangible capital assets	\$ 115,309,506	\$ 102,887,504

Represented by the following:

Tangible capital assets at net book value (Schedule 4)

Capital assets at cost	\$ 187,336,746	\$ 171,346,949
Less: accumulated amortization	(68,418,230)	(65,429,296)
Tangible capital assets at net book value	118,918,516	105,917,653

Capital lease (Note 5)	(1,511,974)	(1,670,410)
Equipment financing (Note 6)	(996,266)	(1,368,489)
Long-term debt (Note 7)	(1,109,520)	-
Shares in Courtenay Golf Club Ltd.	8,750	8,750

\$ 115,309,506 \$ 102,887,504

Town of Comox
Schedule of Tangible Capital Assets
Year ended December 31, 2025

Schedule 4

										Totals	
	Land	Land Improvements	Buildings	Equipment	Transportation	Storm Drain	Water Service	Sewer Service	Work in Progress	2025	2024
Cost											
Opening costs	\$ 9,138,380	\$ 5,728,918	\$ 24,195,940	\$ 16,654,758	\$ 59,495,874	\$ 25,422,668	\$ 15,344,497	\$ 13,690,922	\$ 1,674,992	\$ 171,346,949	\$ 161,326,096
Additions during the year	3,842,197	1,503,116	83,381	868,901	6,838,026	2,851,339	216,108	508,286	1,074,902	17,786,256	11,102,068
Add/(Less): Assets put to use	-	224,794	-	-	964,149	19,416	17,516	-	(1,225,875)	-	-
Disposals and write downs	-	-	-	(1,240,776)	(385,377)	(147,149)	(7,460)	(15,697)		(1,796,459)	(1,081,215)
Closing costs	12,980,577	7,456,828	24,279,321	16,282,883	66,912,672	28,146,274	15,570,661	14,183,511	1,524,019	187,336,746	171,346,949
Accumulated amortization											
Opening accumulated amortization	\$ -	\$ 3,164,621	\$ 6,724,320	\$ 6,322,186	\$ 29,722,290	\$ 8,633,195	\$ 5,956,352	\$ 4,906,332	\$ -	\$ 65,429,296	\$ 62,258,445
Amortization	-	178,919	537,296	1,220,353	1,618,760	345,754	218,759	193,925	-	4,313,766	4,060,802
Accum amort adj for disp/wd	-	-	(9,301)	(970,001)	(218,363)	(107,864)	(6,862)	(12,441)	-	(1,324,832)	(889,951)
Closing accumulated amortization	-	3,343,540	7,252,315	6,572,538	31,122,687	8,871,085	6,168,249	5,087,816	-	68,418,230	65,429,296
Net book value of tangible capital assets											
	\$ 12,980,577	\$ 4,113,288	\$ 17,027,006	\$ 9,710,345	\$ 35,789,985	\$ 19,275,189	\$ 9,402,412	\$ 9,095,695	\$ 1,524,019	\$ 118,918,516	\$ 105,917,653

Town of Comox
Schedule of Operations by Segment
Year ended December 31, 2025

Schedule 5

	General government services	Protective services	Solid waste management service	Affordable housing service	Development services	Transportation services	Parks, recreation & culture services	Marina service	Water service	Sanitary sewer service	Total All Segments	2025 Budget
Revenue												
Taxation	\$ 15,950,623	\$ -	\$ -	\$ -	\$ 79,963	\$ 4,009	\$ -	\$ -	\$ 522,070	\$ 529,470	\$ 17,086,135	\$ 16,944,356
Sale of Services	246,632	1,314,757	2,502,279	-	262,638	188,495	2,170,496	543,210	3,657,304	3,960,332	14,846,143	13,684,095
Government Transfers	1,612,527	89,636	-	-	227,189	937,241	616,605	100,701	-	983,944	4,567,843	4,955,769
Investment Income	1,514,878	10,406	-	4,682	123,848	432,224	129,804	21,692	149,805	198,619	2,585,958	400,000
Development Contributions	111,752	-	-	-	-	4,522,047	4,084,340	-	73,065	17,981	8,809,185	1,480,195
Gain (loss) on Disposals	-	(759)	-	-	-	(116,044)	-	-	(598)	(3,255)	(120,656)	-
Other	104,531	-	-	-	-	-	23,655	-	-	-	128,186	122,900
	19,540,943	1,414,040	2,502,279	4,682	693,638	5,967,972	7,024,900	665,603	4,401,646	5,687,091	47,902,794	37,587,315
Expenses												
Employees	2,208,898	2,068,913	5,639	-	594,043	1,386,335	3,463,772	113,121	224,293	53,525	10,118,539	11,099,514
Materials	145,087	196,482	366	-	1,946	199,865	660,613	30,077	2,840,154	13,019	4,087,609	4,226,088
Services	1,131,475	2,458,273	2,271,588	-	991,546	(200,870)	1,911,300	199,009	857,191	3,892,039	13,511,551	17,145,621
Interest	38,491	-	61,375	-	-	40,386	-	-	-	-	140,252	185,936
Amortization	211,132	283,353	182,139	35,244	-	2,474,808	675,471	38,935	218,759	193,925	4,313,766	3,700,000
	3,735,083	5,007,021	2,521,107	35,244	1,587,535	3,900,524	6,711,156	381,142	4,140,397	4,152,508	32,171,717	36,357,159
Surplus (deficit) for the year	\$ 15,805,860	\$ (3,592,981)	\$ (18,828)	\$ (30,562)	\$ (893,897)	\$ 2,067,448	\$ 313,744	\$ 284,461	\$ 261,249	\$ 1,534,583	\$ 15,731,077	\$ 1,230,156

Year ended December 31, 2024

Schedule 6

	General government services	Protective services	Solid waste management service	Affordable housing service	Development services	Transportation services	Parks, recreation & culture services	Marina service	Water service	Sanitary sewer service	Total All Segments	2024 Budget
Revenue												
Taxation	\$ 14,237,128	\$ -	\$ -	\$ -	\$ 73,185	\$ 4,239	\$ -	\$ -	\$ 460,425	\$ 499,090	\$ 15,274,067	\$ 15,222,234
Sale of services	198,048	1,147,467	2,600,828	-	228,862	87,230	2,118,101	513,833	3,490,729	3,701,413	14,086,511	13,409,905
Government transfers	3,320,958	95,939	-	-	\$ 338,233	3,420,635	134,795	-	-	25,000	7,335,560	3,312,782
Investment income	598,795	59,276	-	9,493	182,937	904,862	206,881	31,656	247,001	333,986	2,574,887	400,000
Development contributions	-	-	-	-	-	2,027,291	471,150	-	302,108	479,926	3,280,475	75,000
Gain (loss) on disposal of assets	200	62,500	-	-	-	(78,653)	250	-	-	-	(15,703)	-
Other	128,945	-	-	-	-	-	5,500	-	-	-	134,445	153,000
	18,484,074	1,365,182	2,600,828	9,493	823,217	6,365,604	2,936,677	545,489	4,500,263	5,039,415	42,670,242	32,572,921
Expenses												
Employees	2,155,953	1,982,524	69	-	623,735	1,373,393	3,136,761	22,887	186,371	47,825	9,529,518	10,084,973
Materials	270,300	255,454	6,813	-	2,743	207,774	684,607	2,737	2,544,924	23,916	3,999,268	4,169,874
Services	1,506,183	2,429,966	2,375,286	-	641,166	667,355	1,746,004	101,937	157,712	2,892,548	12,518,157	14,202,840
Interest	49,017	-	67,334	-	-	81,550	-	-	-	-	197,901	112,650
Amortization	279,626	246,107	182,788	35,267	-	2,337,877	492,615	75,149	226,066	185,307	4,060,802	3,300,000
	4,261,079	4,914,051	2,632,290	35,267	1,267,644	4,667,949	6,059,987	202,710	3,115,073	3,149,596	30,305,646	31,870,337
Surplus (deficit) for the year	\$ 14,222,995	\$ (3,548,869)	\$ (31,462)	\$ (25,774)	\$ (444,427)	\$ 1,697,655	\$ (3,123,310)	\$ 342,779	\$ 1,385,190	\$ 1,889,819	\$ 12,364,596	\$ 702,584

Town of Comox
Statement of Financial Information
Schedule of Remuneration & Expenses for Elected Officials
For the year ended December 31, 2025

	Remuneration	Expenses
Steve Blacklock, Councillor	\$ 28,448	\$ 7,197
Ken Grant, Councillor	28,448	7,035
Chris Haslett, Councillor	28,448	3,860
Jonathan Kerr, Councillor	28,448	5,576
Jenn Meilleur, Councillor	28,448	4,113
Nicole Minions, Mayor	62,865	2,936
Maureen Swift, Councillor	<u>28,448</u>	<u>-</u>
	<u>\$ 233,553</u>	<u>\$ 30,717</u>

Expenses include expense claims by Council members, together with registration fees and travel expenses paid by the Town on their behalf.

In addition, each member of Council is covered under an accident insurance policy (when on Town business) which provides:

- 1) \$ 100,000 life insurance
- 2) \$ 300 weekly indemnity for total disability
- 3) \$ 3,000 additional medical expense

Town of Comox
Statement of Financial Information
Schedule of Remuneration & Expenses for Employees Earning over \$75,000
For the year ended December 31, 2025

	Remuneration	Expenses
Shelley Ashfield, Director of Operations	\$ 148,781	\$ 847
Regina Bozerocka, Planner II	87,103	687
Corey Brooks, Platoon Captain	132,009	2,082
Ryan Chittle, Lieutenant	85,299	1,138
Brent Craven, Lieutenant	114,824	4,370
Cammy Dallamore, Corporate Coordinator	78,491	3,046
Kirsten Edwards, Chargehand	82,688	1,205
Dany Fortin, Arborist	79,737	-
Jeff Fretts, Mechanic	78,566	641
Eric Gaylor, Maintenance Operator	92,847	1,505
Elsa Gilroy, Lieutenant	109,127	3,426
Samuel Greene, Maintenance Operator	96,508	3,787
Burke Gulbranson, Asset and Facilities Manager	81,926	383
Koreen Gurak, Communications and Legislative Coordinator	94,575	5,304
Ted Hagmeier, Recreation Director	121,266	1,289
Edward Henley, Director of Finance	149,105	8,731
Randy Houle, Town Planner	141,489	1,942
Chelsea Kelloway, Maintenance Operator	81,411	976
Zachariah Kregosky, Parksperson III	75,009	1,474
Pascal Lafreniere, Platoon Captain	133,411	2,233
Jim Lariviere, Assistant Fire Chief	146,674	291
Kate-Lynn Lautamus, Revenue Manager	96,039	5,130
Joel Louke, Tradesperson II	83,126	290
Tryna McLean, Chargehand	82,685	300
Teodora Morin, Deputy Director of Finance	118,729	1,408
Scott Mossing, Facility Maintenance Supervisor	77,766	351
Robert Nall, Parks Manager	101,360	-
Robin Pallett, Planner II	87,103	3,731
Craig Perry, Manager of Public Works	127,382	1,897
Lia Pesklevits, Executive Coordinator	90,397	1,091
Justin Reusch, Public Works Supervisor	118,907	4,589
Ian Rogers, Building Inspector II	97,381	3,962
Shelly Russwurm, Corporate Officer	140,570	-
Mark Salter, Groundskeeper	78,468	845
Gord Schreiner, Fire Chief	164,186	-
Rick Shelton, Assistant Fire Chief	148,246	253
Robert Stevens, Platoon Captain	129,409	51
Elliot Turnbull, Planner II	78,960	4,296
Doug Ure, Tradesperson I	84,455	1,277
Jordan Wall, Chief Administrative Officer	180,331	5,017
John Williams, Maintenance Operator	77,149	238
James Williamson, Marina Caretaker	78,137	2,129
Justin Wolfe, Recreation Supervisor	82,363	1,379
subtotal	4,533,995	83,591
all employees under \$75,000	3,187,905	39,619
Total for all employees	\$ 7,721,900	\$ 123,210

Reconciliation to Salaries, Wages & Employee Benefits reported in Financial Statement

Total employee remuneration (above) less taxable benefits	\$ 7,657,680
Plus Council remuneration	233,553
Increase in Accrued Payroll & Post-Employment Benefits in year	182,829
Plus employee benefits included in Disbursements	2,044,477
Salaries, wages and employee benefits reported on Schedule 5 of the Consolidated Financial Statements for the Town of Comox	\$ 10,118,539

NOTES:

- Expenses include payments to employees plus expenses paid on their behalf.
- No schedule of severance agreements is included because there were none in the year.

Town of Comox
Statement of Financial Information
Schedule of Severance Agreements
For the year ended December 31, 2025

NIL

Prepared under the Financial Information Regulation, Schedule 1, subsection 6(7).

Town of Comox

Statement of Financial Information

Schedule of Payments To Suppliers of Goods And Services over \$25,000

For the year ended December 31, 2025

1297398 B.C. Ltd.	\$	57,296
16724850 Canada Inc.		33,477
A-Mais Technologies Inc.		32,195
Active Network Ltd		76,176
Alpha Strategy Media Inc.		700,542
Andrew Sheret Limited		167,218
Aon Canada Inc.		410,491
B C Assessment Authority		224,713
B C Hydro		458,805
Baseline Archaeological Services Ltd		51,923
Big Island Building Services Ltd.		112,412
Blackstone Health & Motion Inc.		77,542
Brogan Fire & Safety		29,716
Bunzl Cleaning & Hygiene		51,353
Cameron Contracting Ltd		279,524
Canadian Electric Vehicles Ltd.		81,492
Comox Archives And Museum Society		32,500
Comox Business In Action		104,280
Comox Nautical Days Society		28,000
Comox Strathcona Regional Hospital Dist		1,589,875
Comox Valley Excavating Ltd		26,584
Comox Valley Martial Arts & Fitness		88,493
Comox Valley Regional District		20,778,480
Compass Adventure		53,832
CUPE Local 556		66,115
Current Environmental Ltd		47,081
d'Esterre Seniors Centre Association		42,205
D.K.I Services Ltd		36,826
Davidson Peter		31,896
Dawn to Dawn Action on Homelessness		31,506
Dayforce Canada Ltd.		49,280
Diamond Head Consulting Ltd.		101,348
Dinesen Nurseries Ltd.		46,716
Doyle-Morrow Patricia		49,064
Edgett Excavating Ltd.		42,223
Elisco Enterprises Inc.		84,085
Emterra Environmental		1,919,804
Enex Fuels Ltd.		49,091
Enterprise Fleet Management Canada Inc.		560,649
Expertec Van Systems Inc		30,186
Footprints Security Patrol Ltd.		25,330
GHD Limited		52,928
Grow Enterprises Inc. dba Grow Tree Care		57,010
Halo Homes Ltd.		74,544
Hazelwood Construction Services		438,500
Highstreet Ventures		70,969
Huska Michael		135,711
Iritex Pumps and Irrigation Inc.		27,220
ISL Engineering and Land Services Ltd.		147,227
JP Morgan		66,180
Kamloops Ford Lincoln Ltd		92,333
Knappett Industries (2006) Ltd.		33,075
KTI Limited		43,224
Lacasse Construction Ltd		25,029
Lafrentz Road Marking a Div of CRB		52,346
Lanarc 2015 Consultants Ltd.		30,692
LeeMac Electric Ltd.		65,032
Leighton Contracting (2009)Ltd		46,835
LITTLUNIVERSE EDUCATION		28,530
M Petersen Contracting Ltd.		27,094
MacDonald Hagarty Architects Ltd.		47,421
McElhanney Ltd		201,994
McQueen Construction		61,504
Minister Of Finance		3,167,069
MNP LLP		42,919
Monk Office Supply Ltd.		32,453
Monterra Projects Ltd		48,283
Municipal Finance Authority of B.C.		408,651
Municipal Pension Plan		1,155,489
Navacord Insurance Services BC Inc.		43,899
Nilson Birgit		73,500
North Island Communications Inc.		28,361

Town of Comox

Statement of Financial Information

Schedule of Payments To Suppliers of Goods And Services over \$25,000

For the year ended December 31, 2025

North Nanaimo Rental Ltd	49,574
Pamela Costanzo Law Corporation	39,362
Peninsula Consumer Services Co-operative	65,138
Port Island Painting	59,753
PSD Citywide Inc.	63,812
R.F. Binnie & Associates Ltd	33,020
Raylec Power LP	32,614
Receiver General For Canada	4,254,698
Sid Williams Theatre Society	30,000
Silvacare Inc.	64,452
Slegg Building Materials	39,415
Steve Thomson - Determination Fitness	78,047
Sun Life Assurance Company of Canada	833,969
Tayco Paving Co Ltd	109,489
Telus Communications Inc.	31,491
Telus Mobility	30,785
Telus	33,467
The Corporation Of The City Of Courtenay	153,686
Tower Fence Products Ltd (Courtenay Div.	38,679
Trane Canada ULC	77,646
U.S. Bank Canada	358,487
Upanup Studios Inc.	30,576
Urban Systems Ltd.	971,559
Valley View Estates Ltd.	298,493
Vancouver Island Regional Library	994,549
Wishbone Industries Ltd.	77,859
Worksafe BC	193,731
Young Anderson	86,356
Young Anderson In Trust	3,842,196

subtotal 48,559,251

Plus payments to suppliers under \$25,000 2,211,006

Total payments to suppliers, all payees **\$ 50,770,256**

Reconciliation to Total Expenditures reported in Financial Statement:

Total Disbursements for all payees (reported above) \$ 50,770,256

Plus Council & Employee remuneration 7,891,233

Less remittances of property taxes collected for others (net of offsets)
not included in expenditures on the Financial Statements (10,344,124)

Less long term debt principal payments
not included in expenditures on the Financial Statements (530,659)

Less employees share of payroll disbursements
not included in expenditures on the Financial Statements (2,481,810)

Less GST recoveries from disbursements in year (993,449)

Less expenditures on tangible capital assets (14,845,471)

Plus amortization expense from tangible capital assets 4,313,766

Less DCCs, development bonds and deposits refunded in year (970,442)

Less DCCs collected on behalf of CVRD (1,186,528)

Add changes in other asset & liability accounts
included in expenses on the Financial Statements 548,944

Total Expenses per Consolidated Statement of Operations \$ 32,171,717

Town of Comox
Statement of Financial Information
Schedule of Payments for Grants or Contributions
For the year ended December 31, 2025

Recipient of Grant or Contribution

City of Courtenay	\$ 111,752
Comox Archives & Museum Society	32,500
Comox Nautical Days Society	28,000
Comox Valley Art Gallery	5,000
Dawn to Dawn Action on Homelessness	30,476
d'Esterre Seniors Centre Association	40,000
Cole Webber	500
Indegenous Women Sharing Society	10,000
K'omoks First Nation	2,500
L'Arche Comox Valley	9,524
Sid William Theatre Society	30,000
16724850 Canada Inc.	11,952

\$ 312,204

Purpose of Grant

Emergency Shelter Initiative
Operation of Society
Nautical Days Festival Operations
Gallery Operations
Operation of Society
Operations
Mack Laing Bursary
Substance Use Strategy Collaborative
National Indigenous People's Day
The anchorage site preparation
Theatre Operations
Nautical Days Festival Operations