

2025 Annual Report & Financial Statements
For
BLACK MOUNTAIN IRRIGATION DISTRICT



For the year ended December 31, 2025

TRUSTEES

Term Expires 2026	Allen Kirschner
Term Expires 2027	Colin Day (Chair)
Term Expires 2027	Sukhpaul Bal
Term Expires 2028	David Geen
Term Expires 2028	Gerry Zimmermann

DISTRICT MANAGEMENT

Administrator	Robert Hrasko
Works Superintendent	Bryan Vig
Interim Administrative Treasurer	Linda O'Neil



Hadden Reservoir

Auditors: MNP LLP
The 104th ANNUAL GENERAL MEETING
To be held at the BMID Office
285 Gray Road, Kelowna, BC
Wednesday, April 15, 2026
Time: 7:00 pm

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**ANNUAL GENERAL MEETING OF THE
BLACK MOUNTAIN IRRIGATION DISTRICT
285 GRAY ROAD, KELOWNA, BC, V1X 1W8**

**2025 ANNUAL GENERAL MEETING AGENDA
Wednesday, April 15, 2026 7:00 P.M.
Held at the BMID Office**

AGENDA ITEMS

1. Call to Order
 - 104th Annual General Meeting of the Black Mountain Irrigation District
 - Introduction of Trustees and Management Staff
2. Notice of Annual General Meeting
3. Minutes of previous Annual General Meeting – April 16, 2025
 - Business Arising from the Minutes
4. MNP Auditor's Report, Presentation of 2025 Audited Financial Statements
 - Business Arising from the Auditor's Report
5. Appointment of Auditor for 2026
6. Trustees' Report 2025
 - Business Arising from the Trustees' Report
7. Operations Report 2025
 - Business Arising from the Operations Report
8. Water Treatment Plant Report 2025
 - Business Arising from the Water Treatment Plant Report
9. Provisional Budget for 2026
10. Election and Trustee Status for 2026
11. Trustees' and Chairman's Remuneration
12. New Business / General Discussion
13. Meeting Adjournment

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**BLACK MOUNTAIN IRRIGATION DISTRICT
ANNUAL GENERAL MEETING
& NOTICE OF ELECTION**

The Annual General Meeting will be held on **Wednesday, April 15, 2026 at 7:00 pm** at the **BMID Office** located at 285 Gray Road, Kelowna.

The term of office for Trustee, Allen Kirschner, expires in 2026. Nominations for this position will be open from 8:00 am on **March 26, 2026** until 3:30 pm on **April 10, 2026**. If an Election is required, voting will take place on **Tuesday, April 28, 2026** between the hours of 10:00 am and 6:00 pm at the BMID office. An Advance Poll is available between 12:00 pm and 4:00 pm on **Tuesday, April 21, 2026**.

If you require more information on any of the above items, please call the BMID Office at 250-765-5169.

POSTED ON FRONT DOOR OF THE BMID OFFICE (285 Gray Road):
March 26, 2026

POSTED ON BMID WEBSITE (www.bmid.ca):
March 26, 2026

ADVERTISED IN THE KELOWNA DAILY COURIER:
Wednesday, March 25, 2026 & Wednesday, April 8, 2026

ADVERTISED IN THE CAPITAL NEWS:
Thursday, March 26, 2026 & Thursday, April 9, 2026

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Black Mountain Irrigation District
103rd ANNUAL GENERAL MEETING
Held at the BMID Office, 285 Gray Road, Kelowna, B.C.
April 16, 2025, at 7:00 p.m.

Present: Chair: Colin Day
Trustees: Gerry Zimmermann, Sukhpaul Bal, Allen Kirschner
Regrets: Trustee David Geen
Staff: Robert Hrasko, Administrator
Bryan Vig, Works Superintendent
Lynette McDonald, Administrative Treasurer
Chase Elliott, Chief Operator, Water Treatment Plant

Guests: MNP Auditors: Jennifer Saville

Public/Ratepayers: Mike DaPavo (1)

Minutes: Robert Hrasko, Administrator

1.0 Call to Order

The Annual General Meeting was called to order by Chair Colin Day, at 7:04 pm. Chair Day recognized that this meeting is being held on the traditional, ancestral, unceded territory of the Syilx/Okanagan People.

Mr. Day introduced the Trustees and Staff.

2.0 Notice of Annual General Meeting & Election

The Notice of Annual General Meeting and Notice of Election was read by Lynette McDonald. The notification for the 2025 AGM was advertised in the Kelowna Capital News on March 27 and April 3, 2024, and in the Kelowna Daily Courier on March 29 and April 5, 2025. Notices were also posted on the BMID website starting March 13 and at the door of the BMID main office starting March 13, 2025.

3.0 Minutes of previous AGM

Minutes of the prior Annual General Meeting held April 17, 2024, were reviewed. The Minutes are included in the bound Annual Report. There was no business arising from the Minutes.

Motion: Moved by Sukhpaul Bal *“To approve the Annual General Meeting minutes of April 12, 2004, as presented”* **Seconded by Gerry Zimmermann** **CARRIED**

4.0 Auditor’s Report and Presentation of the 2024 Audited Financial Statements

The Audited Consolidated Financial Statements were presented by Jennifer Saville of MNP LLP. Highlighted were the Statement of Financial Position and the Statement of Operations and Accumulated Surplus. Comment was also provided on the retirement of assets obligation and the PSAB accounting standards. The floor was then opened to questions. No questions were asked. The Financial Statements are included in the bound Annual Report.

There was no business arising from the Financial Statements report.

Motion: Moved by Allen Kirschner, *“That the 2024 Auditors Report and Financial Statements prepared by MNP LLP be received and approved.”* **Seconded by Sukhpaul Bal** **CARRIED**

5.0 Appointment of Auditor for 2024

A quote from MNP for \$31,500, plus a 5% administration fee for disbursements was received for the 2025 Audit. This fee is in line with inflation and the status quo for audit services.

Motion: Moved by Allen Kirscher *“To receive and approve the quote of \$31,500 plus 5% Administration Fees (taxes extra) and to appoint MNP LLP as Auditors for the year ending December 31, 2025”* **Seconded by Sukhpaul Bal** **CARRIED**

MNP Auditor Jennifer Saville exited the meeting at this point, at 7:12 pm.

6.0 2024 Trustees’ Report to the Water Users

The Administrator, Bob Hrasco, presented the 2024 Trustees’ Report to the Water Users, and the floor was opened to questions. The report is included in the bound Annual Report. There was no business arising from the report.

Motion: Moved by Sukhpaul Bal *“To receive the 2024 Trustees Report ”* **Seconded by Gerry Zimmermann** **CARRIED**

7.0 2024 Operations and Maintenance Report

Works Superintendent, Bryan Vig presented the 2024 Operations and Maintenance Report, and the floor was opened to questions. The report is included in the bound Annual Report. There was no business arising from the report.

Motion: Moved by Allen Kirschner *“To receive the 2024 Operations and Maintenance Report ”* **Seconded by Sukhpaul Bal** **CARRIED**

8.0 2024 Water Treatment Plant Report

The WTP Chief Operator Chase Elliott presented the 2024 Water Treatment Plant Report, and the floor was opened to questions. The report is included in the bound Annual Report. There was discussion around the high-resolution flow meters for chemical dosing and the savings in chemical costs for the 2024 fiscal year.

Motion: Moved by Sukhpaul Bal *“To receive the 2024 Water Treatment Plant Report ”* **Seconded by Allen Kirschner** **CARRIED**

9.0 Provisional Budget 2025 Presentation

The Administrative Treasurer, Lynette McDonald presented the 2025 Provisional Budget. The projections for the budget are for revenues of \$8,775,000 and operating expenditures of \$6,472,645 prior to expending funds on critical projects. Some discussion followed on electronic billing and reducing costs on postage. BMID administration staff are working to reduce reliance on the postage service, particularly with the 2024 mail strike that occurred that resulted in higher effort in obtaining payment. The Provisional Budget 2025 and the Budget Values from 2024 are presented in the budget sheets. The Provisional budget is included near the end of the bound Annual Report.

There was no business arising from the report.

Motion: Moved by Gerry Zimmermann *“To receive the 2025 Provisional Budget as presented”* **Seconded by Gerry Zimmermann** **CARRIED**

Black Mountain Irrigation District
Financial Statements
December 31, 2025

Black Mountain Irrigation District Contents

For the year ended December 31, 2025

	Page
Management's Responsibility	
Independent Auditor's Report	
Financial Statements	
Statement of Financial Position.....	1
Statement of Operations and Accumulated Surplus.....	2
Statement of Changes in Net Financial Assets.....	3
Statement of Cash Flows.....	4
Notes to the Financial Statements.....	5
Schedules	
Schedule 1 - Schedule of Tangible Capital Assets.....	12
Schedule 2 - Schedule of Changes in Accumulated Surplus.....	14

Management's Responsibility

To the Board of Trustees of Black Mountain Irrigation District:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards and ensuring that all information in the annual report is consistent with the statements. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Board of Trustees are composed primarily of individuals who are neither management nor employees of the District. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial information included in the annual report. The Board fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Board is also responsible for recommending the appointment of the District's external auditors.

MNP LLP is appointed by the Board of Trustees to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Board and management to discuss their audit findings.

April 2, 2026



Administrative Treasurer

To the Board of Trustees of Black Mountain Irrigation District:

Qualified Opinion

We have audited the financial statements of Black Mountain Irrigation District (the "District"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the District as at December 31, 2025, and the results of its operations, changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Qualified Opinion

The District has not recorded or assessed for any asset retirement obligations as at December 31, 2025. Canadian public sector accounting standards require that asset retirement obligations be estimated and recorded at present value upon purchase of the related asset or upon transition to the change in accounting policy. Management does not agree with the guidance around asset retirement obligations, specifically the existence of an obligation when there are no current plans for retirement. This represents a material departure from Canadian public sector accounting standards and we were unable to obtain sufficient appropriate audit evidence regarding the asset retirement obligations. Had the District determined the present value of asset retirement obligations, the effect on the District's December 31, 2025 statement of financial position would have been an increase in tangible capital assets and a corresponding increase in asset retirement obligation liability. Our audit opinion for the year ended December 31, 2024 was also modified for this matter.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other 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 qualified opinion.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these 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:

- a) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.
- c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District to cease to continue as a going concern.
- e) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Kelowna, British Columbia

April 2, 2026


MNP LLP

Chartered Professional Accountants

Black Mountain Irrigation District
Statement of Financial Position

As at December 31, 2025

	2025	2024
Financial assets		
Cash and cash equivalents	8,295,975	6,678,371
Portfolio investments	12,650,463	12,211,998
Tolls and levies receivable	568,640	642,041
Other receivables (Note 4)	321,793	497,946
	21,836,871	20,030,356
Liabilities		
Accounts payable and accruals	684,469	992,025
Deferred revenue (Note 5)	248,747	263,166
Long-term debt (Note 7)	4,541,000	4,864,000
	5,474,216	6,119,191
Net financial assets	16,362,655	13,911,165
Commitments and contingencies (Note 8)		
Non-financial assets		
Tangible capital assets (Schedule 1)	76,610,403	75,787,878
Inventory (Note 6)	587,207	585,194
Prepaid expenses	84,105	82,634
	77,281,715	76,455,706
Accumulated surplus	93,644,370	90,366,871



Chair, the Board of Trustees

The accompanying notes are an integral part of these financial statements

Black Mountain Irrigation District Statement of Operations and Accumulated Surplus

For the year ended December 31, 2025

	Budget (Note 9)	2025	2024
Revenue			
Domestic water tolls	7,576,485	7,644,613	6,978,633
Capital expenditure charge	-	720,236	1,546,923
Irrigation taxes	955,811	976,600	918,103
Investment income	-	427,203	407,666
Interest	150,000	259,948	379,937
Sundry	68,200	85,428	65,518
Connection fees	50,000	33,750	46,300
New account fees	10,000	13,295	11,530
Sale of water	15,000	9,495	8,075
Equipment rental	4,250	5,498	8,602
Gain on disposal of tangible capital assets	-	-	11,200
Contributions from developers and others	-	-	485,590
	8,829,746	10,176,066	10,868,077
Expenses			
Amortization <i>(Schedule 1)</i>	-	1,381,000	1,423,493
Computer and technology	70,000	70,243	65,931
Consulting services	70,000	69,118	43,672
Insurance	255,000	267,824	254,405
Interest and service charges	12,500	10,414	9,824
Interest on long-term debt	163,300	149,951	134,965
Licenses	32,500	23,163	24,436
Obsolete inventory	1,000	-	-
Office supplies and expenses	142,500	121,288	110,108
Professional fees	50,000	37,144	56,733
Repairs and maintenance	1,054,000	924,842	867,048
Salaries and benefits	1,316,840	1,209,855	1,248,459
Shop supplies and expenses	82,000	73,836	80,478
Training	81,000	59,442	49,004
Trustee's remuneration and expenses	100,000	90,430	88,745
Utilities	44,000	37,953	37,045
Vehicle and equipment	262,500	219,413	259,890
Water distribution	646,000	668,807	641,871
Water quality testing	70,000	75,023	75,256
Water treatment	1,431,100	1,112,578	1,225,149
Watershed management	155,000	296,243	179,392
	6,039,240	6,898,567	6,875,904
Annual surplus	2,790,506	3,277,499	3,992,173
Accumulated surplus, beginning of year	90,366,871	90,366,871	86,374,698
Accumulated surplus <i>(Schedule 2)</i>	93,157,377	93,644,370	90,366,871

The accompanying notes are an integral part of these financial statements

Black Mountain Irrigation District Statement of Changes in Net Financial Assets

For the year ended December 31, 2025

	Budget (Note 9)	2025	2024
Annual surplus	2,790,506	3,277,499	3,992,173
Acquisition of tangible capital assets	(90,000)	(2,203,525)	(5,004,142)
Amortization of tangible capital assets	-	1,381,000	1,423,493
	(90,000)	(822,525)	(3,580,649)
Change in prepaid expenses	-	(1,471)	8,139
Change in inventory	-	(2,013)	(8,362)
	-	(3,484)	(223)
Increase in net financial assets	2,700,506	2,451,490	411,301
Net financial assets, beginning of year	13,911,165	13,911,165	13,499,864
Net financial assets, end of year	16,611,671	16,362,655	13,911,165

The accompanying notes are an integral part of these financial statements

Black Mountain Irrigation District

Statement of Cash Flows

For the year ended December 31, 2025

	2025	2024
Operating activities		
Annual surplus	3,277,499	3,992,173
Items not involving cash included in annual surplus		
Amortization	1,381,000	1,423,493
Gain (loss) on disposal of capital assets	-	(11,200)
Developer and other contributions of tangible capital assets	-	(485,590)
Amortization of bond discounts	290,459	(230,762)
Loss on disposal of portfolio investments	(560,723)	(4,234)
Accounts receivable	249,555	(542,662)
Accounts payable and accrued liabilities	(307,556)	532,850
Deferred revenues	(14,419)	(43,774)
Prepays	(1,471)	8,139
Inventory	(2,013)	(8,362)
Capital Activities	4,312,331	4,630,071
Changes in working capital accounts		
Acquisition of tangible capital assets	(2,203,525)	(4,528,519)
Proceeds on disposition of tangible capital assets	-	18,200
	2,108,806	119,752
Financing activities		
Long-term debt repayments	(323,000)	(313,000)
Investing activities		
Purchase of investments	(3,865,312)	(2,147,983)
Proceeds on disposal of investments	3,697,111	1,978,100
	(168,201)	(169,883)
Increase (decrease) in cash resources	1,617,605	(363,131)
Cash resources, beginning of year	6,678,371	7,041,502
Cash resources, end of year	8,295,976	6,678,371

The accompanying notes are an integral part of these financial statements

Black Mountain Irrigation District

Notes to the Financial Statements

For the year ended December 31, 2025

1. Incorporation and operations

The Black Mountain Irrigation District (the "District") was incorporated under the laws of the Province of British Columbia in 1920. It is engaged in the operation of an irrigation district in the Black Mountain and Rutland areas of Kelowna, British Columbia. Under Section 149(1)(c) of the Income Tax Act, the District is exempt from taxation.

2. Significant accounting policies

The financial statements of the District are prepared by management in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board (PSAB) of CPA Canada. Significant accounting policies adopted by the District are as follows:

a) *Basis of accounting*

The District 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 the creation of a legal obligation to pay.

b) *Revenue recognition*

Domestic Water Tolls are recognized as revenue in the year the performance obligation is met, and the amount is measurable and collectible. Irrigation taxes are recognized as revenue in the year the performance obligation is met, and the amount is measurable and collectible. Connection fees, new account fees, sale of services, interest and penalties are recognized as revenue in the year the related service is provided, and the amount is measurable and collectible. Capital expenditure charge ("CEC") fees are recorded to revenue when amounts are determinable and collectability is assured. Assets contributed by developers are recognized as revenue when ownership transfers to the District.

The District recognizes a government transfer as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the District recognizes revenue as the liability is settled.

c) *Deferred revenue*

Deferred revenue represents funds which have been collected from non-government sources, but for which the performance obligation is yet to be satisfied. These amounts will be recognized as revenues in the fiscal year when all revenue recognition criteria have been met.

d) *Investment income*

Investment income is reported as revenue in the period earned.

e) *Reserve funds*

The capital works renewal reserve is a statutory reserve restricted for expenditures relating to renewal or replacement of existing capital works of the District to extend the life of its assets. The capital expenditure charge ("CEC") reserve is a statutory reserve restricted for expenditures relating to augmenting/increasing the system capacity to ensure adequate water supply within the District. The equipment replacement reserve is designated for the purpose of purchasing equipment or vehicles, as approved by Board Resolution.

Reserve funds are fully funded through cash held and investments. All charges collected and interest earned for these purposes are required to be segregated from other funds. See Schedule 2.

f) *Cash and cash equivalents*

Cash and cash equivalents include cash and highly liquid investments with a term to maturity of 90 days or less at acquisition and readily convertible to cash.

Black Mountain Irrigation District
Notes to the Financial Statements
For the year ended December 31, 2025

2. Significant accounting policies *(Continued from previous page)*

g) Inventory

Inventory is stated at the lower of cost and net realizable value. Costs include all expenses directly attributable to the purchase of inventory. Costs of inventory, other than pipe inventory, are assigned using the first-in, first-out cost formula. Costs of pipe inventory are assigned using the weighted average cost formula. Net realizable value is the estimated selling price in the ordinary course of business less any applicable selling expenses.

h) Liability for contaminated site

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 District 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 at December 31, 2025.

i) 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.

j) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized using the methods and rates listed below based over their estimated useful lives as follows:

	Method	Rate
Buildings	declining balance	4-10 %
Water supply system	straight-line	10-125 years
Water distribution system	straight-line	10-100 years
Office equipment	straight-line	8 years
Automotive	straight-line	10 years
Other equipment	straight-line	10 years

Work-in-progress is valued at cost and represents capital projects under construction but not yet completed. Capital assets under construction are not amortized until the capital asset is available for productive use.

k) Contributions of tangible capital assets

Additions to the irrigation system constructed and contributed by developers are recorded at their fair value and are capitalized into tangible capital assets and reflected in the statement of operations and accumulated surplus as income.

l) Natural Resources

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

m) Interest Capitalization

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

Black Mountain Irrigation District
Notes to the Financial Statements
For the year ended December 31, 2025

2. **Significant accounting policies** *(Continued from previous page)*

n) Use of Estimates

The preparation of financial statements 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 revenues and expenses during the period.

Significant estimates include assumptions used in estimating liabilities for contaminated sites, estimated useful lives of tangible capital assets, valuation of accounts receivable, and asset retirement obligations. Liabilities for contaminated sites are estimated based on the best information available regarding potential contamination where the District is responsible. Contributions from developers and others are recorded at the District's best estimate of fair value on the date of contribution, calculated using engineering plans and standardized item cost estimates.

o) Asset retirement obligation

A liability for an asset retirement obligation is recognized 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 District 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 the liability includes all costs directly attributable to asset retirement activities, based on information available at December 31, 2025. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement 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 component thereof). The asset retirement cost is amortized over the useful life of the related asset.

At each financial reporting date, the District reviews the carrying amount of the liability. The District 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 undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

The District continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

p) Financial instruments

The District recognizes its financial instruments when the District becomes party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at their fair value.

At initial recognition, the District may irrevocably elect to subsequently measure any financial instrument at fair value. The District has not made such an election during the year.

The District subsequently measures investments in equity instruments quoted in an active market and all derivative instruments, except those that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, at fair value. Fair value is determined by published price quotations. Transactions to purchase or sell these items are recorded on the trade date. Net gains and losses arising from changes in fair value are recognized in the statement of remeasurement gains and losses. The District has not presented a statement of remeasurement gains and losses as it does not have any items giving rise to remeasurement gains (losses). Interest income is recognized in the statement of operations. Investments in equity instruments not quoted in an active market and derivatives that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, are subsequently measured at cost. With the exception of those instruments designated at fair value, all other financial assets and liabilities are subsequently measured at amortized cost using the effective interest rate method.

Transaction costs directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in operating operating surplus. Conversely, transaction costs are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

Black Mountain Irrigation District

Notes to the Financial Statements

For the year ended December 31, 2025

2. Significant accounting policies *(Continued from previous page)*

p) Financial instruments *(Continued from previous page)*

All financial assets except derivatives are tested annually for impairment. Management considers whether the investee has experienced continued losses for a period of years in determining whether objective evidence of impairment exists. Any impairment, which is not considered temporary, is recorded in the statement of operations. Write-downs of financial assets measured at cost and/or amortized cost to reflect losses in value are not reversed for subsequent increases in value. Reversals of any net remeasurements of financial assets measured at fair value are reported in the statement of remeasurement gains and losses.

q) Portfolio investments

Portfolio investments with prices quoted in an active market are measured at fair value while those that are not quoted in an active market are measured at cost less impairment.

3. Portfolio investments

	2025	2024
Portfolio investments - book value	11,903,166	11,174,241
Bond premium	747,297	1,037,757
	12,650,463	12,211,998

The District's investments are comprised of fixed income assets with maturity dates ranging from March 2026 through November 2035. The investments earn interest at effective rates between 1.35% and 5.68%. The market value of such investments as at December 31, 2025 is \$12,584,495 (2024 - \$12,062,059).

4. Other receivables

	2025	2024
Trade receivables	203,864	257,763
Goods and Services Tax receivable	117,929	240,183
	321,793	497,946

5. Deferred revenue

	2025	2024
Meters inventory	163,700	163,700
Quarterly tolls	85,047	78,479
Connection deposits	-	16,818
Hydrant revenues	-	4,169
	248,747	263,166

Black Mountain Irrigation District
Notes to the Financial Statements
For the year ended December 31, 2025

6. Inventory

	2025	2024
Small fittings, couplings and stock under 3"	59,484	57,607
Large fittings, couplings and stock over 4"	86,146	85,730
Pipe	386,947	414,732
Temporary stock	54,630	27,125
	587,207	585,194

7. Long-term debt

	2025	2024
Royal Bank of Canada ("RBC") banker's acceptance facility, interest only at the rates noted below, with average monthly principal repayments of \$26,917 (2024 - \$26,083) subject to refinancing, maturing May 2037	4,541,000	4,864,000

The District has with RBC a loan facility for an authorized amount of \$7,000,000 for the purpose of constructing the ultraviolet disinfection plant. Interest is determined based on an interest rate swap with a notional amount equal to the loan values of the original draw schedule. The District pays effective interest on the swap at 3.02% plus a stamping fee of 0.18%. The District receives interest at a rate of 3.20% less the 12 month Canadian Overnight Repo Rate Average (CORRA) on the difference between the scheduled loan drawn and the actual loan drawn.

The estimated aggregate repayments on long-term debt over the next five years are as follows, subject to renewal and contractual obligations:

2026	334,000
2027	344,000
2028	357,000
2029	368,000
2030	380,000

The District has issued a letter of credit to the City of Kelowna through RBC totaling \$34,538 (2024 - \$93,558) to ensure the provision of services. This letter comes due in July 2026.

Black Mountain Irrigation District
Notes to the Financial Statements
For the year ended December 31, 2025

8. Commitments and contingencies

- a) The District 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 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 District paid \$167,098 (2024 - \$150,556) for employer contributions to the plan in 2025. The next valuation will be as at December 31, 2027, with results available in 2028.

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.

- b) From time to time, the District is brought forth as defendant in various lawsuits. The District reviews its exposure to any potential litigation, for which it would not be covered by insurance, and assesses whether a successful claim against the District would significantly affect the financial statements of the District. Management has determined that potential liabilities, if any, arising from these claims will not be significant to the financial statements.

9. Budget data

The budget data presented in these financial statements is based upon the 2025 operating and capital budgets adopted by the Board on May 6, 2025. The following table reconciles the approved budget to the budget figures reported in these financial statements.

	Budget amount
Surplus - Statement of Operations	2,790,506
Adjust for budgeted cash items not included in the statement of operations	
Principal repayments of long term debt	(324,000)
Transfers to equipment replacement reserve	(160,000)
Acquisition of tangible capital assets	(90,000)
Financial plan surplus	2,216,506

10. Financial Instruments

The District as part of its operations carries a number of financial instruments. It is management's opinion that the District is not exposed to significant interest, currency or credit risks arising from these financial instruments except as otherwise disclosed.

Credit Risk

Credit risk is considered low for the District as it has the ability to discontinue services to any property that does not pay invoices in a timely manner, which in most circumstances forces customers to pay. This drastically lowers the amount of bad debt experienced by the District.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as price risk. In seeking to minimize the risks from interest rate fluctuations, the District manages exposure through interest rate swaps, which modify the maturity characteristics of financial assets and liabilities.

The District is exposed to interest rate price risk with respect to cash and bonds, all of which are expected to be realized within one year, and which are subject to fixed interest rates ranging from 1.35% - 5.68% (2024 – 1.25% - 5.68%). The District is also exposed to interest rate cash flow risk with respect to the RBC banker's acceptance facility which interest rates fluctuate based on the CORRA. As there has been no significant change in net balances from the prior year, there has been no change in risk exposure from 2024.

Liquidity Risk

Liquidity risk is the risk that the District will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivery of cash or another financial asset. The District enters into transactions to borrow funds from financial institutions or other creditors, for which repayment is required at various maturity dates. Liquidity risk is measured by reviewing the District's future net cash flows for the possibility of negative net cash flow.

Contractual maturities of long-term debt are disclosed in Note 7.

The District manages the liquidity risk resulting from long-term debt by investing in liquid assets, such as stocks and government bonds.

Black Mountain Irrigation District
Schedule 1 - Schedule of Tangible Capital Assets

For the year ended December 31, 2025

	Land	Buildings	Water supply system	Water distribution system	Office furniture and equipment	Subtotal
Cost						
Balance, beginning of year	2,507,037	1,762,425	23,073,414	62,716,688	285,685	90,345,249
Acquisition of tangible capital assets	-	-	-	-	-	-
Transfer from construction-in-progress	-	-	72,542	610,271	-	682,813
Disposal of tangible capital assets	-	-	-	-	-	-
Balance, end of year	2,507,037	1,762,425	23,145,956	63,326,959	285,685	91,028,062
Accumulated amortization						
Balance, beginning of year	-	1,050,656	4,748,562	15,919,436	275,233	21,993,887
Annual amortization	-	31,596	297,569	932,122	8,002	1,269,289
Accumulated amortization on disposals	-	-	-	-	-	-
Balance, end of year	-	1,082,252	5,046,131	16,851,558	283,235	23,263,176
Net book value of tangible capital assets	2,507,037	680,173	18,099,825	46,475,401	2,450	67,764,886

Included in tangible capital assets are fully depreciated assets with cost and accumulated amortization of \$2,595,592 (2024 - \$2,481,335).

During the year, contributed tangible capital assets of \$nil (2024 - \$485,590) were recorded. Contributed tangible capital assets include water distribution systems acquired from developers as part of subdivision installations. These contributed assets are recognized at an estimate of the fair value of the cost of the materials and installation.

Black Mountain Irrigation District
Schedule 1 - Schedule of Tangible Capital Assets

For the year ended December 31, 2025

	Subtotal	Vehicles	Other equipment	Work-in- progress	2025	2024
Cost						
Balance, beginning of year	90,345,249	2,514,982	529,971	6,746,649	100,136,851	95,363,963
Acquisition of tangible capital assets	-	88,151	-	2,115,374	2,203,525	5,761,246
Transfer from construction-in-progress	682,813	-	-	(682,813)	-	(747,137)
Disposal of tangible capital assets	-	-	-	-	-	(241,221)
Balance, end of year	91,028,062	2,603,133	529,971	8,179,210	102,340,376	100,136,851
Accumulated amortization						
Balance, beginning of year	21,993,887	1,833,552	521,534	-	24,348,973	23,156,735
Annual amortization	1,269,289	104,763	6,948	-	1,381,000	1,423,493
Accumulated amortization on disposals	-	-	-	-	-	(231,255)
Balance, end of year	23,263,176	1,938,315	528,482	-	25,729,973	24,348,973
Net book value of tangible capital assets	67,764,886	664,818	1,489	8,179,210	76,610,403	75,787,878

Black Mountain Irrigation District
Schedule 2 - Schedule of Changes in Accumulated Surplus

For the year ended December 31, 2025

	General operations	Equipment replacement reserve	Capital works renewal reserve	Investment in tangible capital assets	CEC reserve	Total 2025	Total 2024
Accumulated surplus, beginning of year	56,195	573,035	3,002,575	70,923,877	15,811,189	90,366,871	86,374,698
Annual surplus	4,654,464	-	-	(1,381,000)	4,035	3,277,499	3,992,173
Transfers:							
Purchases and disposals of tangible capital assets, net	(2,203,525)	-	-	2,203,525	-	-	-
Interfund, Bylaw	2,160,552	(90,000)	(70,552)	-	(2,000,000)	-	-
Other transfers	(720,236)	-	-	-	720,236	-	-
Repayment of debt	(323,000)	-	-	323,000	-	-	-
Interest	(579,739)	12,356	68,642	-	498,741	-	-
Accumulated surplus, end of year	3,044,711	495,391	3,000,665	72,069,402	15,034,201	93,644,370	90,366,871

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TO ACCOMMODATE DOUBLE-SIDED PRINTING OF THIS REPORT

Black Mountain Irrigation District

Quote for audit services - 2026

Jennifer Saville, CPA

Partner, Assurance Services

Jennifer.Saville@mnp.ca

T: (778) 475-5678

Fee Quote for the year ended December 31, 2026

Dear Bob and Linda,

We are pleased to provide the following fee quote for your consideration regarding our continued work as your auditors:

Engagement item	Cost
Base fee for the audit of the financial statements of Black Mountain Irrigation District for the year ended December 31, 2026	\$33,000
One-time fees – none expected for 2026	-
Total estimated fees	\$33,000

The above fees would also attract a 5% administration fee to cover our incidental and out-of-pocket expenses.

This fee quote is based on us being provided all supporting documentation as described in our requirements letters at the commencement of the engagement, including:

- Bank reconciliations
- Schedule to support tangible capital assets costs, accumulated amortization, and gain(loss) on disposal(s) that is reconciled to the general ledger
- Documentation to support the inventory balance at year-end, which has been recorded at the lower of cost and market value
- Documentation supporting the deferred development costs, and other deferred liabilities
- Documentation on the unearned revenue balances, considering if all revenue streams have been appropriately segregated
- Transactions have been correctly recorded in the appropriate year to which the transaction relates

If assistance is required in the preparation and assessment of the above, then the fee would increase accordingly upon consultation with management.

In the event that additional work, outside what would be considered normal year-end audit work is requested, separate arrangements will be made in advance and agreed upon prior to commencing work.

Invoicing

We will invoice our services and require payment in accordance with the following:

- Progress billing #1 – At the commencement of the interim fieldwork, 50% of the base fee quote plus administrative fee and taxes.
- Progress billing #2 – At the commencement of year-end fieldwork, 25% of the base fee quote plus administrative fees and taxes.
- Final billing – on completion of the engagement – remaining amount owing in accordance with this fee quote.

If you require any further clarifications or have questions on the above information, please feel free to contact myself or Lindsay Finnerty, CPA.

We are very pleased to continue our relationship with you.

Yours truly,

MNP LLP



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2025 TRUSTEE'S REPORT TO THE WATER USERS

- MEETINGS:** The Board of Trustees held a total of 24 regular meetings in 2025 to conduct the business of the District. In addition to the regularly scheduled meetings, the Trustees attended other District-related functions during the year including the Spring Workshop and AGM of the Water Supply Association of BC.
- ELECTIONS:** Trustees Gerry Zimmermann and David Geen were re-elected by acclamation for three-year terms.
Colin Day was re-elected by the BMID Trustees as Chairman for the current year.
- STAFFING:** The Management Team in 2025 included Bob Hrasko, Administrator; Bryan Vig, Works Superintendent; and Lynette McDonald & Margarita Prado, Administrative Treasurers. BMID has 13 outside crew members and 4 office staff who belong to the Canadian Union of Public Employees, Local 338. There were no grievances on file between management and the union in 2025.
- Lynette McDonald was terminated in October, and Margarita Prado was hired as her replacement and as-of Dec. 31, 2025, is still in training. Former Treasurer Linda O'Neil has been hired as a Consultant to fill in during transition and to train a new Treasurer. Darren Orr resigned in January and Tim Bauer went on Long Term Disability in August.
- We congratulate our various Operators who completed training courses which resulted in the advancement of their EOCP credentials.
- SAFETY:** Our general safety procedures are in place and BMID complied with all WorkSafe BC, and all Provincial Health Officer Orders as required. There were no major injuries or incidents related to work safety in 2025.
- WATER SUPPLY:** BMID relied on Mission Creek, Scotty Creek and our three active groundwater wells to provide the water supply to our customers. Mission Creek is our primary source and provided 85.0% of all water used by BMID in 2025.
- BMID continues to work on a plan to relocate of our primary conveyance conduit away from Gallaghers Canyon. The project will include the construction of a new 1,650m long rock tunnel for water supply from Mission Creek. A tunnel would provide a stable, permanent water conveyance route for the future. The Volumetric Right of Way is in place for the tunnel. Staff continue to work on the final approvals and a funding plan for this complex project. Phase 1 of this project, which included pipe works at the tunnel portals plus 500m of 1,500 mm transmission main, was completed in March of 2025.
- BMID had recently applied for several infrastructure grants for different projects. A grant application to the Investment Agriculture Foundation of BC (IAFBC) for the Cornish Watermain Project was submitted in 2024 requesting \$2,000,000 in support funding. This application was successful pending licensing of Scotty Creek intake relocation and for Cornish Well which are expected in early 2026. IAFBC funding was also received and utilized for the Loch Long dam expansion and the James Lake Reservoir dam expansion.
- BMID had also applied for a Federal grant from the Canadian Housing and Infrastructure Fund for \$12,000,000 for the McDougall Tunnel Extension project. As of year-end, BMID was awaiting news from the federal funding agency.



PARTNERSHIP: BMID has been working with Peter Fassbender and Mayor Tom Dyas to develop a partnership with the City. Issues include developing system interconnections, integrating the regional water planning, particular between the lake supply and supply from Mission Creek.

The 'Kelowna Utilities' group met 3 times in 2025. The group meets to review city-wide issues such as common water specifications for new infrastructure, exchange of ideas and work processes, and opportunities for interconnection and collaboration. There currently are no urgent issues, however system interconnection is becoming a priority.

ASSOCIATIONS: The Water Supply Association of BC held a Spring Workshop in Kelowna in April 2025. The Fall AGM was held in October at Spirit Ridge in Osoyoos and was well attended. Bob Hrasko, BMID's Administrator, serves as Chair of the WSABC and also as a Director on the Okanagan Basin Water Board. The positions keep BMID well connected with other water agencies in the region.

Staff attend various Workshops and Seminars during the year including the province-wide BCWWA conference which was attended by Bryan Vig and Jeff Clark.

ADMINISTRATION: The Water Tolls were increased by 7% in 2025 to reflect the inflation and increased costs being issued by our suppliers. It should be noted that the 'annual average' rate of inflation experienced in 2024 represented the highest increase since 2011 (per Stats Canada). The toll increase was necessary due to inflated construction and supply costs.

Agricultural Taxes were increased by \$10.00/acre (6.75%) to \$158.00 /acre /year for A-Grade irrigated lands, to reflect the increasing costs required for infrastructure renewal. Future increases will continue to be considered on an annual basis.

The decision was made to implement a new irrigation overage charge in 2024 which continued in 2025. There were approximately 29 properties out of 400 metered properties that were over their allotment. They incurred extra costs with 6 being in the > 20% overage category.

Approximately \$682,800 in BMID funded projects were officially recognized as complete in 2025. No Developer Contributions occurred in 2025, which is rare, but reflects the current status for development. It is important to note that most BMID funded projects are 'Renewal' projects, meaning that BMID is continually renewing of our water distribution system and infrastructure.

BMID's Capital Plan was updated in 2025 to identify planned projects and to prioritize their timeline in order to meet future needs. The 2025 Capital Plan Update supports our new Capital Charge Bylaw (#741) which was passed by the Board and subsequently approved and registered with the Ministry of Municipal Affairs on February 26, 2025. Twenty-eight (28) Capital projects have been completed since the last plan in 2017. There are 63 projects identified in the new Plan, however many of the projects will not be implemented within a 20-year period.

The major capital projects underway are the McDougall Tunnel Extension project and associated works, the North End Irrigation Supply project, and the Loch Long Reservoir Storage project, with a timeline of 5-10 years.



Additionally, BMID is progressing on the relocation of the BMID Main Office to 1200 Belgo Road (BMID Shop). BMID forwarded an application to the Agricultural Land Commission to request approval to build a new Office at our Works Yard at 1200 Belgo Road. This move would consolidate our operation in one location, with better integration between Administration and Operations Staff.

GROWTH: Growth and development activity in BMID for 2025 is presented in the chart below, with comparisons to prior years.

<i>Grade & Acres of Land / Connections / Development</i>	<i>Year End 2023</i>	<i>Year End 2024</i>	<i>Year End 2025</i>
Grade A Lands (lands actively irrigated, in acres)	5,134	5,222	5,303
Grade C Lands (irrigable lands, not watered, in acres)	1,014	1,047	1,019
Grade D Lands (dry lands, in acres)	4,570	4,100	4,178
Single Family Lots (including lots with Secondary Suites)	6,237	6,259	6,282
Total Connections	10,527	10,608	10,807
Total Capital Expenditure Charges Collected	\$ 1,010,058	\$ 1,448,791	\$ 659,253
Developer Contributions (value of works installed)	\$ 481,225	\$ 485,590	\$ 0

PROJECTS: The Operations Report provides a more comprehensive listing of all the BMID projects underway. Some highlights of projects undertaken in 2025 by staff included:

- **Dam Safety:** BMID staff, consultants, and contractors continued with two dam safety and expansion projects from 2024. These include, Graystoke Dam stability improvement design, and the Loch Long expansion design. In addition, the District also began the James Lake Reservoir expansion and dam stability upgrade design.
- **Connection Renewal:** Approximately 13 connections on our primary high-pressure-concrete transmission mains were renewed along McKenzie Rd just north of PRV #3. These connections to air valves, low-point drains, and services, were over 55 years old and had reached the end of their service life.
- **Conduit Replacement:** In early 2025, the 1500mm pipeline (Phase 1) was completed. The pipeline was constructed, commissioned, and put in service within the tight timeline that was available during the irrigation off-season.



EVENTS:

- A tour by the Kelowna MLAs, Gavin Dew and Tara Armstrong, was held on January 28, 2025. They were elected in November of 2025 and attended a briefing session followed by a tour of the transmission project and the UV facility. They provided positive feedback.
- Okanagan College students in the Water Engineering Technology program toured the BMID UV Facility on January 30, 2026, and received a presentation on Water Tunnels.
- A UV Facility tour was provided to 28 UBC Water Management Students on March 11, 2025. The tours are very well received by the students and their instructors.
- A full-day watershed tour was provided by BMID on October 3, 2025, to senior Municipal Affairs Executive Director, Brian Bedford, MP Stephen Fuhr's office manager, Nicole Rustad, Kelowna Mayor Tom Dyas and Lake Country Mayor Blair Ireland, along with Okanagan Basin Water Board Executive Director Melissa Tesche, and BMID advisor Peter Fassbender. This tour was appreciated, and the provincial staff provided positive feedback.
- On December 4th, 2025, BMID and Rutland Waterworks jointly held a Holiday Open House at the BMID office in appreciation for our numerous suppliers and consultants. The open house was well attended.

ACKNOWLEDGEMENTS:

The Trustees acknowledge the continued co-operation, dedication, and hard work of the BMID staff that resulted in a successful year. We look forward to another productive year of serving our community.

Respectfully submitted,

Board of Trustees

Colin Day - Chairman
Sukhpaul Bal - Trustee
David Geen - Trustee
Allen Kirschner - Trustee
Gerry Zimmermann - Trustee



2025 OPERATIONS AND MAINTENANCE REPORT

MAINTENANCE: In 2025, the BMID Operations Staff diligently continued with our annual maintenance schedule. Work includes maintenance of PRV stations, booster stations, UV Disinfection Facility, chlorination facilities, domestic and irrigation services, valve exercising, hydrant servicing, air valve maintenance, and water main flushing. Extensive yearly maintenance of all major components, including work in the watershed, was conducted with a strategic approach to maintain operating efficiencies and extend the lifespan of the entire water system. This proactive maintenance strategy not only ensures the smooth functioning of the system but also plays a pivotal role in safeguarding water quality and reliability for our community.

McDougal Tunnel - Primary conveyance for BMID's water



REPAIRS: The Operations team at BMID consistently addressed small water leaks at service connections and on mainlines throughout the District. These leaks are repaired as soon as possible after they are detected. This rapid response is a key part of our commitment to minimizing property damage, conserving water, and demonstrating our high standard of service to the public.

This year, the most sizable repair was of a 350mm transmission main on Swainson Rd. A coupling was found with the bolts corroded to the point of failure. Previous design standards had allowed unprotected carbon steel products to be installed in direct contact with soil. Depending on the soil type this can allow corrosion to occur quite quickly. Current installations are either stainless steel or carbon steel with corrective protection coatings to reduce corrosion potential.

Much of the water system is now more than 55 years old. The main lines are in excellent condition. Some of the service lines are nearing the end of their usable service life. It is expected that the District will be required to increase the replacement/renewal effort on water services in the coming years.

350mm main repair





SLOPE ISSUE: Background (2018-2024)

Starting in mid-2018 and into early-2019 BMID dealt with a significant slope movement in Gallaghers Canyon where our primary 1500mm diameter steel transmission main runs through the canyon. The movement resulted in watermain breaks on two locations that caused the District to switch to a backup emergency water supply. The initial cause of the slope movement was correlated to high ground water levels in the spring of 2018 and a leaky coupling. Since March of 2019, the in-ground monitors have shown that the groundwater levels have dropped and remain stable. In 2020 BMID retained JDS Energy & Mining Inc. to conduct an extensive core-sampling drilling program. The purpose of the program was to explore the viability of extending our existing rock tunnel around the unstable slope. The drilling program was successful in determining a secure bedrock location for a future tunnel.

Since 2020 the District has made significant progress towards making this concept a reality. BMID hired AF Consulting, JDS Energy & Mining Inc., along with several sub-consultants to conduct the detailed design of a two phased project that will mitigate the risks associated with the slope instability. The first phase was a 1,500mm pipeline that runs approximately 500 meters from our existing Screening Works Building to the east portal of the proposed water tunnel. It included a new metering chamber, isolation valves, air releases, and several drainage points. This project was completed in 2025. The second phase is the extension of the existing McDougall rock tunnel by approximately 1,650 meters. This section's design encompasses structural analysis, the chemical composition and testing plan for the rock, portal entries with sealed marine entry doors, rock stockpile and disposal, construction wastewater management, and an environmental impact mitigation and restoration plan. Alongside these design works, BMID staff successfully acquired all long lead-time materials and secured the necessary Right of Way for the tunnel.

Current (2025)

In March of 2025, the 1,500mm pipeline (Phase 1) was completed. The pipeline was constructed, commissioned, and put in service within the tight timeline that was available prior to the 2025 irrigation season. The benefits of this project include renewal and security of the first 500m of transmission conduit, increased flow monitoring capabilities, additional isolation points, and full preparations to connect to the future tunnel.

Plans for the Tunnel (Phase 2) also continue to progress. This includes the formation of a Technical Advisory Committee (TAC) to obtain Interior Health approvals, design refinement, and exploration of funding options. BMID is hopeful to begin construction in 2026 or 2027.

Some tunnel redesign was conducted in 2025 to increase the cross-section area of the tunnel and increase storage volume within the tunnel. The cross-section was increased from 3.2 x 3.2m to 4.5 x 4.5 metres.

Conduit replacement March 2025





OTHER WORK:

- BMID staff, consultants, and contractors continued with two dam safety and expansion projects from 2024. These include, Graystoke Dam stability improvement design, and the Loch Long expansion design. In addition, the District also began the James Lake Reservoir stability and expansion design. The work on these projects included permit applications, hydrological analysis, environmental reviews, as well as geotechnical drilling and design work. These initiatives are critical to meeting the new upgraded Dam Safety regulations and ensuring the District has the water storage capacity to offset climate change and provide for future increased water demands.
- Approximately 13 connections on our primary high-pressure-concrete transmission mains were renewed along McKenzie Rd just north of PRV #3. These air valves, low-point drains, and services, which were over 55 years old, had reached the end of their service life. We are continuing this renewal program over the coming years to replace all original connections to the primary high-pressure concrete transmission mains. This deliberate and planned approach will reduce the risk of widespread service disruptions caused by service line failures.
- PRV #29 on Gallagher Rd was upgraded and brought above ground into a kiosk. This upgrade improves redundancy for the water system and safety for the operators. BMID has committed to modifying 1 or 2 stations per year to eliminate confined spaces as defined by WorkSafe BC. Eliminating confined space facilities will reduce the risk for the operations staff while they conduct maintenance work.
- Approximately 55 commercial and agricultural meters were replaced as a part of ongoing renewal work that started in 2022. A large portion of these meters are now 15+ years old and past their expected service life.
- SCADA connections were added to PRVs #3, #26, and #28. These connections add to BMID's large data communications network that assists our operators in monitoring and controlling the water system.
- The Graystoke Reservoir low level outlet gate was inspected and measured in preparation for replacement. The gate is 55 years old and is nearing the end of its service life. A new gate is scheduled to be installed in 2027.
- The Scotty Creek intake fish screens were redesigned and replaced by BMID staff. The new screens improve maintenance and meet the current environmental regulations for fish screening.
- Approximately 300 metres of 250mm diameter water main was relocated at the BMID Works Yard. This project renewed this section of main in addition to setting up the works yard in preparation for the future BMID office.

- Esquire Reservoir received communications and instrumentation upgrades in 2025. This work was necessitated by failing infrastructure that was crucial to the reliable operation of the reservoir.
- In preparation for refurbishment of the Cornish Well building, BMID crews worked with a contractor to decommission the steel well-head on the property that was drilled in 1965. This work eliminates risk and liability as this was an artesian well under pressure and could have become susceptible to uncontrolled leakage if the casing failed.

Graystoke reservoir low level outlet inspection



Scotty Creek Intake fish screen replacement



Graystoke Dam geotechnical drilling





1965 Cornish test well decommissioning



PRV #29 under construction



EQUIPMENT: The majority of BMID’s equipment is subjected to continual normal wear. Regular maintenance is performed throughout the year. A new flatbed Ford F-450 was purchased in 2025 consistent with BMID’s Vehicle Replacement Schedule.

STAFF: Our 15-person BMID works crew performed well and worked diligently throughout the year. Management is pleased and supportive of the crew’s efforts. Because of these efforts, the organization was successful and productive and maintained a high level of service for the BMID customers.

WATERSHED: Belgo, Graystoke, Fish Hawk and Loch Long Reservoirs are at high elevation and store the raw water that is released through the summer months. Through the winter of 2024-2025, the Mission Creek watershed experienced a lower-than-normal snowpack. Fortunately, the watershed received a significant snowfall in late May which delayed the release of storage water for several weeks.

Water from James Lake Reservoir is only used as an irrigation source for the Scotty Creek area of the distribution network in BMID’s north-end.

The reservoir levels at 2025 year-end are summarized below. To facilitate maintenance work on the outlet gate, Graystoke Reservoir was completely drained in 2025.

2025 Year-End Upper Watershed Reservoir Data:

Reservoir	Capacity (ML)	Volume at Yr End (ML)	% Full
Belgo Reservoir	6,815	2,316	34%
Graystoke Reservoir	5,095	0	0%
Fish Hawk Reservoir	2,106	809	38%
Loch Long Reservoir	625	307	49%
James Lake Reservoir	1,538	568	37%
TOTAL	16,179	4,000	25%

I would like to thank the Works Staff, Management, and the Board of Trustees, for their support throughout the year.

Respectfully submitted,

Bryan Vig
Works Superintendent

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2025 WATER TREATMENT PLANT (WTP) REPORT

WTP OPERATIONS - OVERVIEW

The Black Mountain Irrigation District's Class IV Water Treatment Plant (WTP) performed very well throughout the 2025 treatment season. Improved water quality was achieved in all water quality measurements, especially in the reduction of color, turbidity, total organic carbon levels, and disinfection by-products (Tri-halomethanes and Halo-acetic acids).

During the treatment season, precipitation and temperatures varied significantly from early April to the end of October. May and June typically receive the most rain for the year, which helped to reduce water consumption in the spring. During the spring of 2025 significant levels of precipitation were received. As the summer progressed, conditions turned drier and warmer than average leading to increased demands on the water treatment plant. The snowpack in the upper watershed lasted until mid-June and the reservoirs filled before the summer. In addition, July experienced some precipitation reducing the impacts of the dry conditions of late summer and early autumn.

Turbidity spikes during freshet in Mission Creek were common, as experienced in the past. The 2025 season had lower peak flow run-off levels compared to some previous years, and fortunately, Mission Creek did not encounter the same significant flooding and high stream flow events that occurred in past years. The 2025 treatment season experienced lower spikes in turbidity and colour compared to many previous spring and summer seasons. The Water Treatment Plant was able to maintain turbidity levels below 1.0 NTU (Nephelometric Turbidity Units) at the point of disinfection for the entire time in which the WTP was in operation.

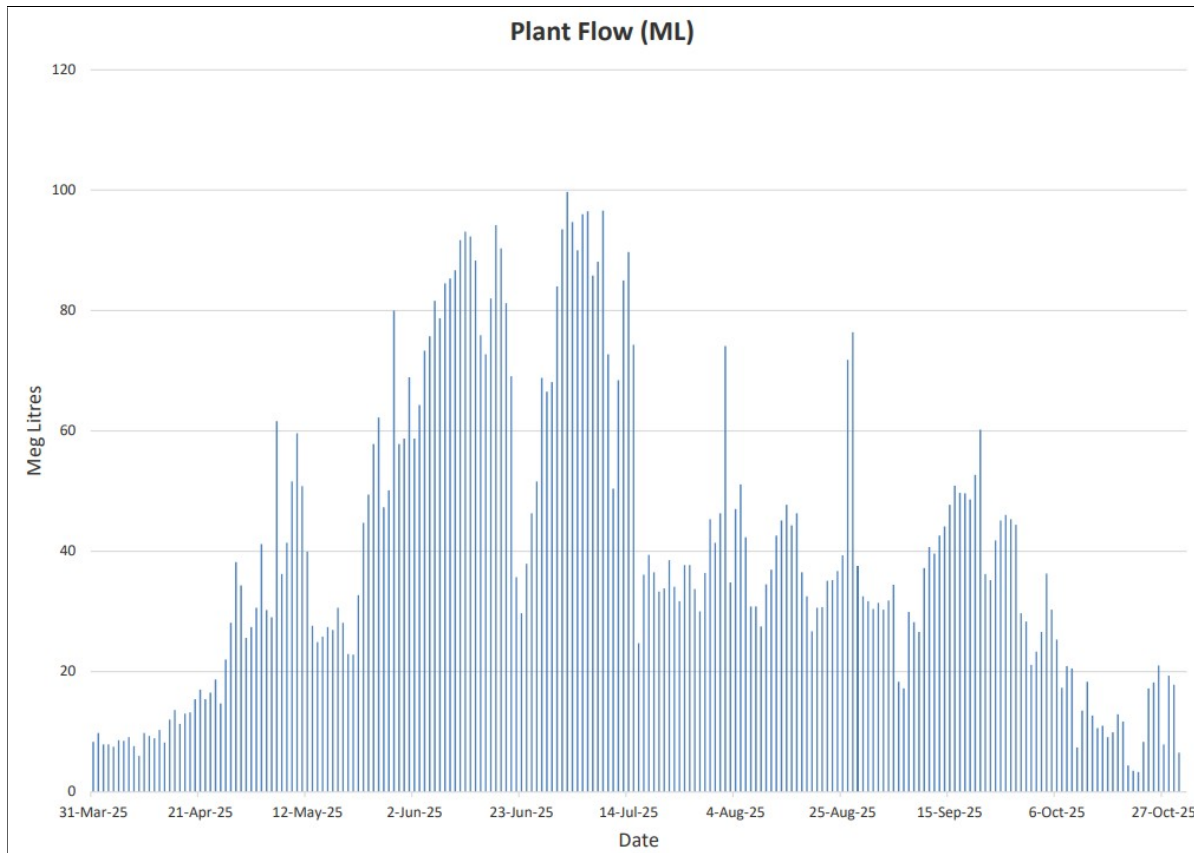


Stevens Reservoir – after Water Treatment Plant clarification



PLANT FLOW

For the Mission Creek source, peak daily water production, which occurred on July 2, 2025, was 99.7 ML. Peak instantaneous flow through the WTP was recorded at 1,119 L/s. For the 2025 season, a total of 8,651 ML of water was treated compared to an average of 9,935 ML over the past five years. In total, the WTP treated 68.5% of all water that entered the BMID distribution system throughout 2025. Moreover, Mission Creek raw water was of high quality this than in prior years, and an additional 1,198 ML of raw water went through the plant by blending raw water with treated water during the late summer of 2025. The Water Treatment Plant was placed in stand-by mode on October 31st, 2025, when the raw water quality had improved enough to no longer require chemical treatment.



2025 Daily plant flow ML per day, combined Total flow for both process trains

After chemical treatment for clarification of the water supply at the WTP, the water is chlorinated providing initial disinfection. The chlorinated water then flows through BMID's UV Facility (separate location from the Water Treatment Plant), where it is treated with Ultra-Violet light as a second barrier of protection.

Plant Flow

Number of Days in Operation:	214 Days
Total Flow:	8,651 ML
Average Daily Flow:	39.9 ML
Peak Flow:	99.7 ML



TURBIDITY

As set within the Guidelines for Canadian Drinking Water Quality, the Black Mountain water system turbidity for a 24-hour average is to be less than 1.0 NTU at its first customer (Booster 1). Throughout the treatment season, the Water Treatment Plant was able to maintain acceptable turbidity below this guideline. Turbidity at the first customer peaked at 0.72 NTU on March 31st and April 1st. During spring freshet, raw water turbidity at the creek intake peaked at 49.3 NTU on May 27th, 2025. This is well below the peak turbidity that the plant usually experiences during freshet. This would lead us to conclude that with the lower peak flows in Mission Creek, the creek silt and sediment was more stable than in prior years.

In addition, the recorded highest turbidity at the Distribution Intake, Hadden Pond, was 0.85 NTU on April 1st, 2025, with the data obtained through a single point grab sample.

Average turbidity levels over the treatment period at locations in the water supply system are as follows:

Location	Lab (NTU)	On-line (NTU)
Raw Grit Pond	2.46	3.97
Stevens Intake	0.26	-
Stevens Outlet	0.31	-
Hadden Outlet	0.34	-
Screen Works	0.35	0.38
Booster Stn No. 1	0.36	0.50



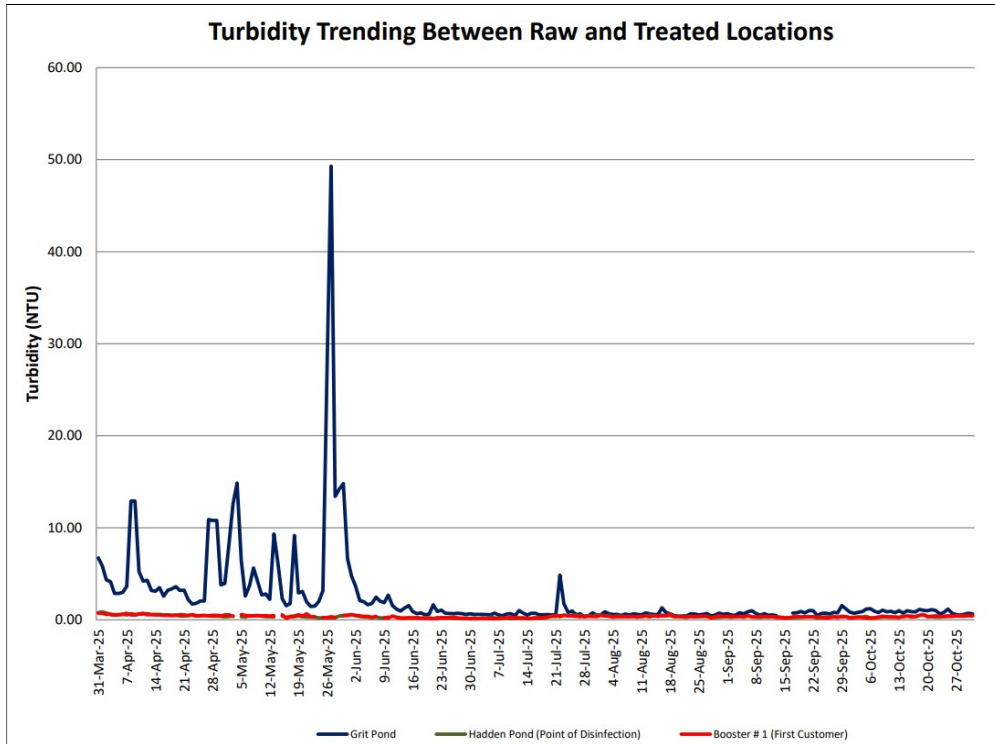
Mission Creek at WTP Intake (May 26, 2025)



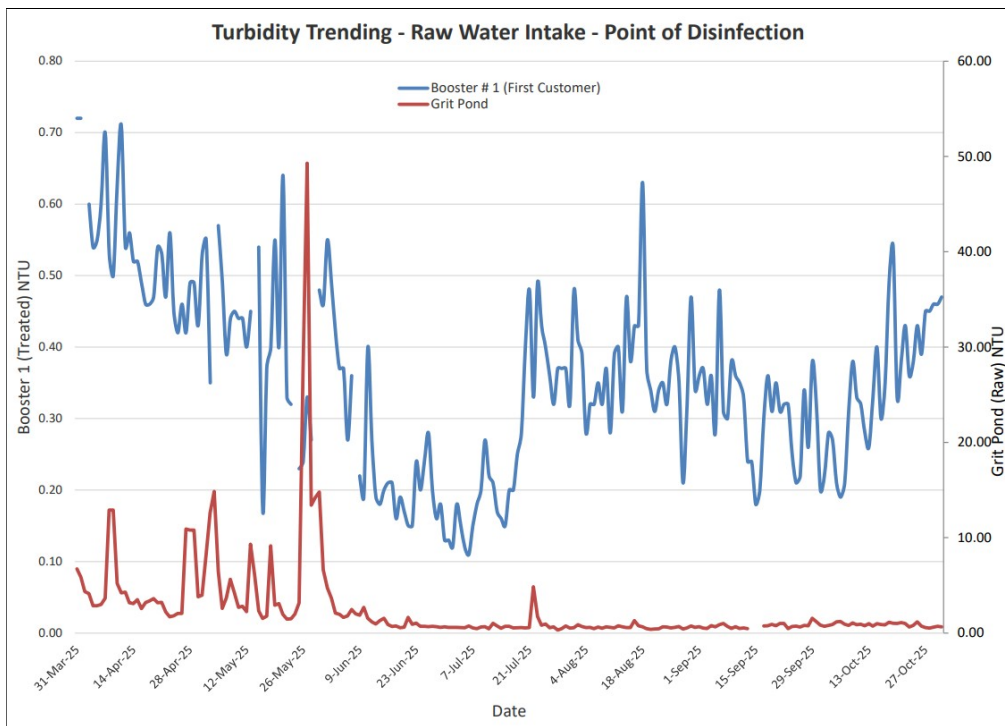
Turbidity in Mission Creek – Raw Water at Intake Site (May 26, 2025)



Water quality – Clarifiers (Oct 21, 2025)



Turbidity trend at Grit Pond (raw Ave 2.46 NTU) and Booster 1 (treated, first customer, Ave 0.36 NTU)



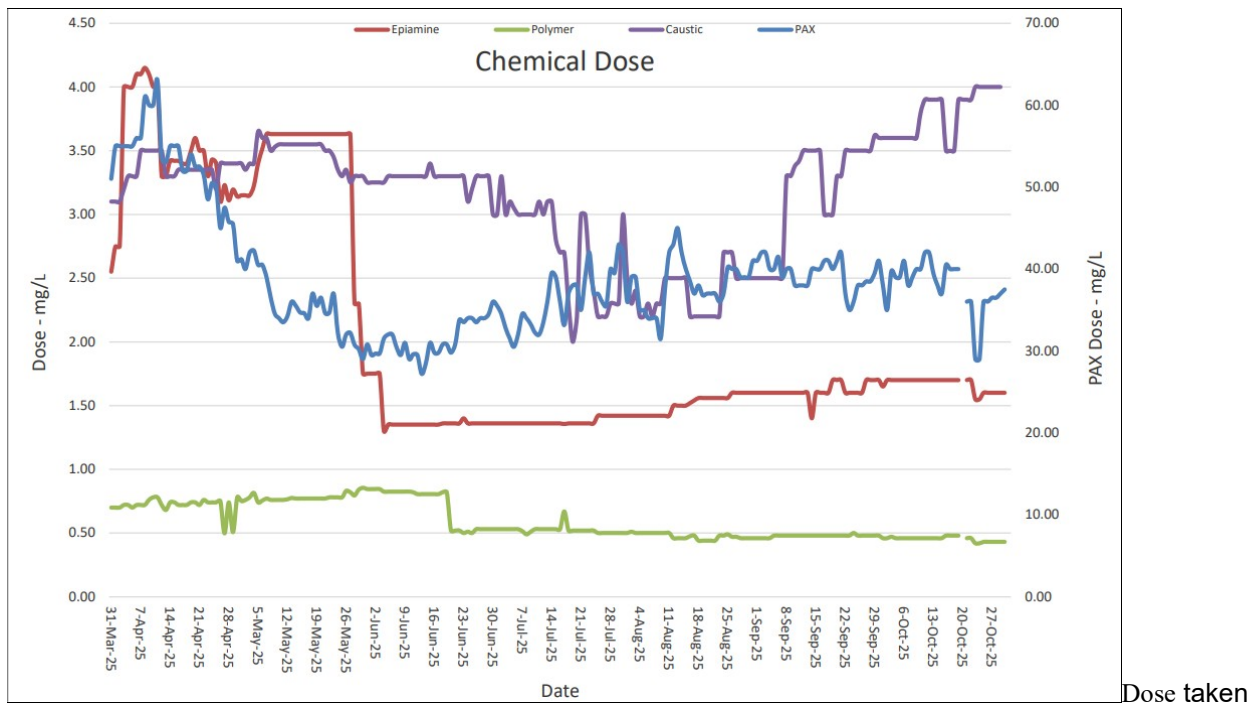
Turbidity trending between Grit Pond–Raw (peak 49.3 NTU) and Booster 1–Treated (peak 0.72 NTU)



CHEMICAL DOSING

Three chemicals (ISOPAC, Epamine and Polymer) are used in the WTP’s coagulation and flocculation processes. The Streaming Current Monitor device allows the operators to remotely optimize chemical dosing based on particle charges and water chemistry. This improves the plant’s performance and efficiency by minimizing chemical over-dosing. New for the 2025 treatment season, BMID purchased 2 small diameter mag-meters to measure the flow of polymer flocculant chemical more accurately at the point of injection.

The primary coagulant (ISOPAC) ranged from a low dose of 27.2 mg/L to a peak dose of 63.0 mg/L. The coagulant aid (Epamine) dose ranged between 1.30 mg/L and 4.15 mg/L. This wide dosing range took place during a continuing trial period beginning in 2024, to improve treatment and reduce chemical costs. By increasing the Epamine dose and reducing the ISOPAC dose, there was found to be a savings in chemical costs while the water quality remained unchanged. Polymer addition, used as a flocculation agent, ranged between 0.42 mg/L and 0.86 mg/L. The Caustic Soda (Sodium Hydroxide) dose ranged between 2.50 mg/L and 4.00 mg/L.



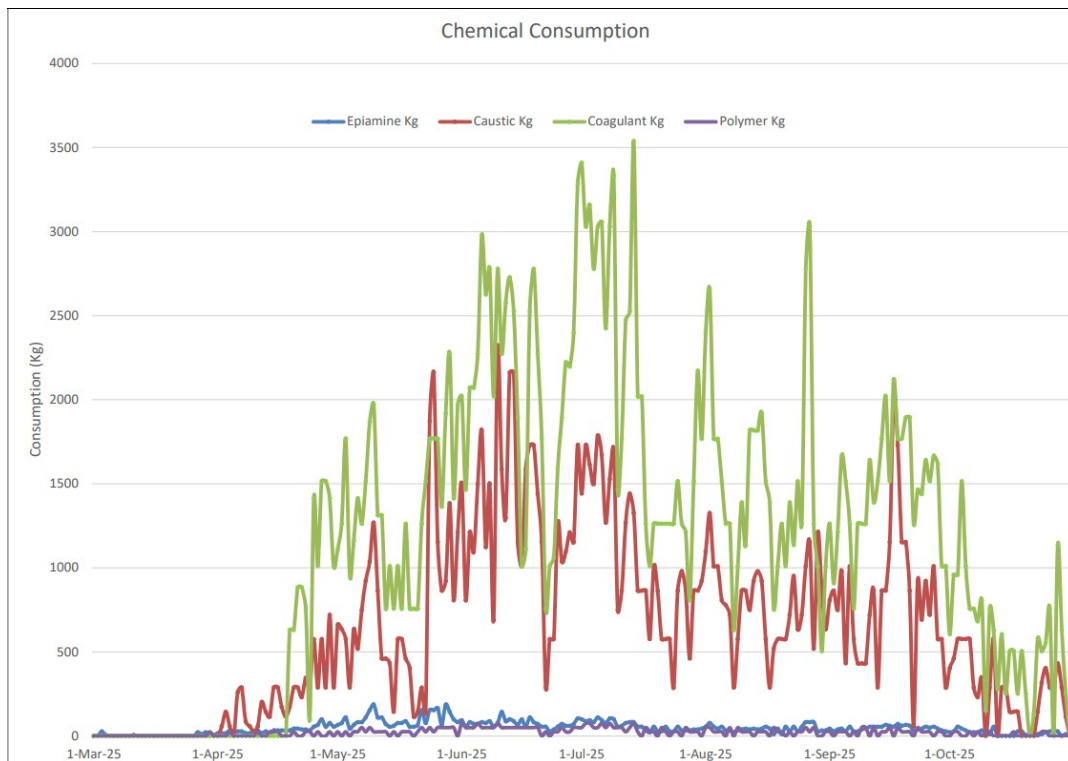
as a combined daily average at two flocculation trains.

	Chemical Dosing (mg/L)			
Chemical	Epamine	Polymer	Caustic	ISOPAC
Highest Dose	4.15	0.86	4.00	63.00
Lowest Dose	1.30	0.42	2.50	27.20
Average Dose	2.07	0.59	3.12	38.83

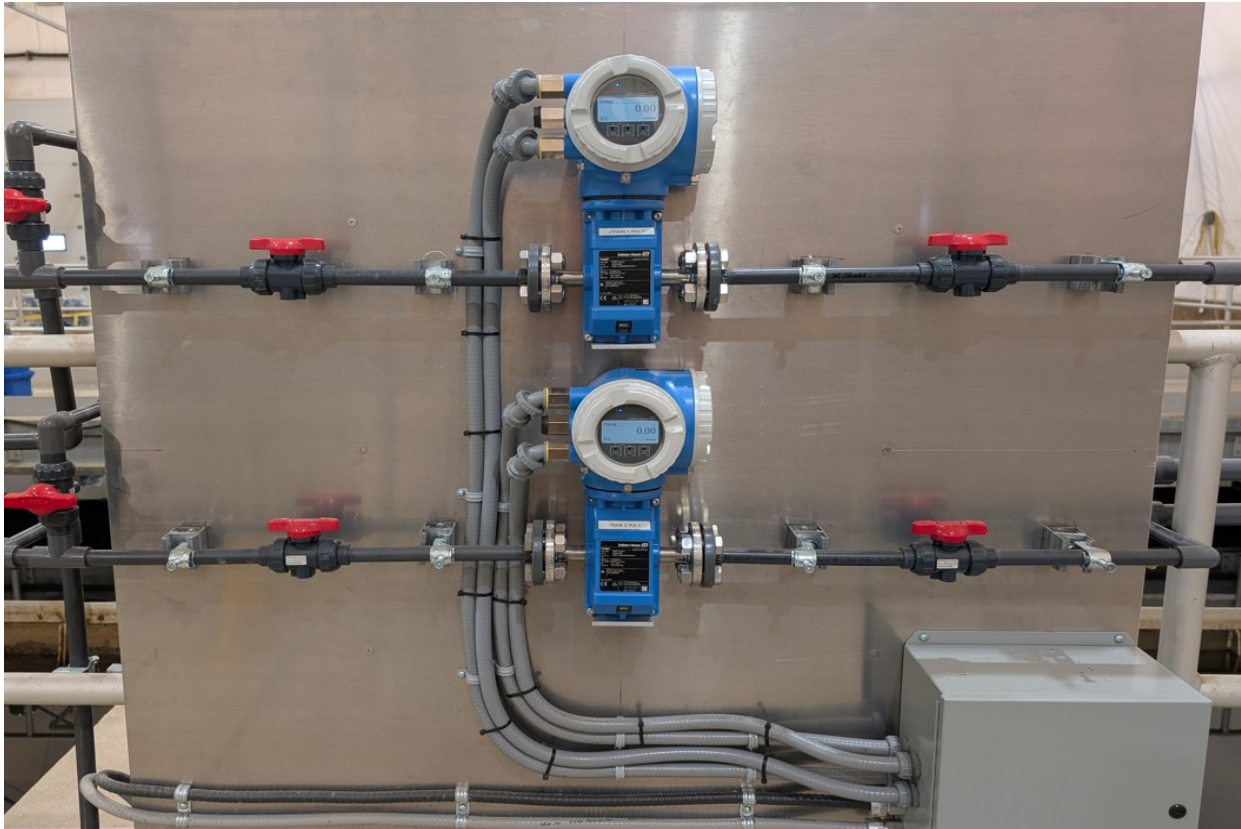


CHEMICAL USAGE

As in previous years, chemical usage at the WTP is primarily a product of the volume of water treated. However, the level of organics and inorganics in the water also plays a crucial role in the amount of chemical required to adequately treat the water. Moreover, the pH, alkalinity, and temperature in Mission Creek raw water will also dictate the amount of chemical needed to achieve treatment goals. Continuing from the 2024 season, the WTP ran one of the two trains with raw (untreated) water when raw water quality allowed in late summer. This resulted in significant chemical savings, while meeting the required finished water quality guidelines



ISOPAC (Coagulant)	Epamine (Coagulant aid)	Caustic Soda (pH adjustment)	Polymer (Flocculant)
Kilograms	Kilograms	Kilograms	Kilograms
287,388	11,770	158,601	5,300



Chemical flow meters near polymer injection point

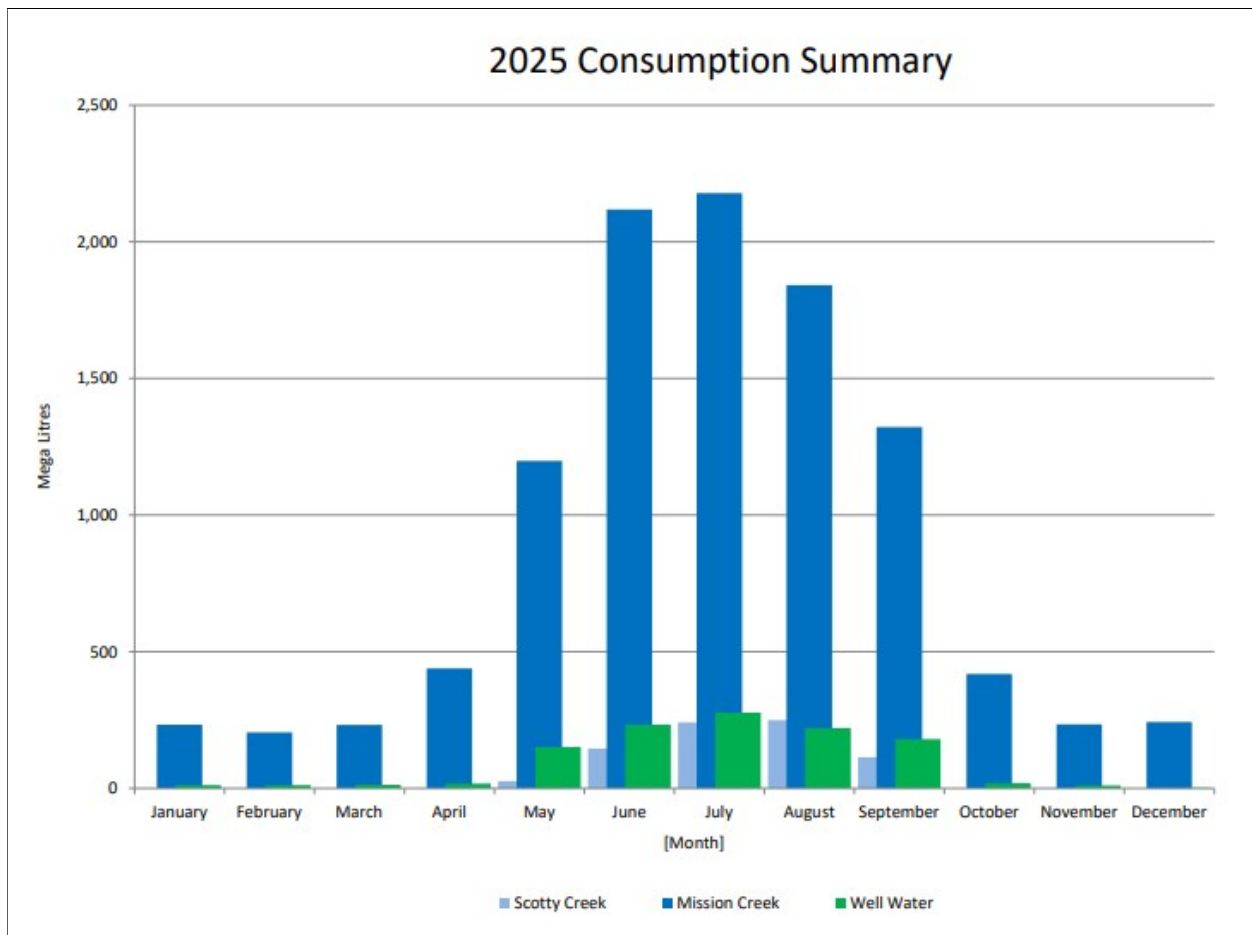


Stainless steel bracing added for electrical conduit trays



DISTRICT CONSUMPTION

During 2025, BMID utilized a variety of water sources, both surface-water and groundwater, to provide domestic and irrigation water to its customers. BMID has one surface-water source and two groundwater wells that provide potable water to the distribution system. In addition, one surface-water and one ground-water source provide non-potable water for irrigation only. The Mission Creek water source, treated through the Water Treatment Plant, provides the majority of water for the distribution system, with the remaining sources used to provide flow to the north-end of the distribution system.



BMID 2025 Monthly Consumption

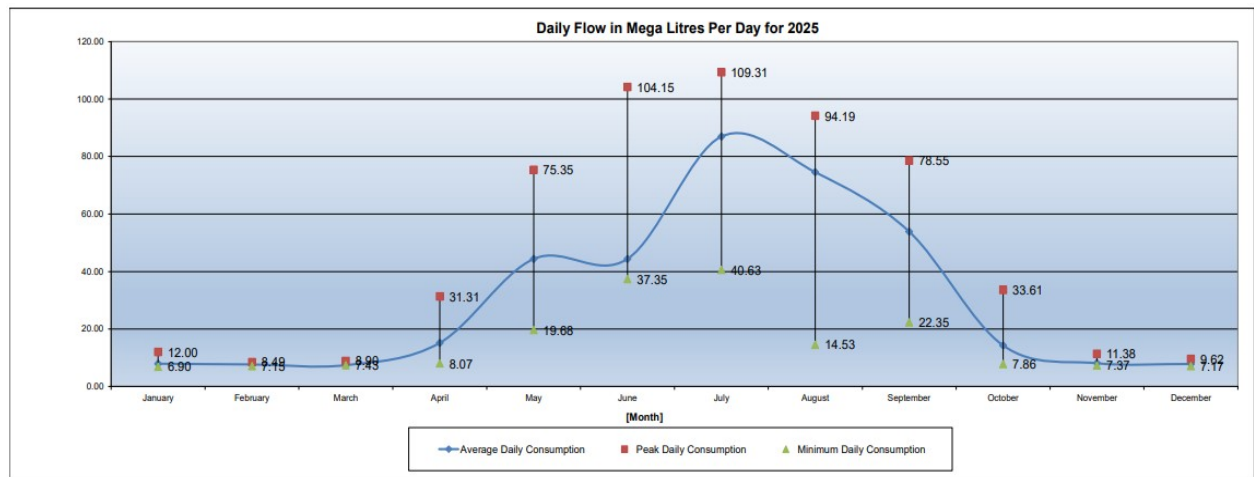


In 2025, Mission Creek supplied 84.74% of all water used in the distribution system. The Scotty Creek surface water source provided 6.18% of flows and the three groundwater sources (Well 4, Well 5, Well 6) provided a further 9.08% of water to the system. Throughout 2025, 12,639 ML of water was provided to the distribution system (107% of the prior five-year average) from all sources. The average annual consumption for the previous five years was 11,795 ML.

BLACK MOUNTAIN IRRIGATION DISTRICT									
MONTHLY CONSUMPTION TOTALS AND YEAR END SUMMARY									
Year	Mission Creek	Well #4	Well #5	Well #6	Scotty Creek	NE Production	Well Water	Surface Water	Total, all sources
2025	Mega Litres	Mega Litres	Mega Litres	Mega Litres	Mega Litres	Mega Litres	Mega Litres	Mega Litres	Mega Litres
January	232.70	11.57	0.00	0.00	0.00	11.57	11.57	232.70	244.27
February	204.41	11.26	0.00	0.00	0.00	11.26	11.26	204.41	215.67
March	231.88	13.10	0.00	0.00	0.00	13.10	13.10	231.88	244.98
April	438.69	17.20	0.00	0.00	0.00	17.20	17.20	438.69	455.89
May	1,197.97	15.63	109.67	25.66	26.97	177.93	150.96	1,224.93	1375.90
June	2,117.77	0.00	179.34	53.14	145.72	378.20	232.48	2,263.49	2495.97
July	2,177.97	0.00	188.89	87.47	241.48	517.84	276.36	2,419.45	2695.81
August	1,900.54	0.00	185.92	34.30	249.56	469.77	220.22	2,150.10	2370.31
September	1,322.24	9.33	150.89	19.53	113.90	293.66	179.76	1,436.14	1615.90
October	418.20	18.48	0.00	0.00	0.00	18.48	18.48	418.20	436.68
November	233.88	9.82	0.00	0.00	0.00	9.82	9.82	233.88	243.69
December	242.77	1.19	0.00	0.00	0.00	1.19	1.19	242.77	243.95
Total	10,719.00	107.57	814.72	220.10	777.63	1,920.02	1142.39	11496.63	12639.02

Monthly Consumption by Source

Consumption varies depending on the time of year. As irrigation represents over 60% of the total annual flow, there is a dramatic increase in consumption during the height of the growing season. June, July, and August consistently had high flows to meet the water demands from irrigation users during the growing season. Peak daily consumption of 109.31 ML (5-year average of 116.07 ML) took place on July 2, 2025, and minimum flow of 6.90 ML was recorded on January 7. In 2025, there were 17 days where system usage exceeded 100 ML/Day. The 5-year average is 19 days above 100 megaliters of consumption.



Peak and minimum daily flows by month



MAINTENANCE & UPGRADING WORKS

Maintenance and upgrading occurs continuously throughout the year. In 2025, there were several repairs and upgrades that were carried out by District staff and support resources from the water supply industry. The upgrades and maintenance items are listed as follows:

- Upgraded stainless steel bracing for electrical trays in flocculation tank 2.
- Installed 2 Pro-mag magnetic flow meters for polymer chemical dosing.
- Replaced old hot water tank with new on-demand tankless system .
- Installed handrail on downstream side of Fish-screens catwalk.
- Changed out all gasketed screws on operations building roof and sealed all leaks.
- Installed back-pressure valves at chemical injection points to ensure constant flow.
- Floc-mixer primary gearbox changed out with spare after failure. Spare gearbox has been rebuilt.
- Replumb polymer machine chemical and water lines.

STAFFING

Four employees staffed the Water Treatment Plant for the 2025 season. All three full-time operators from the end of the 2024 treatment season resumed their respective roles for the 2025 treatment year, and one of BMID's existing distribution operators resumed his role as a relief operator bringing more flexibility and redundancy to the plant operations. For the 2025 season, the WTP staff resumed their on-call duties for the entire season based on a three-week rotation for on-call responsibilities. The relief operator shared standby duties with the Chief Operator to maintain the three-week schedule.

Respectfully submitted,

Chase Elliott
WTP Chief Operator

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Account Code : ??-??-??-??
 To ??-??-??-??
 Fiscal Year : 2026

Account Code	Account Description	2026 Budget Values	2025 Budget Values
1 GENERAL OPERATING FUND			
REVENUES			
1-1-500-500	IRRIGATION TAXES	-1,015,650	-955,811
1-1-510-510	WATER TOLLS - DOMESTIC & COMMERCIAL	-8,117,300	-7,571,485
1-1-510-511	SALE OF WATER/HYDRANT USE PERMITS	-15,000	-15,000
1-1-510-512	WATER TOLLS - AGRICULTURAL USE	0	-5,000
1-1-520-520	CONNECTION FEES	-50,000	-50,000
1-1-520-521	TAX & TOLLS INFORMATION	-6,000	-6,000
1-1-530-530	ADMINISTRATION OVERHEAD	-1,000	-1,000
1-1-530-531	LABOUR OVERHEAD	-3,000	-3,000
1-1-530-532	EQUIPMENT RENTAL	-4,250	-4,250
1-1-530-533	HYDRANT MAINTENANCE REVENUES	-50,000	-50,000
1-1-540-540	SUNDRY REVENUE	-7,000	-5,500
1-1-540-541	PENALTIES & INTEREST	-75,000	-60,000
1-1-540-542	BANK & INV. INTEREST EARNED	-75,000	-90,000
1-1-540-545	100 YR HISTORY BOOK SALES	-200	-200
1-1-540-549	TURN ON/OFF CHARGES & NEW ACCT FEES	-12,000	-10,000
1-1-540-550	DEVELOPMENT REVIEWS	-2,500	-2,500
Total REVENUES		-9,433,900	-8,829,746
EXPENSES			
1-2-600-602	TRAINING & EDUCATION (OPS)	55,000	70,000
1-2-600-604	STAFF EXP: OVERALLS/BOOTS/CLOTHING/PROMO	15,000	15,000
1-2-600-606	MEMBERSHIPS / EOCP DUES / PROF ASSN FEES	7,000	6,000
1-2-600-608	GIS MAPS/AS-BUILTS/BLUEPRINTING	15,000	25,000
1-2-600-610	CONSULTING SERVICES - GENERAL	70,000	70,000
1-2-600-612	WATERSHED MGMT (SRC PROT/DAM INSP)	30,000	30,000
1-2-600-614	WATER CONSERVATION / LEAK DETECTION	10,000	3,000
1-2-600-616	PROV LICENSING / PERMIT FEES	32,500	32,500
1-2-600-618	INSURANCE	255,000	255,000
1-2-600-620	W. C. B. COSTS	48,250	50,000
1-2-600-622	RADIO LIC/TOWERS/SAT PHONE/CALL CTR	10,000	10,000
1-2-600-626	SCADA - OP & MTNC	20,000	25,000
1-2-600-628	FREIGHT & SHIPPING CHARGES	4,000	4,000
1-2-600-630	SICK PAY	77,000	70,590
1-2-600-631	VACATION PAY	175,500	160,000
1-2-600-632	OBSOLETE INVENTORY / WRITE-OFFS	1,000	1,000
1-2-600-633	STATUTORY HOLIDAYS	101,500	105,000
1-2-600-641	UV FACILITY - CHEMICALS	15,000	12,000
1-2-600-642	UV FACILITY - WAGES	15,000	15,000
1-2-600-643	UV FACILITY - UTILITIES	40,000	40,000
1-2-600-644	UV FACILITY - MNTC & MISC	30,000	30,000
1-2-600-645	WTP - CHEMICALS	600,000	675,000
1-2-600-646	WTP - WAGES	150,000	210,000
1-2-600-647	WTP - UTILITIES	70,000	70,000
1-2-600-648	WTP - MTNC & MISC	152,000	198,000

Black Mountain Irrigation District
Provisional Budget Report



Account Code : ??-??-??-??
 To ??-??-??-??
 Fiscal Year : 2026

Account Code	Account Description	2026 Budget Values	2025 Budget Values
1-2-600-649	WTP STANDBY DUTIES	57,500	51,100
1-2-600-650	WAGES - SYSTEM OPERATIONS	300,000	285,000
1-2-600-651	SAFETY SUPPLIES/EQUIP/MEETINGS	40,000	40,000
1-2-600-654	DOMESTIC SERVICE (& METER) REPAIRS	70,000	75,000
1-2-600-655	IRRIGATION SERVICE REPAIRS	25,000	25,000
1-2-600-656	WATER MAIN & BLOW OFF REPAIRS	120,000	90,000
1-2-600-658	METER READING / NOTICES	7,500	7,500
1-2-600-659	IRRIGATION METER REPAIRS & REPLACEMENTS	10,000	15,000
1-2-600-662	WATER QUALITY TESTING	70,000	70,000
1-2-600-664	CROSS CONNECTION CONTROL PROGRAM	22,000	22,000
1-2-600-665	CATHODIC PROTECTION	20,000	25,000
1-2-600-666	POWER - STATIONS/INTAKE/WELLS	230,000	215,000
1-2-600-667	TELEPHONE - STATIONS/INTAKE	2,500	2,500
1-2-600-668	STATIONS - REPAIRS/PARTS/MTNC	474,000	475,000
1-2-600-669	HYDRANT REPAIRS	50,000	50,000
1-2-600-670	FLUSHING	35,000	35,000
1-2-600-671	AIR VALVE REPAIRS & MAINTENANCE	75,000	110,000
1-2-600-672	CHLORINE - WELLS/STNS	130,000	130,000
1-2-600-674	UPSTREAM WORKS LABOUR, REPAIRS & EQUIP.	110,000	110,000
1-2-600-676	STANDBY DUTIES - DISTRIBUTION	76,000	68,500
1-2-600-680	UTILITY EXPENSES - SHOP	27,500	27,500
1-2-600-682	SHOP SUPPLIES, TOOLS & EQUIPMENT	35,000	35,000
1-2-600-685	SECURITY BLDG & EQUIPMENT	7,000	7,000
1-2-600-686	HEAVY EQUIPMENT - REP & MTNC	75,000	75,000
1-2-600-688	LIGHT TRUCKS - REP & MTNC	57,500	57,500
1-2-600-692	SMALL ENGINES - REP & MTNC	15,000	15,000
1-2-600-694	FUEL - VEH/HEAVY (Gas/Diesel/Propane)	100,000	115,000
1-2-600-695	WILDFIRE PROTECTION PLAN	25,000	0
1-2-600-696	SHOP & YARD WORK - MISC.	75,000	75,000
1-2-600-698	GRASS/WEED/SNOW REMOVAL	20,000	20,000
1-2-600-700	DNU - HYDRANT MAINTENANCE COSTS	0	25,000
1-2-600-702	METER RE & RE - MF & COMM	10,000	10,000
1-2-600-708	UPSTREAM WORKS - MISSION CREEK	15,000	15,000
1-2-610-600	SALARIES - OFFICE	435,000	400,500
1-2-610-602	TRAINING & EDUCATION (OFFICE)	3,500	5,000
1-2-610-604	MEETINGS/CONFERENCES	17,500	17,500
1-2-610-609	LEGAL SERVICES & APPRAISAL FEES	15,000	15,000
1-2-610-611	EMPLOYEE BENEFITS - EI & CPP	133,500	119,500
1-2-610-613	EMPLOYEE BENEFITS - MISC.	25,000	8,500
1-2-610-616	EMPLOYER HEALTH TAX	45,000	41,000
1-2-610-617	EMPLOYEE GROUP BENEFITS PLAN	91,500	120,000
1-2-610-620	MPP EMPLOYER PORTION	245,000	226,750
1-2-610-625	OFFICE SUPPLIES - STATIONARY	17,500	17,500
1-2-610-627	COMPUTER MNTC & SOFTWARE SUPPORT	50,000	35,000
1-2-610-629	PHOTOCOPIER, PRINTER INK & SHREDDING	10,000	10,000
1-2-610-631	ADVERTISING & NEWSLETTERS	9,000	12,000

Black Mountain Irrigation District
Provisional Budget Report



Account Code : ??-??-??-??
 To ??-??-??-??
 Fiscal Year : 2026

Account Code	Account Description	2026 Budget Values	2025 Budget Values
1-2-610-632	POSTAGE	32,500	32,500
1-2-610-633	OFFICE EQUIP - MNTE/RENTAL	4,000	3,500
1-2-610-635	OTHER OFFICE EXPENSE	22,000	22,000
1-2-610-637	AUDIT FEES	35,000	35,000
1-2-610-641	TRUSTEES FEES	100,000	100,000
1-2-610-645	JANITORIAL CLEANING & SUPPLIES	12,500	12,500
1-2-610-647	OFFICE BLDG MTNC & SECURITY	7,500	7,500
1-2-610-649	TELEPHONE, INTERNET	7,500	6,000
1-2-610-651	ELECTRICITY & NATURAL GAS	9,000	9,000
1-2-610-653	WATER & SEWER	1,500	1,500
1-2-620-655	BANK SERVICE/INTEREST CHARGES	12,500	12,500
1-2-620-660	RBC UV LOAN INT & BA FEES	152,000	163,300
1-2-630-657	PURCHASES OF ASSETS UNDER \$25,000	30,000	45,000
1-2-630-664	RBC UV LOAN PMTS ON PRINCIPAL	334,000	324,000
1-2-640-657	TCA - VEHICLE/EQUIP PURCHASES	70,000	90,000
1-2-640-659	CONTRIBUTION TO EQUIP. REPL. RESERVE	180,000	160,000
Total EXPENSES		6,492,750	6,613,240
Total GENERAL OPERATING FUND		-2,941,150	-2,216,506
3	CAPITAL CHARGE RESERVE FUND		
REVENUES			
Total REVENUES		0	0
Total CAPITAL CHARGE RESERVE FUND		0	0
4	SYSTEM RENEWAL RESERVE FUND		
REVENUES			
Total REVENUES		0	0
Total SYSTEM RENEWAL RESERVE FUND		0	0
5	EQUIPMENT REPLACEMENT RESERVE FUND		
REVENUES			
Total REVENUES		0	0
Total EQUIPMENT REPLACEMENT RESERVE FUND		0	0

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**BLACK MOUNTAIN IRRIGATION DISTRICT
2025 TRUSTEES LIST**

	NAME AND ADDRESS	PHONE NUMBER(S)	YEAR ELECTED (*)	TERM (**)	TERM EXPIRY (***)
1	Colin Day	Business:	2024	3 Years	2027
	4510 Crawford Road	Residence: 250-548-3355			
	Kelowna, BC V4V 2C7	Cell: 250-808-8548			
2	Allen Kirschner	Business:	2023	3 Years	2026
	1563 Montenegro Rd	Residence: 250-451-9162			
	Kelowna, BC V1P 1R3	Cell: 250-859-3510			
3	Gerry Zimmermann	Business:	2025	3 Years	2028
	2602 Walburn Road	Residence: 250-765-7269			
	Kelowna, BC V1P 1A8	Cell: 250-575-8827			
4	Sukhpaul Bal	Business:	2024	3 Years	2027
	1795 McCurdy Road East	Residence:			
	Kelowna, BC V1P 1B5	Cell: 250-868-7082			
5	David Geen	Business:	2025	3 Years	2028
	2975 Gallagher Rd	Residence:			
	Kelowna, BC V1P 1H1	Cell: 250-878-3025			

* Year that election was held (Regular Annual Election or By-Election)

** Generally 3 years except for Trustees elected to fill vacancies, then it would be for balance of term remaining in the original position.

*** At the Regular Annual Election in the third year.

Chairperson: Trustee # 1 is serving as chairperson for 2025

Administrator: Robert Hrasko
Name

(250) 765-5169
Bus. Phone

(250) 212-3266
(Cell)

Improvement District

Correspondence Address:

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