



# UNDERSTANDING ANMORE'S FINANCES

Your tax dollars at work

Anmore takes a careful, long-term approach to financial planning — balancing the need to maintain reliable services today while preparing for the infrastructure and community needs of tomorrow.

Through thoughtful planning, maintaining reserves, and using growth to help fund future needs, Anmore is in a stable financial position. This approach supports long-term sustainability while helping to avoid sudden or significant tax increases over time.

## 2026 BUDGET AT A GLANCE



3.27%

Property tax increase



\$1.36M

Capital Investment



\$6.3M

Operating budget



## OUR FINANCIAL JOURNEY

Building a stronger financial foundation for our community

When reviewing budget, it's always essential to consider the future, and also learn from the past. Our financial journey over the last decade has shown that Anmore has built significant financial strength.

2016



2021



2025



\$5M

Net financial assets



\$49M

Community Assets



\$0.7M

Capital Investment



\$12.2M

Net financial assets



\$59M

Community Assets



\$1.1M

Capital Investment



\$12.7M

Net financial assets



\$70.1M

Community Assets



\$1.4M

Capital Investment

**STRONGER.  
HEALTHIER.  
MORE PREPARED.**

Over the past decade, Anmore has built significant financial strength through responding to budgeting, careful planning and fiscal discipline.



## ASSET MANAGEMENT

Planning today for a stronger tomorrow

We manage the infrastructure and assets our community relies on every day. By planning ahead and maintaining reserves, we can replace and renew assets before they fail - avoiding larger costs and keeping taxes more predictable.



### HOW WE GOT HERE

In 2016, Anmore increased its **Capital Investment Tax** to ensure funds would be available to replace and renew infrastructure in the future — without relying on debt or large tax increases.



### WHAT WE MANAGE

2025 asset value: **\$70.1 million**

Estimated replacement value: **\$109.7 million**

These assets include land, buildings, vehicles, equipment, roads, and water & drainage infrastructure.



### HOW WE FUND IT

Renewal funding needed: **\$2.05 million**

Total Capital Investment (General and Water Funds): **\$1.88 million**

Anmore is now very close to fully funding long-term infrastructure needs.



### THE RESULT

Only **13%** of borrowing capacity used, with part of the Community Hub debt-funded so future residents also share the cost.

Strong reserves in place.

Infrastructure can be replaced without large tax increases or new debt.



## 2026 OPERATING BUDGET: \$6.3 MILLION

This budget funds the day-to-day services that keep Anmore running—from maintaining roads and parks to planning, emergency preparedness, and community development.

It also includes projects like emergency planning, policy updates (such as an Official Community Plan), elections, and improving how the Village manages its records and services.

### WHAT THE OPERATING BUDGET FUNDS



## 2026 CAPITAL PROJECTS

*Investing in infrastructure to keep services reliable*

This budget funds major projects and infrastructure upgrades—such as roads, water systems, facilities, and equipment.

In 2026, Anmore continues to invest in maintaining and replacing essential infrastructure, helping ensure services remain reliable over time.

These projects are funded through a combination of reserves (savings), grants and developer contributions.

By planning ahead and maintaining reserves, Anmore can replace and renew infrastructure before it fails—avoiding larger costs and keeping taxes more predictable over time.

### UPCOMING PROJECTS

- ✓ Operations Centre planning and development
- ✓ Dr. Hal Weinberg Spirit Park Expansion
- ✓ Firehall Replacement Project
- ✓ Water system upgrades and improvements
- ✓ Multi-use pathway
- ✓ Equipment and vehicle replacement
- ✓ Technology and financial system upgrades



Stay tuned for more information as these projects progress through planning.



Rendering of Dr. Hal Weinberg Spirit Park Expansion and Ravenswood Drive Road Realignment Project

## 2026 FINANCIAL HIGHLIGHTS



### FINANCIAL STRENGTH

\$17.5M in grants & reserves to support infrastructure renewal, financial stability, and long-term sustainability.



### LOW DEBT & STABILITY

Anmore maintains one of the lowest debt levels in the region, with only 13% of borrowing capacity currently utilized.



### RESPONSIBLE SPENDING

We focus on the services that matter most and manage costs carefully for today and tomorrow.



### PREPARED FOR THE FUTURE

Prudent planning and disciplined budgeting ensure Anmore remains strong and sustainable.

# UNDERSTANDING YOUR PROPERTY TAXES

## 2026 TAX INCREASE: 3.27%

### This increase helps to:

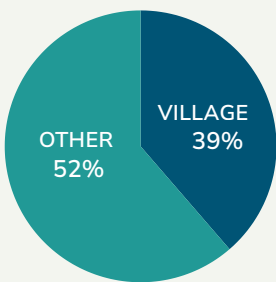
- Maintain current service levels
- Keep up with rising costs
- Continue funding infrastructure and reserves



For the average Anmore household, this represents an estimated increase of about \$118 per year.

### WHERE YOUR PROPERTY TAX DOLLARS GO

Your property tax bill includes charges collected by the Village on behalf of other agencies, including:



Agency	Amount	Percentage
School	\$3.47M	40%
Municipal	\$3.35M	39%
Transit	\$0.76M	9%
Fire Services	\$0.56M	6%
BCAA/Metro Van/Other	\$0.53M	6%

What this means: Only a portion of your total property tax is set by the Village.

## HOW WILL MY ASSESSMENT AFFECT MY PROPERTY TAXES?

Anmore taxes are going up by **3.27%** in 2026, which equates to **\$118** for the average assessed home (**\$2,420,909**).

A property's assessed value determines its share of the taxes, and your bill will be based on how the change in your home's assessed value this year compares to the average change for other Anmore homes.

Overall, Anmore's residential assessment increased by an average of **2.78%** from last year. To see how your 2026 property assessment has changed from 2025, please check your notice of assessment or visit [bcassessment.ca](http://bcassessment.ca).

### Assessment Change Property Tax Impact



**Lower** than average  
2.78% increase

Likely to be **less than**  
3.27% tax increase



**Similar** to average  
2.78% increase

Likely to be **equal to**  
3.27% tax increase



**Higher** than average  
2.78% increase

Likely to be **more than**  
3.27% tax increase

## HOW ANMORE COMPARES

### PROPERTY TAX RATES IN THE REGION

Each municipality sets a tax rate, which is the amount charged per **\$1,000** of the value of a home.

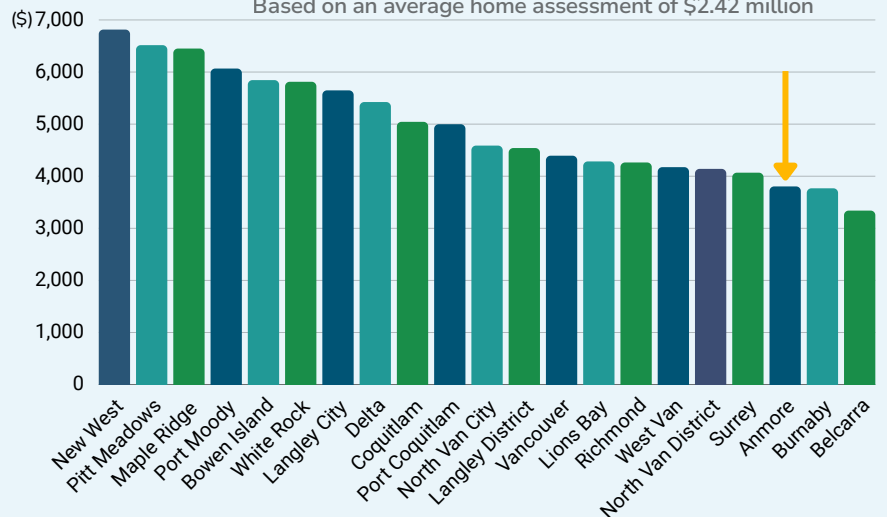
Since those rates can be hard to compare on their own, we applied them to the same **average home value of \$2.42 million** to show what a homeowner would actually pay in dollars for each community.

Comparison reflects **municipal managed budgets only**, and does not include utilities or charges from other governments.

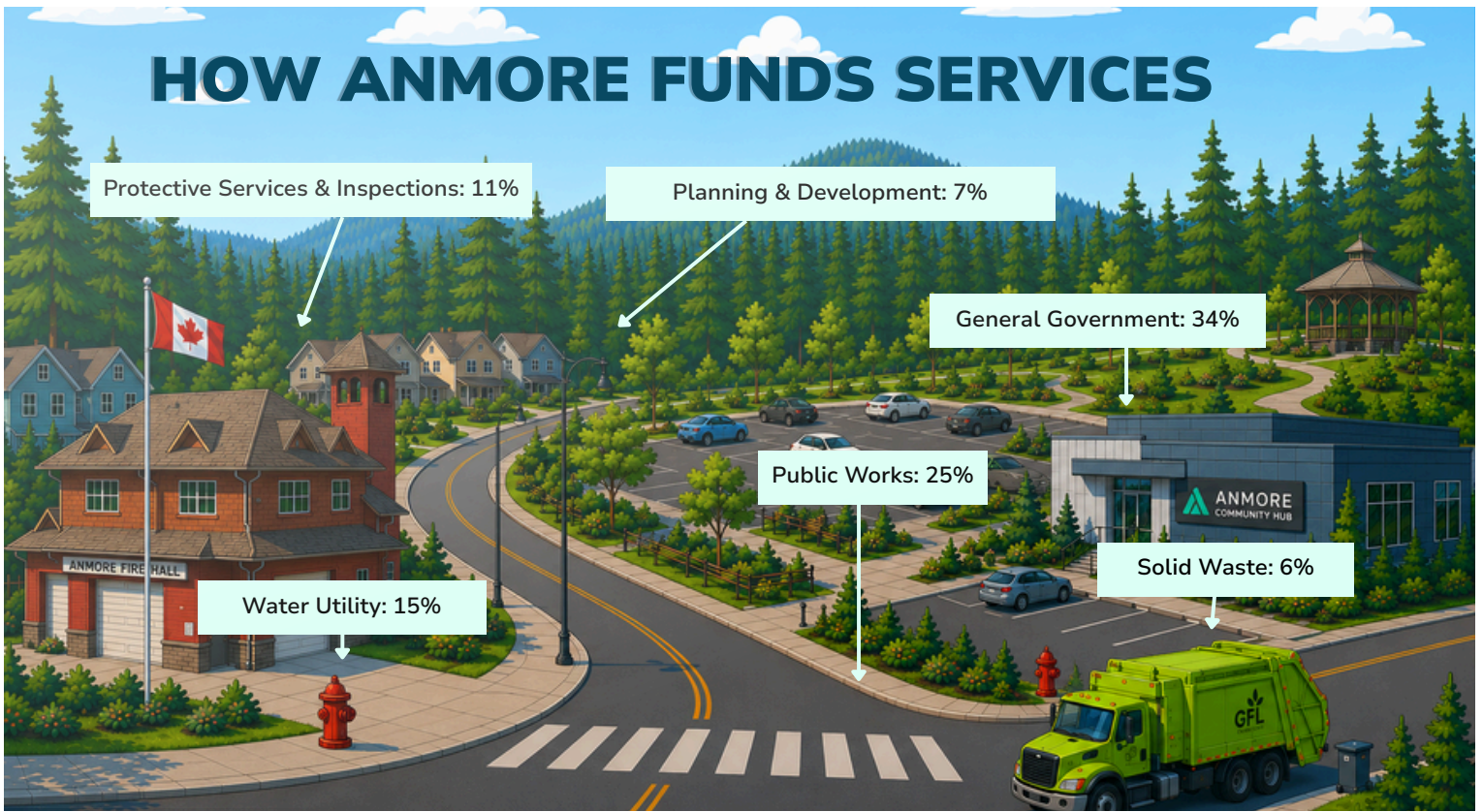
Source: Ministry of Municipal Affairs & Housing

### 2025 MUNICIPAL RESIDENTIAL TAX RATES

Based on an average home assessment of \$2.42 million



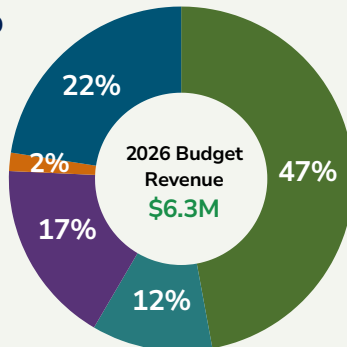
# HOW ANMORE FUNDS SERVICES



## HOW THE VILLAGE IS FUNDED

More than property taxes. Multiple revenue sources support Village services.

Property taxes fund a portion of the Village services. Additional revenue from fees, permits, grants, interest and other sources help us deliver the services you rely on every day.



- **Property Taxes**  
\$3.57M (47%)
- **Permits, Fees & Other Revenue:** \$1.71M (22%)
- **Grants**  
\$1.31M (17%)
- **Interest Income**  
\$0.13M (2%)
- **Development Contributions**  
\$0.88M (12%)

## WHAT THIS MEANS



## HOME OWNERS GRANT

Eligible B.C. homeowners can now apply for the 2026 Home Owner Grant online 24/7 or by phone at 1-888-355-2700.

Applicants will need their Social Insurance Number and the Jurisdiction and Roll Numbers found on their 2026 Property Tax Notice.

If you have questions about eligibility or the application process, visit [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant) or call the provincial help line for assistance.

## PROPERTY TAX DEFERMENT

The B.C. Property Tax Deferment Program allows eligible homeowners to defer annual property tax payments through the provincial government.

Utility fees must be paid in full, and eligible homeowners must apply for the Home Owner Grant first. Municipalities no longer process applications.

For eligibility details or to apply, visit [gov.bc.ca/propertytaxdeferment](http://gov.bc.ca/propertytaxdeferment) or call 1-888-355-2700 for assistance.