

2025

Treasury Report

For the year ended December 31, 2025

Coquitlam

June 22, 2026

The City of Coquitlam's annual Treasury Report provides a comprehensive overview of the City's investment and debt portfolios.

The majority of the City's cash and investment portfolio consists of capital reserves designated to fund capital projects over the coming years. The remainder consists of working capital used to support day-to-day operations, operating reserves established to mitigate fluctuations in regular operations and deposits held to ensure specific performance obligations are met.

The City strategically utilizes internal and external debt to finance infrastructure and amenities where appropriate. The City has not issued external debt since 2013.

In place of external borrowing, the City has utilized internal borrowing by drawing upon certain long-term reserve balances to advance priority capital projects to bridge cash flow gaps. This approach allows the City to effectively manage construction cost escalations and interest rate risk while providing greater flexibility to align capital project funding with the appropriate ultimate funding source.

Respectively submitted,



Gorana Cabral, CPA, CGA
General Manager Finance and Legal and CFO

City of Coquitlam | British Columbia

Treasury Report

Prepared by the City of Coquitlam Finance Division

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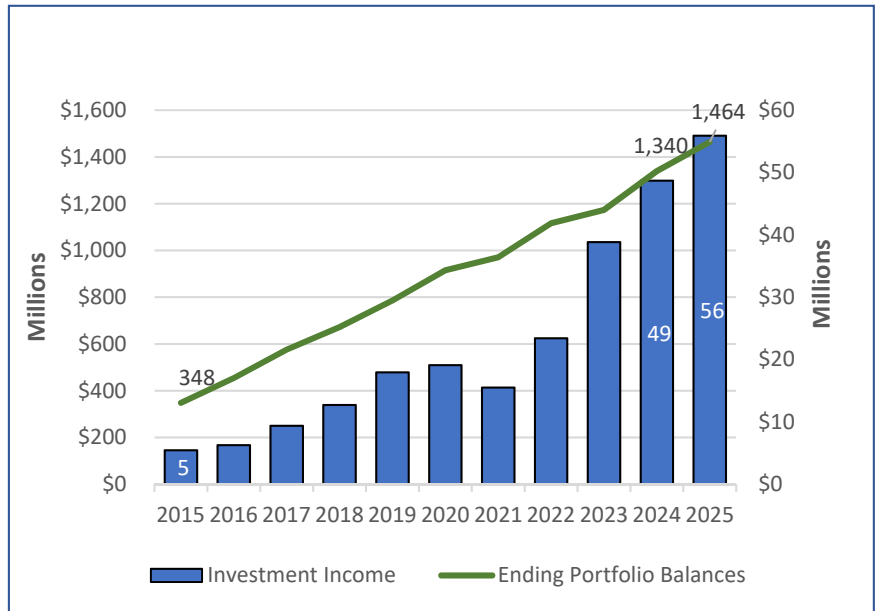
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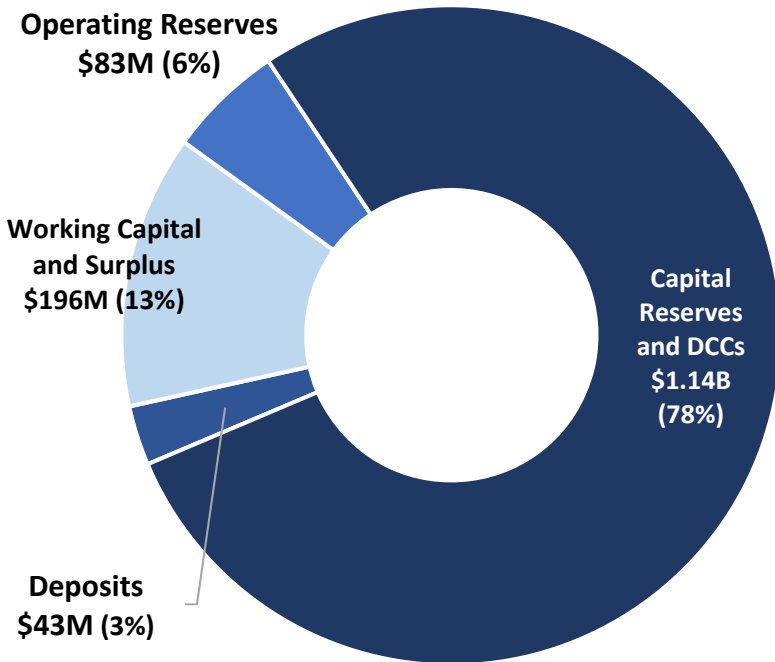
Investment Portfolio

Investment Returns

- The City's closing 2025 portfolio balance totals is **\$1.46B**
- 2025 return totals **\$55.9M** representing a ROI of 4.16%
- The balance has grown over the last decade due to development revenues, land sale proceeds, and increasing investment income
- The decrease in 2021 return is attributed to much lower rates during the pandemic



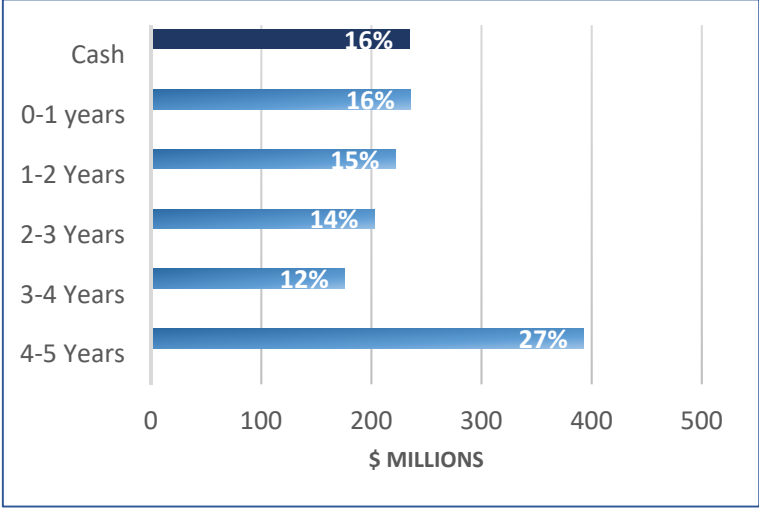
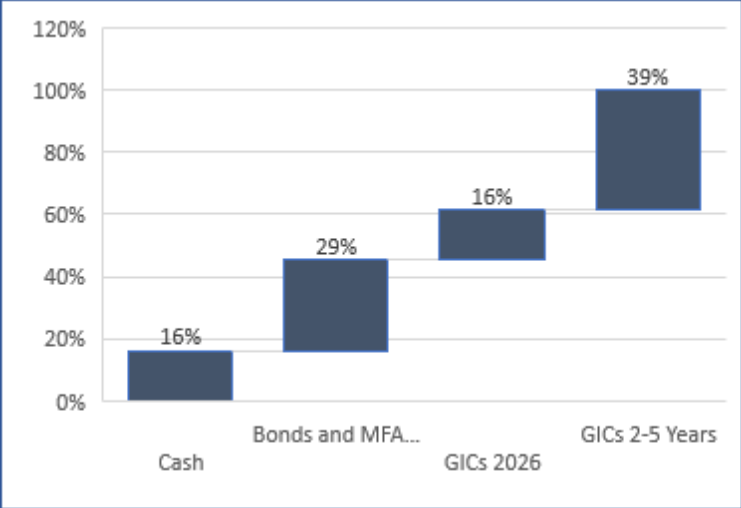
Sources of Investable Funds



- The majority of the City's investable funds are related to reserves that are earmarked for future delivery of capital assets and infrastructure
- The majority of the City's reserves are allocated in the 2026-2030 Financial Plan totaling approximately **\$813M**
- The working capital balance reflects the cash available to support day to day operations

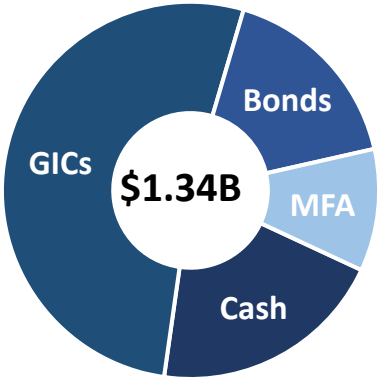
Investment Liquidity Mix

Portfolio Liquidity as at December 31, 2025



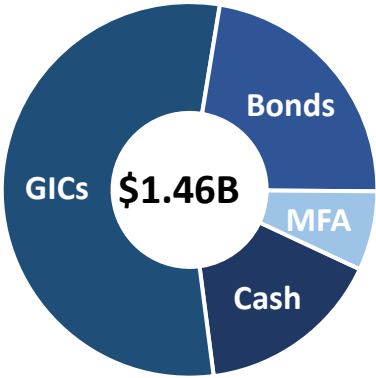
Investment Asset Mix

2024



Guaranteed Investment Certificate	\$706M	53%
Cash	\$271M	20%
Bonds	\$226M	17%
Municipal Finance Authority (MFA)	\$139M	10%

2025



Guaranteed Investment Certificate	\$800M	55%
Bonds	\$330M	22%
Cash	\$234M	16%
Municipal Finance Authority	\$100M	7%

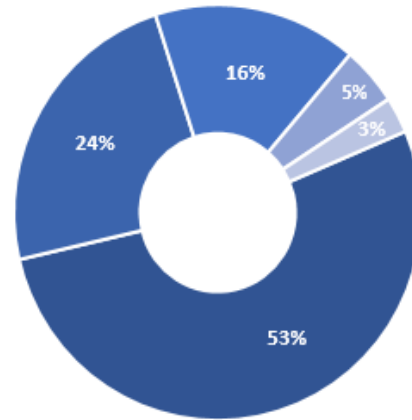
An aerial photograph of a residential neighborhood. A paved road with a yellow double line runs down the center. On either side of the road are houses with grey roofs and lush green trees. Some trees have vibrant autumn foliage in shades of red, orange, and yellow. In the background, a dense forest of evergreen trees is visible, followed by a distant city skyline and rolling hills under a bright blue sky with wispy white clouds.

Debt Portfolio

2025 Debt Servicing

	Debt Servicing 2025 (\$)
Facilities	5,120,897
Parks	3,563,625
Utilities	1,562,072
Transportation	591,000
Other	360,640
Internal Debt Grand Total	11,198,234
NE Arterial Road Expansion	754,867
Crouch & Harper Reservoirs	486,033
Coast Meridian Widening	257,704
City Centre Pump Station	224,083
External Debt Grand Total	1,722,688
Total Debt	12,920,922

2025 Debt Servicing by Repayment Source



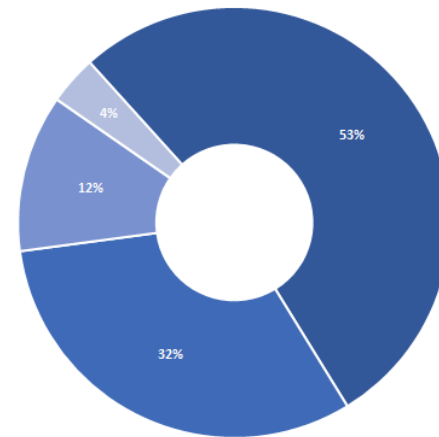
- The City's annual debt servicing for both internal and external debt for 2025 was \$12.9 million, accounting for **2.9%**¹ of total sustainable annual revenues
- Under the City's Debt Management Policy, the limit for total debt servicing is set at 15% of sustainable revenues, while the legislated cap for *external* debt servicing is 25%

Development Cost Charges (DCCs)	\$6.8M	53%
Other Development Revenues	\$3.1M	24%
Taxation	\$2.1M	16%
Taxation (Operating Savings)	\$0.6M	5%
QNet Operating Surplus	\$0.4M	3%

2025 Outstanding Debt

	Outstanding Balance Debt 31, 2025 (\$)
Facilities	35,927,043
Utilities	23,409,762
Other	3,048,407
Transportation	2,708,736
Parks	179,284
Internal Debt Grand Total	65,273,232
NE Arterial Road Expansion	4,500,212
Crouch & Harper Reservoirs	2,897,531
City Centre Pump Station	1,335,893
Coast Meridian Widening	0
External Debt Grand Total	8,733,636
Total Debt	74,006,868

2025 Outstanding Debt by Financing Source



- Total debt has decreased from 2024 as debt continues to be repaid
- New debt in 2025 mostly relates to the Burke Mountain Athletic Park

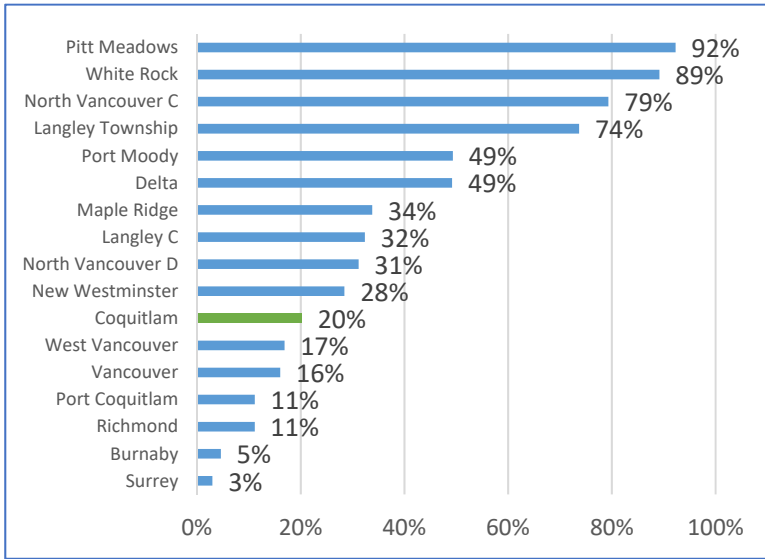
Land Sales Reserves	\$39.2M	53%
Sewer & Drainage Operating Surplus	\$23.4M	32%
MFA	\$8.7M	12%
Other	\$2.7M	4%

¹ 2.9% excludes the available debt financing for the Burke Mountain Community Centre (BMCC)

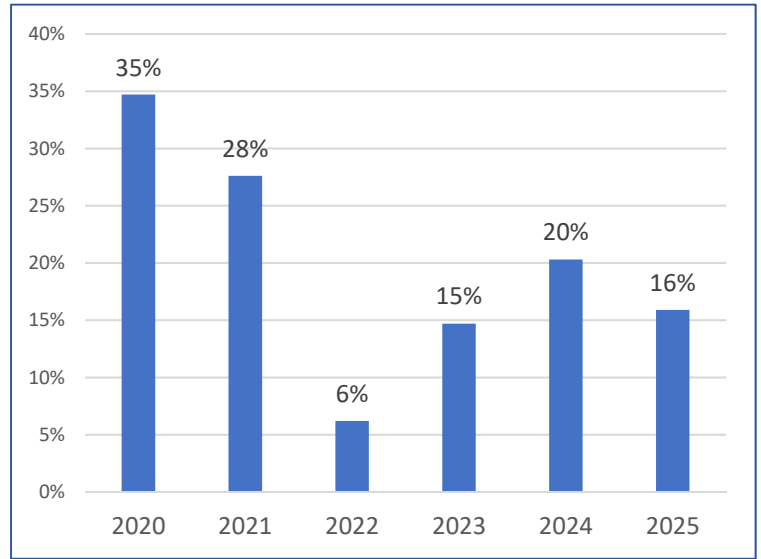


Financial Ratios

Municipal Scan 2024



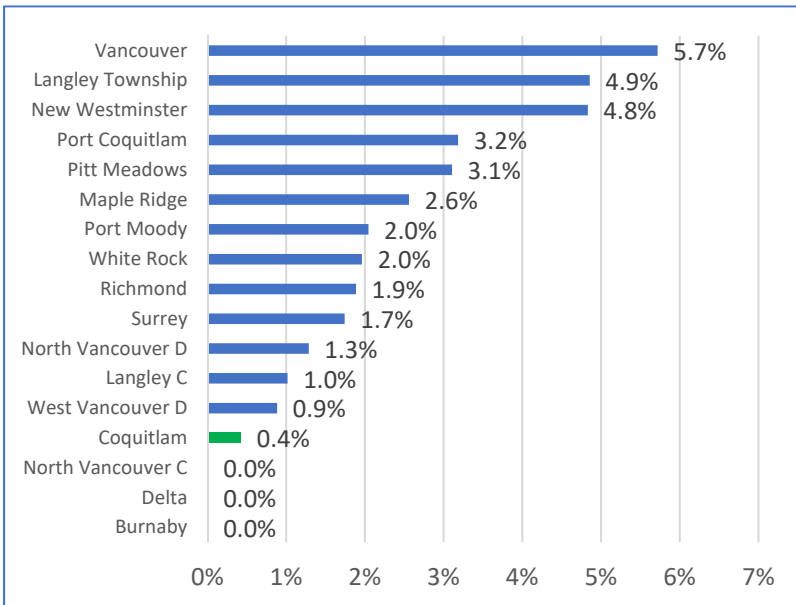
Coquitlam Historical Cash Allocation



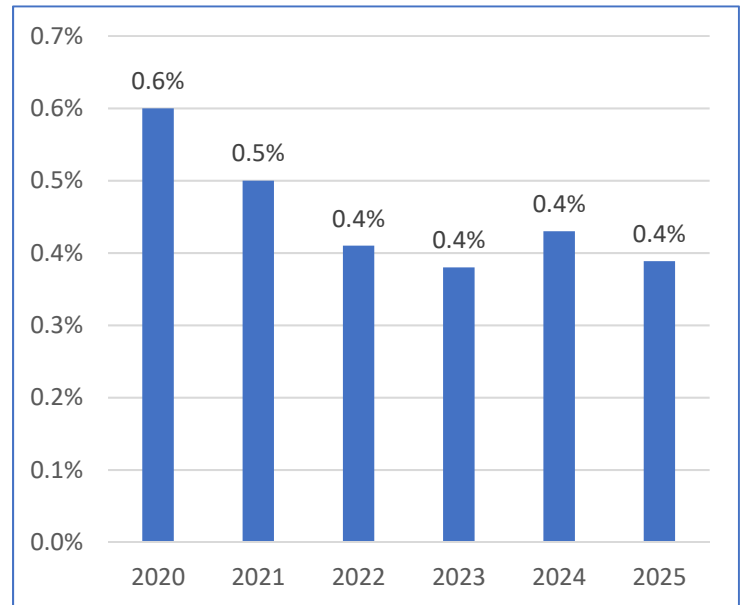
- Cash as a percent of the City's investment portfolio is targeted between 10% and 20%.
- 2025's decrease was planned in order to take advantage of higher longer term rates.

Debt Burden

Debt Burden (2024 Municipal Scan)

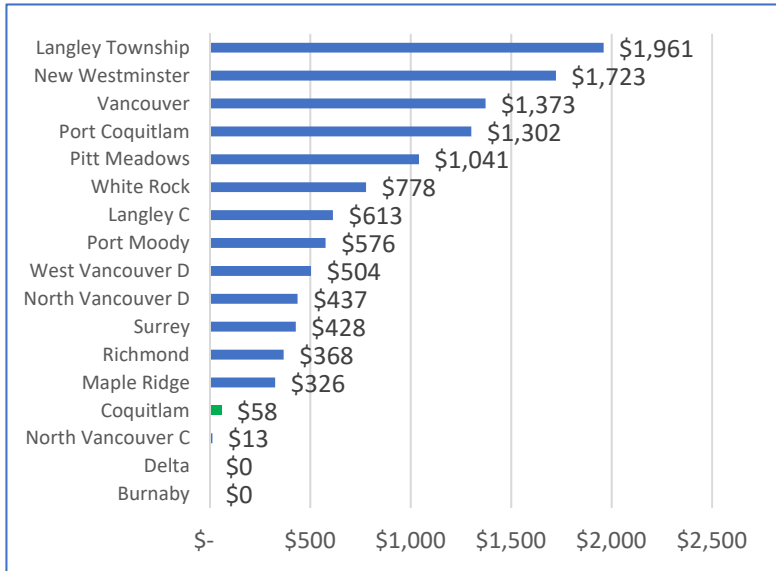


Coquitlam External Debt Burden

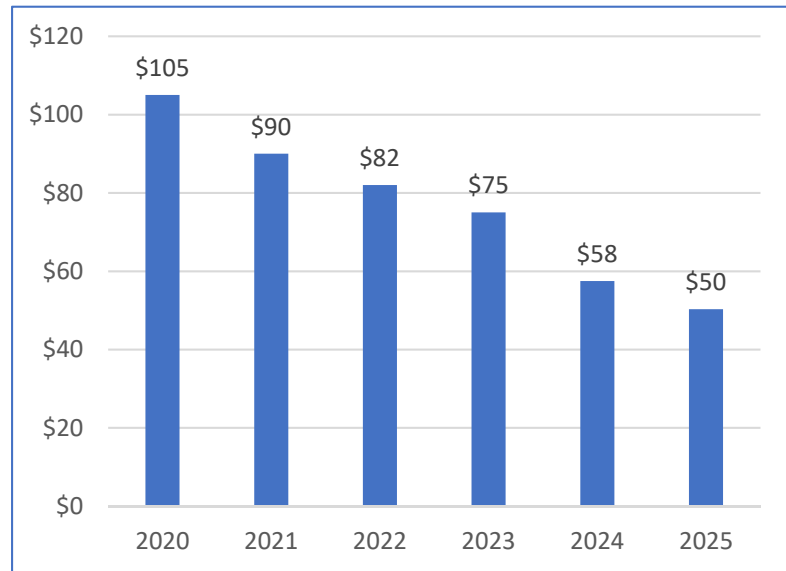


- Debt burden represents the City's annual external debt payments as a percent of sustainable revenues.
- The City's internal and external debt burden at the end of 2025 was 2.9%.

Debt per Capita (2024 Municipal Scan)



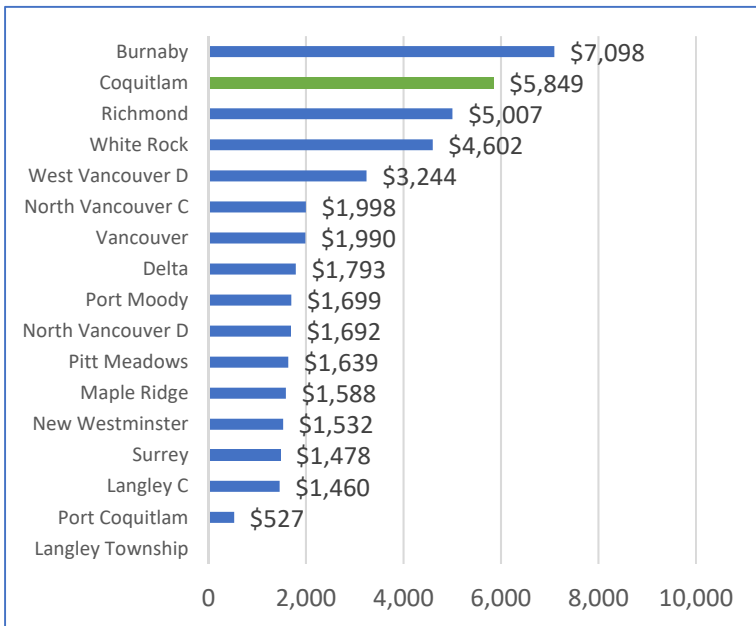
Coquitlam External Debt per Capita



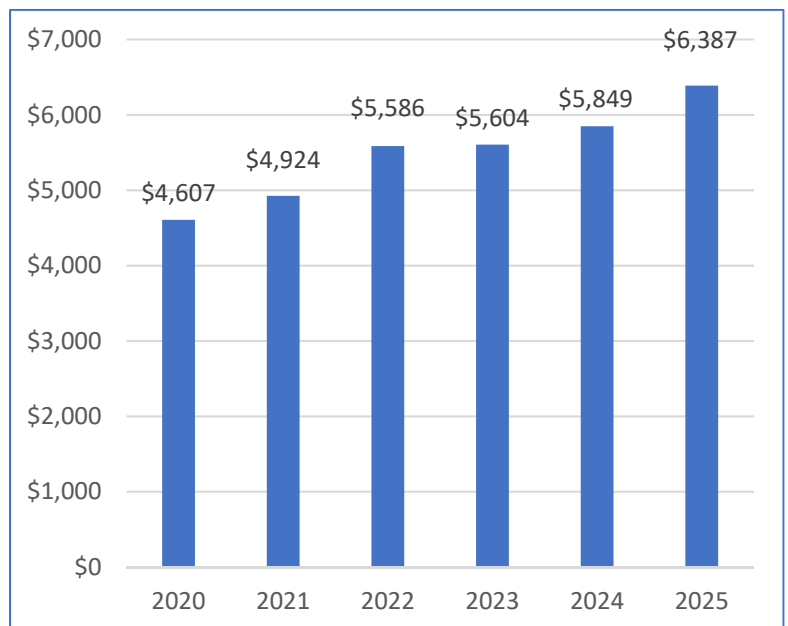
- The City's external debt per capita remains low and is steadily decreasing as outstanding debt obligations are repaid.

Net Financial Assets per Capita

Net Financial Assets per Capita (2024 Municipal Scan)



Coquitlam Net Financial Assets per Capita



- Net Financial Assets per capita represents financial assets less liabilities per resident.
- The City's net financial asset position reflects strong capacity to meet liabilities and operations.



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