

■ Service-Driven. Future-Focused.

2024-25



# ANNUAL REPORT

Property Valuation Services  
Corporation

A truly valued Nova Scotia

[pvsc.ca](http://pvsc.ca)

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# ABOUT PVSC

Property Valuation Services Corporation (PVSC) is an independent, not-for-profit organization that provides property assessment services and information to Nova Scotia municipalities and property owners.

We employ approximately 135 people who live and work in over 60 communities across the province. Property assessments are determined in accordance with the *Nova Scotia Assessment Act* and meet internationally accepted standards for mass appraisal. Our assessors hold a variety of professional assessment and appraisal designations.

Local governments use our annual property assessments to establish their municipal property tax rates, which fund important local services and infrastructure, and build communities.

Our work is funded by Nova Scotia's 49 municipalities. Each municipality pays a proportional share of the budget according to the funding formula in the *Property Valuation Services Corporation Act*.

We assess over **651,000** residential, resource, and commercial properties each year in Nova Scotia, representing over **\$190.5 billion** in assessment value.

## NOVA SCOTIA'S PROPERTY ASSESSMENT AND TAXATION SYSTEM



The Nova Scotia government establishes assessment and taxation legislation and regulations.



PVSC assesses the value of properties and shares it with municipalities and property owners.



Municipalities determine their budget requirements, set municipal tax rates, and collect property taxes to pay for municipal services.



Property owners pay property taxes.



# MESSAGE FROM THE BOARD CHAIR



## Joe Feeney

Board Chair

Property Valuation Services Corporation

On behalf of the Board of Directors, I am pleased to present the 2024-25 Annual Report for Property Valuation Services Corporation (PVSC).

As Board Chair, it is my privilege to look back on a year that featured PVSC’s continued growth and commitment to being **service-driven and future-focused**. We recognize the importance of providing accurate, reliable property assessments to municipalities while developing innovative approaches to how we work to ensure continued success.

Last year marked the beginning of an exciting new phase for our corporation, highlighted by a **new strategic plan** and a **new CEO, Scott Farmer**. Our strategic plan focuses on leveraging data as an asset across the business to enable wider digital transformation and value, laying the framework for greater innovation, continued operational excellence, and modern service delivery. Underpinning this framework is a commitment to being a great place to work, with an engaged team that combines exceptional skill, passion and know-how. Coupled with strong leadership, I am confident PVSC will continue to deliver on our service commitments and provide an accurate, defensible assessment roll to municipalities each year.

**Fiscal prudence and corporate responsibility** remain a cornerstone of our business model and operations; we understand that managing resources efficiently and responsibly is key to ensuring long-term sustainability and success.

A disciplined approach to budgeting, cost management, resource utilization, and risk management has resulted in PVSC’s cost of service being \$94 per \$1M in assessed value last year; evidence of our continuous efforts to **optimize operations, manage resources effectively** and **deliver value for our clients**.

I am grateful to my fellow board members for their leadership and thank our municipal clients for their unwavering commitment to building and strengthening Nova Scotia.

### Service Cost per \$1M Assessed



2021

Service Cost: \$155  
per \$1M assessed

2025

Service Cost: \$94  
per \$1M assessed



# MESSAGE FROM THE CEO



## **Scott Farmer**

*Chief Executive Officer*

Property Valuation Services Corporation

Upon joining PVSC in October 2024, my focus was on delivery and discovery, ensuring we meet our operational obligations and deadlines while gaining an understanding of all aspects of the organization.

Over that time, one thing became abundantly clear: our people and culture, grounded in agility, innovation, and continuous learning, are key to our continued success. The level of professionalism and dedication displayed by the staff is inspiring. There is a real sense of working together, as **OneTeam**, to provide quality assessment services, explore new and innovative solutions, and prepare our business for the future. PVSC is truly **service-driven and future-focused**.

Like many businesses, PVSC must navigate an ever-changing economic landscape and growing demand for services. We meet these challenges with creativity, collaboration, and a **deep commitment to the municipalities and property owners of Nova Scotia**. We recognize the work we do is foundational to municipalities' goals of building strong and vibrant communities. We continue working closely with our municipal clients by building connections, delivering on service commitments, and sharing information fundamental to our collective success.

My focus has now shifted to working with our senior leadership and stakeholders as we continue to **modernize and enhance the organization**. Guiding our decision-making is our **balanced scorecard**, which sets out our strategic priorities and deliverables for the year to come.

I thank our Board of Directors for their trust, oversight and support, and our staff for their experience and motivation to fulfill our mandate and provide valuable assessment products and services. I am encouraged by the solid foundation and future goals of PVSC and am eager to lead the organization towards success through continuous improvement and measurable results for the benefit of the communities in which we live and work.

# GOVERNANCE



**Joseph Feeney,**  
Chair Councillor,  
*Town of Mahone Bay*



**Bobby McNeil,**  
Vice Chair  
*Independent Director*



**Cathie O'Toole**  
CAO, *Halifax Regional Municipality*



**Tara Magurie**  
CAO , *Municipality of Chester*



**Glenn Horne**  
CAO, *Town of Wolfville*



**Anita Bezeau**  
*Independent Director*



**Owen Sagness**  
*Independent Director*



**Lynn Chisholm**  
Deputy Warden,  
*Municipality of Inverness County*



**Walter Tingley**  
Councillor,  
*Municipality of East Hants*



**Doug Boyd**  
*Independent Director*



**Juanita Spencer**  
CEO, *Nova Scotia Federation of Municipalities*  
(non-voting member)

## **We would also like to thank**

Darren Bruckschwaiger  
and Laurie Murley, whose  
terms ended within the  
fiscal year.

# GOVERNANCE

## BOARD RESPONSIBILITIES

The PVSC Board and its committees are responsible for:

- Establishing a long-term strategic plan
- Creating multi-year operating and capital budgets
- Appointing a CEO
- Maintaining relationships and encouraging partnership opportunities
- Filing an annual report
- Establishing a memorandum of understanding with municipal clients
- Reporting to the Nova Scotia Federation of Municipalities (NSFM) at its annual meeting
- Ensuring the completion of external financial and quality audits

## VISION, MISSION AND VIRTUES

**Vision:** PVSC unites real property data and expertise to create relevant and valued products and services that enable well-informed decisions.

**Mission:** PVSC provides objective and valued data products and services for Nova Scotia's municipalities, real property owners, and other data users developed by an engaged team that combine exceptional skill, passion, and know-how.

### **Virtues:**

**Working with you – we understand it's a privilege.** We have an unwavering commitment to service for our clients. We listen to and act on their needs and we take nothing for granted. We are not entitled to our clients' trust; we earn it.

**There is only one chance.** Every impression counts at PVSC. We are proven experts in the field of mass appraisal, and we're confident in the quality of our product, our people, and our methods. We are focused on results and getting the job done right the first time. We are the best at what we do.

**We all move our business forward.** We are talented and do the work we love. PVSC supports us and we support each other by engaging, challenging, and inspiring. We never stop learning, and we are passionate about improving ourselves, and our product, every day.

**Proud to do our part.** We are aware that we're all part of something bigger. And with gratitude, we look for opportunities to give back to the neighbourhoods and communities we live in and those we don't. Because the world is full of neighbours we just haven't met yet.

**The power of one.** Leadership is not a position; it is about one life influencing another. At PVSC, we believe in discovering the finest in ourselves and sharing it with others, using our influence to inspire, regardless of the title we hold in the company. We enjoy working with great people, who happen to share a passion for this business.



# 2024-30 STRATEGIC PLAN

In June of 2024, the Board of Directors approved PVSC's 2024-30 strategic plan. This strategy sets a clear direction for the organization and outlines what is needed to achieve success in the years to come, underscored by our seven strategic principles to:

1. Meet our legislative mandate
2. Deliver our service commitments to municipal clients
3. Always prioritize our core over new
4. Demonstrate prudent fiscal management
5. Work smarter, and on the right things
6. Be agile and shift when required
7. Work as OneTeam

As we work to bring this strategy to life, PVSC is prioritizing initiatives that build towards our vision and deliver measurable outcomes. This means enhanced client and stakeholder engagement, embracing innovation, encouraging collaboration, having secure and effective systems, and driving continuous improvement across the business.

## Financial & Stewardship

PVSC is committed to upholding the accountability, transparency, and financial sustainability of the organization. In 2025-2026 we will work to improve the long-term financial sustainability of the organization and improve our proactive approaches to ensure effective delivery of services.

## People and Culture

PVSC's greatest asset is its highly skilled and motivated workforce. In 2025-2026 PVSC will continue to build our culture of innovation, looking for new and improved ways of doing our work. We will further our commitment to being a great place to work and will continue to invest in our people.

## Core Processes

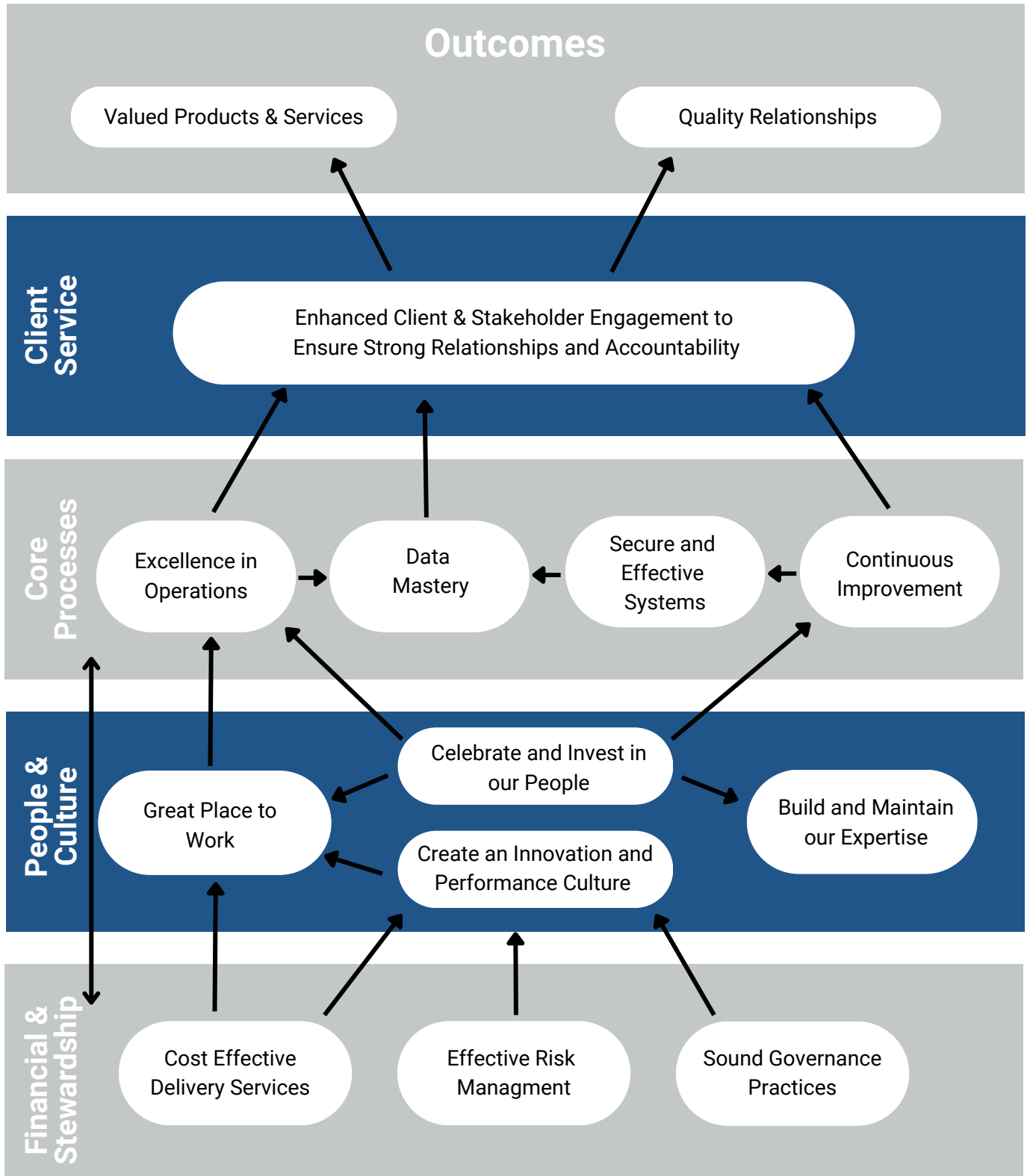
PVSC's core mandate is to develop accurate and defensible assessment values for all real properties in Nova Scotia. Additionally, PVSC is committed to delivering innovative and valued products and services that empower clients and stakeholders with the right information and tools.

## Client Services

As an organization funded by our municipal clients, ensuring we provide relevant and timely data and information, and being responsive to their needs are key priorities. Additionally, PVSC provides an important service to real property owners and maintaining public trust is of utmost importance.

# 2024-30 STRATEGY MAP

## Strategy Map

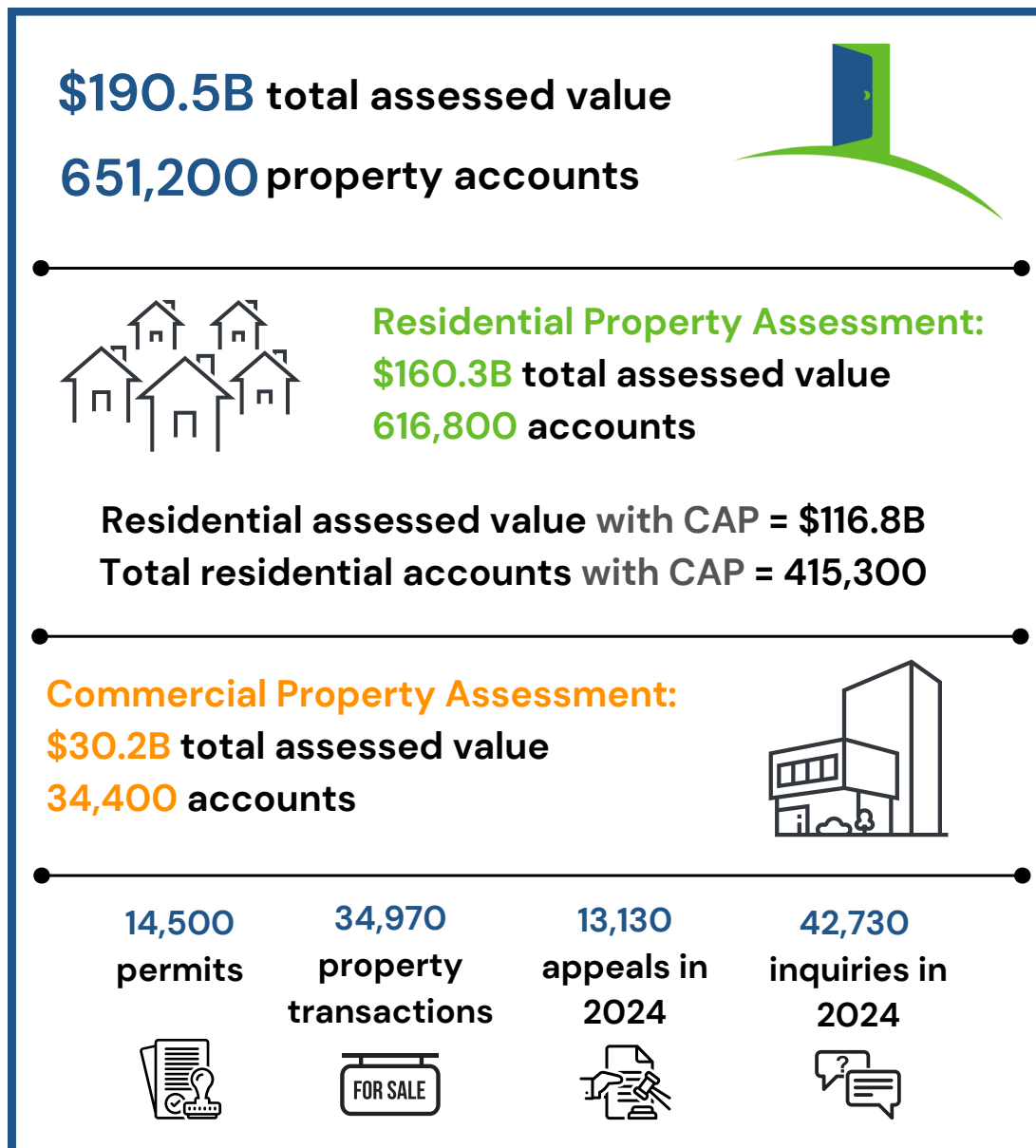


# OPERATIONS

## 2025 ASSESSMENT ROLL

2025 assessment rolls were delivered to municipalities on December 17, 2024, and 2025 assessment notices were mailed to property owners on January 13, 2025.

2025 property assessments reflect a market value of January 1, 2024, based on sales and financial data, along with the physical state of properties as of December 1, 2024, including new construction, renovations, and demolitions.





# INDICATORS OF ASSESSMENT QUALITY

## APPEALS AND ADJUSTMENTS

In 2024, we received **13,137 appeals** with a total account value of **\$11.8 billion**.

PVSC successfully defended **\$11.3 billion** of assessment value under appeal resulting in an adjustment of **\$458.1 million** which represents **0.23%** of the 2024 Assessment Roll.



## QUALITY STANDARD MEASURES

PVSC reports the General Level of Assessment (GLA) to measure the extent to which assessments reflect the market value standard for each municipality as per section 42 of the *Nova Scotia Assessment Act*.

PVSC calculates and reports the GLA on the median analysis of assessment-to-sales ratios (ASRs), a measure of central tendency. The International Association of Assessing Officers (IAAO) standard sets out that a GLA between 90% and 110% is considered acceptable for any class of property.

**It is PVSC's opinion, based on a series of statistical tests, that the 2025 Assessment Roll values meet and comply with our legislative mandate and industry standards.**

*\* The International Property Tax Institute recommends that jurisdictions (i.e.: municipal units) with fewer than 11 sales for an assessment roll are considered to have insufficient data to reliably calculate a GLA. To meet this legislative requirement for municipalities with fewer than 11 sales, the GLA has been reported as a presumed 100% level.*

# RESIDENTIAL GLA BY MUNICIPALITY

Municipality	Sales	GLA	Municipality	Sales	GLA
County of Annapolis	335	98%	Town of Berwick	43	95%
Town of Annapolis Royal	12	97%	Town of Kentville	100	92%
District of Digby	169	90%	Town of Wolfville	66	96%
Town of Digby	24	93%	District of Chester	285	92%
Town of Middleton	24	94%	District of Lunenburg	463	93%
County of Antigonish	176	94%	Town of Bridgewater	166	91%
Town of Antigonish	52	94%	Town of Lunenburg	56	98%
District of Guysborough	95	92%	Town of Mahone Bay	29	95%
Town of Mulgrave	6	100%	County of Pictou	286	94%
District of St. Mary's	66	91%	Town of New Glasgow	156	96%
Cape Breton Regional Municipality	1,095	92%	Town of Pictou	60	91%
County of Colchester	568	92%	Town of Stellarton	53	96%
Town of Truro	169	92%	Town of Trenton	31	97%
Town of Stewiacke	41	93%	Town of Westville	61	96%
County of Cumberland	402	93%	District of Barrington	98	90%
Town of Amherst	136	91%	Town of Clark's Harbour	14	93%
Town of Oxford	22	90%	Region of Queens	228	93%
Halifax Regional Municipality	4,692	97%	Town of Lockeport	6	100%
District of East Hants	317	94%	District of Shelburne	126	93%
West Hants Regional Municipality	275	94%	Town of Shelburne	31	92%
County of Inverness	225	90%	District of Argyle	133	94%
Town of Port Hawkesbury	37	95%	District of Clare	152	97%
County of Richmond	201	91%	District of Yarmouth	185	93%
County of Victoria	125	93%	Town of Yarmouth	73	93%
County of Kings	608	94%			

# COMMERCIAL GLA BY MUNICIPALITY

Municipality	Sales	GLA	Municipality	Sales	GLA
County of Annapolis	3	100%	Town of Berwick	2	100%
Town of Annapolis Royal	2	100%	Town of Kentville	0	100%
District of Digby	2	100%	Town of Wolfville	1	100%
Town of Digby	2	100%	District of Chester	7	100%
Town of Middleton	1	100%	District of Lunenburg	7	100%
County of Antigonish	3	100%	Town of Bridgewater	5	100%
Town of Antigonish	3	100%	Town of Lunenburg	8	100%
District of Guysborough	1	100%	Town of Mahone Bay	3	100%
Town of Mulgrave	0	100%	County of Pictou	8	100%
District of St. Mary's	0	100%	Town of New Glasgow	5	100%
Cape Breton Regional Municipality	43	95%	Town of Pictou	6	100%
County of Colchester	19	100%	Town of Stellarton	3	100%
Town of Truro	10	100%	Town of Trenton	2	100%
Town of Stewiacke	2	100%	Town of Westville	6	100%
County of Cumberland	6	100%	District of Barrington	4	100%
Town of Amherst	8	100%	Town of Clark's Harbour	0	100%
Town of Oxford	2	100%	Region of Queens	7	100%
Halifax Regional Municipality	89	93%	Town of Lockeport	2	100%
District of East Hants	12	96%	District of Shelburne	0	100%
West Hants Regional Municipality	6	100%	Town of Shelburne	2	100%
County of Inverness	14	96%	District of Argyle	0	100%
Town of Port Hawkesbury	1	100%	District of Clare	3	100%
County of Richmond	2	100%	District of Yarmouth	5	100%
County of Victoria	3	100%	Town of Yarmouth	8	100%
County of Kings	16	94%			



# STAKEHOLDER RELATIONS

## SERVICE COMMITMENTS

We are committed to delivering quality services and an accurate, stable assessment roll for the municipalities and residents of Nova Scotia.

Our Commitment	2024-25 Performance
Deliver an annual assessment roll and addendum file to each municipality every year by December 31 <sup>st</sup> .	We posted the 2025 Assessment Roll on our secure FTP (File Transfer Protocol) site on December 17, 2024.
Complete a comprehensive ratio study to assess the quality of the assessment roll in accordance with standards established by the IAAO.	We submitted the 2025 Roll Quality Report to the Department of Municipal Affairs and Housing on December 19, 2024.
Publish an annual report outlining our performance and activities, the findings of the roll quality report, and audited financial statements.	In accordance with the <i>PVSC Act</i> , our annual report is published in July of each year, following approval by our Board of Directors.
Keep all parties informed throughout the appeal process and inform municipalities of assessment account changes that affect property owners.	We posted the following reports, including all changes to assessment accounts, on the secure FTP site: <ul style="list-style-type: none"><li>• Filed Roll changes and confirmations (daily)</li><li>• Name and address changes and inactive accounts (weekly)</li><li>• SAI reconciliation reports (bi-weekly)</li><li>• Appeal reports (monthly)</li><li>• Provincial appeal totals (annually)</li></ul>
Provide municipalities with accurate and timely invoicing and payment processing.	Distributed quarterly invoices with notification emails to each municipality's Chief Administrative Officer.
PVSC has established, administers, and maintains value-added shared services for municipalities, each with its own service level agreement.	Value-added services were delivered according to their service level agreements. Value added services include: <ul style="list-style-type: none"><li>• Permit Data eXchange (PDX)</li><li>• Single Address Initiative</li><li>• dataZONE</li></ul>

# STAKEHOLDER OUTREACH

## A LOOK AT 2024-25:

Having meaningful, multiple touchpoints with our clients, stakeholders, and industry partners is an important part of our annual planning and activities. Below are a few of our key interactions:

### Municipal

- Bi-annual, proactive check-ins with key staff at all **49 municipalities**.
- Offered tailored presentations on **assessment roll insights** to all 49 municipalities.
- Resolved **2,494** municipal client inquiries and requests.
- Hosted **19** training and information sessions for municipal staff covering a variety of topics.
- Participated in **three** new councillor orientation sessions hosted by the Department of Municipal Affairs.
- Sent **three** email newsletters to municipalities with relevant updates and timely activities
- Hosted a media briefing event with key media contacts and distributed a comprehensive **media kit**.

### Industry

- **21** staff attended and participated in six conferences regionally, nationally, and internationally.
- Worked with the **Institute of Municipal Assessors** to open a Nova Scotia chapter.
- Attended three **Canadian Directors of Assessment** collaboration meetings.
- Met with both the **Association of Municipal Administrators Nova Scotia** and **NSFM** Boards to discuss key assessment topics.



### Property Owner

- **74%** of visitors to the PVSC website during the 31-day inquiry period found it easy to navigate.
- Achieved an average wait time of **16 seconds** for property owners calling during the 2025 inquiry period.
- Produced and launched **two educational videos** on our website: [Who We Are](#) and [How the CAP Works](#).

# ADDITIONAL PERFORMANCE INDICATORS

## COMMUNITY INVOLVEMENT

Each year, our staff selects a corporate charity to support and gathers donations through payroll deductions and corporate contributions. Last year, we raised **\$6,546.00** in funds for Shelter Nova Scotia.

In addition to supporting our corporate charity, PVSC staff find numerous ways to give back to the communities they live and work in.

## ORGANIZATIONAL LEARNING

Investing in staff learning and development enables our team to meet the expectations of today and positions us for ongoing success in the future.

In the 2024-25 fiscal year, **0.5%** of our operating expenses were spent on staff training and development.

**128** staff members participated in professional development, including in-house and external training/programs and industry events and conferences.

We are proud to support the professional certification of our employees. Their achievements are a testament to years of hard work, dedication, and professionalism, and the reason why PVSC is a leader in our industry.

**18** assessment staff are currently working towards a designation, with **four** staff achieving a designation this year.



**Congratulations** to our staff  
achieving a designation this year:

Jonathan Morse, AIMA  
Jacob Murphy, AIMA  
Peter Kleimann, AIMA  
Liam O'Halloran, AIMA



# ADDITIONAL PERFORMANCE INDICATORS

## PVSC'S SCHOLARSHIP PROGRAM

In partnership with Nova Scotia Community College (NSCC), the PVSC Memorial Community Award continues to honour the memory of our colleagues who passed away while serving at PVSC. Congratulations to NSCC students Ifeanyichukwu and Mickayah, each awarded a \$2,500 bursary to help ease financial pressures as they pursue their education and work to make a meaningful impact in their communities.



## FINANCIAL INDICATORS

In addition to our audited financial statements, we also evaluate other financial indicators for a clearer understanding of our operations.

**Cost per Account:** The average estimated cost to assess a single property account is calculated by dividing our total organizational costs by the total number of property accounts in Nova Scotia. We aim to keep our costs below the national average for assessment jurisdictions.

2023 national average cost  
per account: **\$53.11**

2025 PVSC cost  
per account: **\$30.92**

\*Most recent figure at the time of publishing.

**Defensive Interval:** The time that PVSC could continue to operate if no additional funds were received. We aim to be able to operate for one to three months.

2024 defensive interval:  
**5.37 months**

2025 defensive interval:  
**3.97 months**

**Liquidity Ratio:** Comparison of our current assets to our current liabilities. We aim for our short-term assets to exceed our short-term liabilities, as indicated by a positive (+) liquidity ratio.

2024 liquidity ratio: **5.00**

2025 liquidity ratio: **3.47**

# MANAGEMENT DISCUSSION AND ANALYSIS

PVSC is a not-for-profit corporation funded by Nova Scotia's municipalities. We take our legislative mandate and our commitment to fiscal prudence and financial responsibility seriously, and we work hard to deliver the highest possible value to our clients.

## MANAGEMENT DISCUSSION AND ANALYSIS

The following management discussion and analysis should be read in conjunction with PVSC's audited financial statements and accompanying notes for the financial year that ended March 31, 2025.

The financial statements have received an unqualified opinion from PVSC's external auditors. The financial information that is provided in this discussion and analysis was prepared in accordance with current Canadian Generally Accepted Accounting Principles as recommended by the Chartered Professional Accountants of Canada (CPA Canada).

## FINANCIAL REPORTING FRAMEWORK

PVSC's financial reporting framework is in accordance with the Accounting Standards for not-for profit organizations which are in Part III of the Chartered Professional Accountants of Canada Handbook. Not-for-profit organizations who report under Part III of the CPA Canada Handbook are also required to follow Part II of the CPA Handbook – Accounting Standards for Private Enterprises, for those areas that are not addressed in Part III of the Handbook.

PVSC's financial statements are a consolidation of the corporation's operating fund and restricted reserve funds established by the Board of Directors.

## FUNDING REQUIREMENTS

The corporation's funding requirements for the provision of assessment services are apportioned to each municipality using a funding formula specified by the Property Valuation Services Corporation Act (Section 35(4)). The formula reflects the proportionate relationship of the average of an individual municipality's total assessed values and total property counts as compared to all of Nova Scotia.

The municipal funding requirement for the financial year ended March 31, 2025 was \$17,882,884, which was a 2% increase over the previous year (fiscal 2024). The corporation also has non-municipal revenue sources that include cost recovery on data exchange agreements, other service agreements, interest, and investment income. A transfer of \$2.1 million from the Special Operating Reserve balanced the operating fund at zero by fiscal year end. Management is cognizant for future fiscal years of the need to balance municipal and other revenues with increasing operational costs impacted by inflation. Careful consideration will be given for future budgets of maintaining reasonable municipal cost increases while maintaining operational requirements and funding reserves.

## RESTRICTED RESERVES AND FUND BALANCES

The corporation's strategic plan determines the priorities set in the annual operational plans and budgets. The financial budgets, operational plans, and capital plans are focused on equipping the corporation with the people, resources and productive capacity needed to achieve the organization's strategy, and on being responsive and flexible to changes in the operating environment. PVSC develops its operational plans and budgets with the objective of achieving key strategic objectives, while being financially prudent and fiscally responsible in managing its resources.

### PVSC's main financial commitments relate to the following:

- Funding ongoing operations to meet PVSC's legislated mandate to provide assessment and related property information services for municipalities and the province.
- Funding liabilities for future employee benefits for non-pension and post-retirement plans
- Funding technology advancement requirements and maintaining existing capital infrastructure.
- Maintaining an adequate contingency reserve to meet unforeseen budgetary requirements.

The corporation maintains the Technology Advancement Reserve, Contingency Reserve, Special Operating Reserve, Scholarship Reserve, and Unrealized Post Retirement Gains Reserve to meet the above financial commitments.

The corporation's net assets include its Restricted Capital Asset Fund which accounts for the acquisitions, revenues and amortization related to capital assets. The corporation's main capital assets include the Computer Assisted Mass Appraisal (CAMA) system, internally developed capitalized strategic projects such as the Permit Data Exchange, IT hardware, and other tangible assets. As of March 31, 2025, the net book value of capital assets was **\$456 thousand** (2024: \$632 thousand).

### Technology Advancement Reserve:

- Established to finance technology enhancements, innovation, large-scale renewal of the corporation's existing IT infrastructure, cyber security and organizational development in support of the strategic plan.
- Balance of **\$2.35 million** as at March 31, 2025.

### Contingency Reserve:

- Internally restricted reserve set aside by the Board in the event of unforeseen expenditures and/ or revenue interruptions.
- Capped at a level adequate to fund 90 days operating expenses (adjusted from 30 days in Fiscal 2023).
- Balance of **\$4.53 million** as at March 31, 2025.

### Special Operating Reserve:

- Accumulates operating surpluses or budget savings that have been internally restricted by the Board of Directors to be used for budget cost stabilization and to meet specific financial requirements in accordance with the corporation's strategic priorities, operating expenses, or specific financial requirements in future years.
- During the fiscal year there was a transfer of \$2.1 million to the Operating Fund to balance that fund at zero at fiscal year end.
- Balance of **\$1.69 million** as at March 31, 2025.

### Unrealized Post Retirement Gains Reserve:

- Internally restricted reserve relating to unrealized gains on restricted post retirement funds due to fluctuations in the market value of financial instruments held in the post retirement investment portfolio.
- Balance of **\$853 thousand** as at March 31, 2025.

## ANALYSIS OF THE OPERATING FUND

The municipal revenues for the financial year ended March 31, 2025 of \$17,882,884 represent the budget approved for billing to municipal members for their respective portion of costs for the provision of assessment and related services. The billed budget was developed and approved by the Board with a projected supplement from the Special Operating Reserve to balance the Operating Fund to zero by fiscal year end.

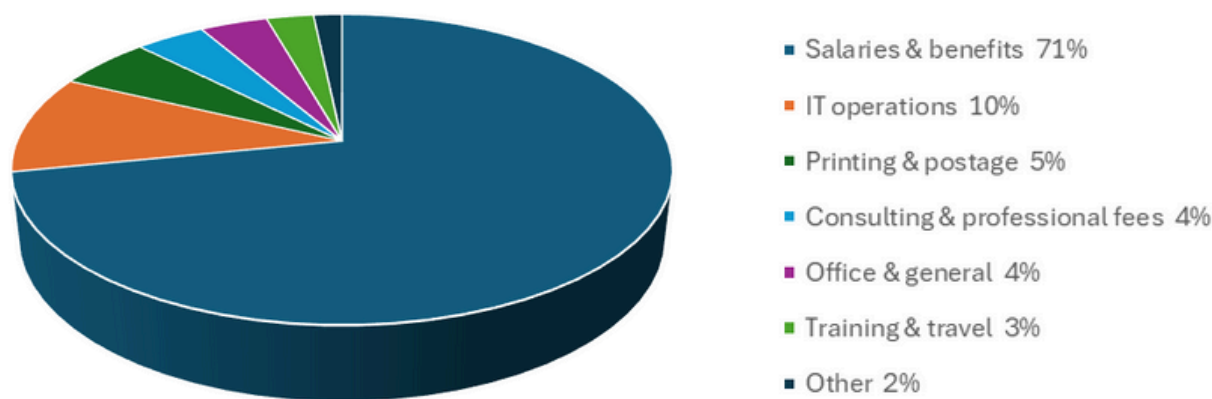
Budgeted expenses that relate to the provision of assessment and related property information services to municipalities were billed using the cost recovery formula stated in the *Property Valuation Services Corporation Act*. The billed budget includes amounts transferred to the Capital Asset Fund for acquisition of new assets but does not include amortization on capital assets.

The Operating Fund includes cost recovery revenues and expenses relating to contracts outside delivery of assessment services to the municipalities of Nova Scotia. This includes revenues for aerial Pictometry contracts on a cost recovery basis (direct expenses were recouped at 100 percent). The corporation has maintained an ongoing budget strategy of minimizing the municipal funding required to finance its operations despite inflationary pressures on some operating costs by leveraging operational efficiencies, technology, and other process improvements.

The corporation's actual total expenses on the Operating Fund for 2025 were **\$20,134,551** (2024: \$18,495,225).

A summary of major expense categories can be seen on the following page:





The corporation had a net transfer of \$2.10 million from the Special Operating Reserve to the Operating Fund. For budget 2024-25 PVSC, management built in a drawdown from the Special Operating Fund to offset inflationary pressures on operating expenses and to stabilize the cost to municipalities.

## SALARIES AND BENEFITS

**\$14,421,624** (2024: \$12,769,122)

Budgeted salaries and benefits for the financial year ended March 31, 2025 were \$13,589,977. Expenditures for the year were higher than budget due to increased benefit costs (CPP and health benefit premium increases), full staffing compliment, and implementation of negotiated adjustments under the Collective Agreement.

Salaries and benefits include employee pensions cost. The corporation's employees are covered under the defined benefit Nova Scotia Public Service Superannuation Plan (PSSP).

The Province of Nova Scotia administers the defined benefit pension plan, and the corporation reimburses the Province for the pension costs related to the corporation's proportionate share of the employees covered under the plan.

PVSC accounts for pension expenses in the period when the corporation is obligated to make payments for services rendered by employees.

## IT OPERATIONS

IT operations in 2024-25 were **\$2,060,805** compared to \$2,010,528 in 2023-24. PVSC experienced increased costs for maintenance and support of its CAMA System, hosting services, and licensing agreements. Management also undertook measures to strengthen IT defences as part of a multi-year cyber security strategy.

## CONSULTING SERVICES

In 2024-25 consulting services were **\$321,061** versus \$442,129 in 2023-24. The majority of this expenditure was an external review of PVSC mass appraisal processes.

## EMPLOYEE FUTURE BENEFITS

An actuarial valuation assumption review resulted in an adjustment of (\$631,524) (increase in benefit liability). In calculating the present value of the corporation's future financial obligations under this plan, the actuary uses interest rates based on underlying market bond yields. Actuarial valuations are completed on an accounting valuation basis in compliance with Section 3462 of the CPA Canada Handbook.

## EXTERNAL ADMINISTRATIVE SERVICES

Expansion of licenses within PVSC's telephony software increased external administrative service costs from **\$269,708** in 2023-24 to \$365,226 in 2024-25. This enhanced availability of PVSC staff to property owners during the 31-day appeal period.

## INTEREST, COST, RECOVERIES AND INVESTMENT INCOME

The Corporation saw higher than budgeted non-municipal revenue including interest (\$330,761), cost recoveries (\$105,205) and investment income (\$483,879), largely due to superior investment returns and cost recoveries for additional municipal Pictometry coverage.

## CONCLUSION

PVSC closed the financial year ended March 31, 2025 with a transfer of \$2.10 million from the Special Operating Reserve.

**The corporation met the funding obligations** to deliver its core assessment services, fund future employee obligations, and maintain restricted reserve funds. As part of PVSC's regular budgeting process the corporation will consider its reserve funds and future operational requirements to determine funding requirements of municipalities.



## Consolidated Financial Statements

### Property Valuation Services Corporation

March 31, 2025

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## Independent auditor's report

To the Board of Directors of the Property Valuation Services Corporation

### Opinion

We have audited the consolidated financial statements of Property Valuation Services Corporation ("the Corporation"), which comprise the consolidated statement of financial position as at March 31, 2025, and the consolidated statements of operations, changes in net assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Property Valuation Services Corporation as at March 31, 2025, and its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### Basis for Opinion

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

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

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Organization'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 Organization or to cease operations, or has no realistic alternative but to do so.

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

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

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

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Doane Grant Thornton LLP*

Halifax, Canada  
June 18, 2025

Chartered Professional Accountants

# Property Valuation Services Corporation

## Consolidated statement of operations

Year ended March 31	Budget 2025	Actual 2025	Actual 2024
Revenues			
Municipal	\$ 17,882,884	\$ 17,882,884	\$ 17,532,243
Interest	308,750	330,761	437,619
Cost recovery	74,553	105,205	122,100
Investment income	185,000	483,879	398,102
Unrealized gain on investments	-	210,390	439,695
Amortization of deferred capital contributions	-	74,662	74,662
	<u>18,451,187</u>	<u>19,087,781</u>	<u>19,004,421</u>
Expenses			
Salaries and benefits	13,589,977	14,421,624	12,769,122
IT operations	2,009,873	2,060,805	2,010,528
Rentals and leases	280,266	257,684	343,405
Amortization	-	290,886	270,041
Printing and postage	1,048,212	1,103,395	1,048,647
External administrative services	270,776	365,226	269,708
Professional fees	168,714	130,133	157,875
Consulting services	260,361	321,061	442,129
Employee future benefits	175,000	174,634	169,187
Travel	441,590	435,351	379,908
NS Utility and Review Board costs	225,000	158,477	219,287
Staff training and development	119,245	97,062	88,522
Telecommunications	244,023	263,651	242,728
Office and general services	200,770	137,263	181,933
Membership dues and fees	99,979	107,358	107,364
Office meeting	26,036	15,307	25,582
Board expenses	39,995	85,519	39,301
	<u>19,199,817</u>	<u>20,425,436</u>	<u>18,765,267</u>
(Shortfall) excess of revenues over expenses	\$ (748,630)	\$ (1,337,655)	\$ 239,154

See accompanying notes to the consolidated financial statements.

**Property Valuation Services Corporation**  
**Consolidated statement of financial position**

March 31

2025

2024

**Assets**

**Current**

Cash and cash equivalents (Note 3)	\$ 6,108,603	\$ 7,587,461
Receivables (Note 6)	308,627	329,947
Prepays	251,266	550,329
	<u>6,668,496</u>	<u>8,467,737</u>
Internally restricted investments	2,499,026	2,324,724
Employee future benefits (Note 5)	2,374,466	2,312,682
Capital assets (Note 8)	131,082	95,158
Intangibles (Note 9)	326,096	537,788
	<u>\$ 11,999,166</u>	<u>\$ 13,738,089</u>

**Liabilities**

**Current**

Payables and accruals (Note 7)	\$ 1,923,216	\$ 1,404,891
Deferred revenue (Note 12)	-	288,067
	<u>1,923,216</u>	<u>1,692,958</u>

**Net assets (Page 5)**


Restricted Capital Asset Fund (Note 4)	456,339	632,107
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**Internally restricted reserve funds**

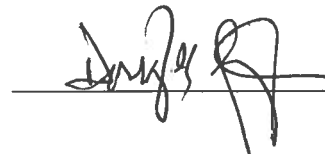
Scholarship Reserve (Note 4)	185,652	172,671
Technology Advancement Reserve (Note 4)	2,352,797	2,191,461
Special Operating Reserve (Note 4)	1,696,597	3,797,059
Contingency Reserve	4,531,000	4,531,000
Unrealized Post Retirement Gains Reserve (Note 4)	853,565	720,833
	<u>10,075,950</u>	<u>12,045,131</u>
	<u>\$ 11,999,166</u>	<u>\$ 13,738,089</u>

Commitments (Note 10)

On behalf of the Board



Director



Director

See accompanying notes to the consolidated financial statements.



# Property Valuation Services Corporation

## Consolidated statement of changes in net assets

Year ended March 31, 2025

	Operating	Scholarship	Technology	Special	Contingency	Unrealized Post	Restricted	2025
	<u>Fund</u>	<u>Reserve</u>	<u>Advancement</u>	<u>Operating</u>	<u>Reserve</u>	Retirement	Capital	<u>Total</u>
			<u>Reserve</u>	<u>Reserve</u>	<u>Reserve</u>	Gains	<u>Asset Fund</u>	
						<u>Reserve</u>		
Balance, beginning of year,								
April 1, 2024	\$ -	\$ 172,671	\$ 2,191,461	\$ 3,797,059	\$ 4,531,000	\$ 720,833	\$ 632,107	\$ 12,045,131
Excess (shortfall) of revenues over expenses	(1,295,750)	12,981	161,336	-	-	-	(216,224)	(1,337,657)
Actuarial valuation adjustments	(631,524)	-	-	-	-	-	-	(631,524)
<b>Inter-fund transfers (Note 4)</b>								
Investment in capital assets and intangibles, net of deferred capital contributions	(40,456)	-	-	-	-	-	40,456	-
Special Operating Reserve	2,100,462	-	-	(2,100,462)	-	-	-	-
Unrealized Post Retirement - Gains Reserve	<u>(132,732)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>132,732</u>	<u>-</u>	<u>-</u>
Balance, end of year,								
March 31, 2025	\$ -	\$ 185,652	\$ 2,352,797	\$ 1,696,597	\$ 4,531,000	\$ 853,565	\$ 456,339	\$ 10,075,950

See accompanying notes to the consolidated financial statements.

# Property Valuation Services Corporation

## Consolidated statement of cash flows

Year ended March 31

2025

2024

Increase (decrease) in cash and cash equivalents

### Operating

(Shortfall) excess of revenues over expenses	\$ (1,337,655)	\$ 239,154
Items not affecting cash and cash equivalents		
Amortization	290,886	270,041
Employee future benefits valuation adjustment	(179,118)	166,239
Unrealized change in market value on internally restricted investments	(210,390)	(439,695)
Realized investment income on internally restricted investments	(478,104)	(392,621)
	<u>(1,914,381)</u>	<u>(156,882)</u>

Change in non-cash operating working capital

Receivables	21,320	(22,686)
Prepays	299,063	(394,139)
Payables and accruals	518,325	217,563
Deferred revenue	(288,067)	138,744
	<u>(1,363,740)</u>	<u>(217,400)</u>

### Investing

Proceeds of restricted investments, net	-	5,000
Purchase of capital assets and intangibles		
Furniture & equipment	-	(4,301)
Leaseholds	-	(64,076)
IT assets	(115,118)	(36,899)
Intangible assets	-	(4,732)
	<u>(115,118)</u>	<u>(105,008)</u>

Net decrease in cash and cash equivalents (1,478,858) (322,408)

Cash and cash equivalents, beginning of year 7,587,461 7,909,869

Cash and cash equivalents, end of year \$ 6,108,603 \$ 7,587,461

See accompanying notes to the consolidated financial statements.

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# Property Valuation Services Corporation

## Notes to the consolidated financial statements

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March 31, 2025

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### 1. Nature of operations

Property Valuation Services Corporation (the "Corporation") was incorporated under the Property Valuation Services Corporation Act as of April 1, 2007. The purpose of the Corporation is to provide assessment and related property information services to Municipalities in the Province of Nova Scotia (the "Province"). All municipalities in Nova Scotia are members of the Corporation.

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### 2. Summary of significant accounting policies

#### Basis of presentation

The consolidated financial statements have been prepared in accordance with Canadian generally accepted accounting principles for not-for-profit organizations ("ASNPO") using fund accounting.

#### Basis of consolidation

These consolidated financial statements include the financial results of Property Valuation Services Corporation and its funds (Operating Fund, Scholarship Reserve, Technology Advancement Reserve, Special Operating Reserve, Contingency Reserve, Unrealized Post Retirement Gains Reserve, and Restricted Capital Asset Fund) which are controlled by Property Valuation Services Corporation.

The unrestricted Operating Fund accounts for revenues and expenses related to program delivery and administrative activities.

The Scholarship Reserve is internally restricted by the Board of Directors and consists of funds reserved for the annual Property Valuation Services Corporation Memorial Community Award through the NSCC.

The Technology Advancement Reserve fund is internally restricted by the Board of Directors and consists of funds reserved for the large-scale renewal of the Corporation's existing IT infrastructure, special projects that advance the Corporation's Strategic goals and/or acquisition of new technologies that would benefit the Corporation.

The Special Operating Reserve represents accumulated operating surpluses that have been internally restricted by the Board of Directors to offset future budget increases in operating expenses. The Special Operating Reserve is allocated by the Board for cost stabilization and to meet specific financial requirements in accordance with the Corporation's Strategic priorities.

The Contingency Reserve represents the maximum cap adequate to fund approximately 120 days of operating expenses. This reserve fund has been internally restricted by the Board of Directors for any interruption in funding or unforeseen expenditures and other requirements to be determined from time to time by the Board of Directors.

The internally restricted Unrealized Post Retirement Gains Reserve reports fluctuations in the market value of financial instruments relating to the investments held for future employee benefits, and the cumulative gain/loss on investments to date.

The restricted Capital Asset Fund accounts for the acquisition and amortization of the Corporation's capital assets and intangibles.

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# Property Valuation Services Corporation

## Notes to the consolidated financial statements

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March 31, 2025

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### 2. Summary of significant accounting policies (continued)

#### Use of estimates

In preparing the Corporation's consolidated financial statements in conformity with ASNPO, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Some of these estimates and assumptions include the rates used for depreciation and the valuation of the employee future benefits obligation. Actual results could differ from those reported.

#### Revenue recognition

Income from assessment services is recognized as Municipal revenues in the year in which the related services are provided. Deferred Municipal revenues represent payments received from the Municipalities prior to April 1 that relate to the next fiscal year.

Investment income is recognized as it is earned and collection is reasonably assured.

The Corporation follows the deferral method for accounting for contributions, which includes contributions received or receivable from the Province and Municipal partners for major technology advancement projects, such as the Single Address project, eDelivery and the Permit Data Exchange Project. Restricted contributions are recognized as revenue of the appropriate fund in the year in which the related expenses are incurred.

Restricted contributions for the purchase of capital assets that will be amortized are deferred and recognized as revenue at the same rate of amortization as the related acquired capital assets. Restricted contributions for the purchase of capital assets and intangibles that will not be amortized are recognized as direct increases in net assets in the Restricted Capital Asset Fund. Unrestricted contributions are recognized as revenue of the appropriate fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

#### Cost recovery

The Corporation has data sharing agreements with Canada Revenue Agency, Statistics Canada and other clients. Cost recovery revenue represents the fees related to data sharing agreements and other cost recoveries from the Province and is recognized when earned and collection is reasonably assured.

#### Capital assets and intangibles

Purchased capital assets and intangibles are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution. Amortization is recorded as an expense in the restricted Capital Asset Fund. Rates and bases of depreciation applied to write off the capital assets and intangibles over their estimated life are as follows:

Computerized mass appraisal	10 years, straight-line
Furniture and equipment	5 years, straight-line
Internally developed software	3-7 years, straight line
IT hardware	3 years, straight-line
IT software other	3 years, straight-line
Leasehold improvements	Term of Lease, straight-line



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# Property Valuation Services Corporation

## Notes to the consolidated financial statements

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March 31, 2025

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### 2. Summary of significant accounting policies (continued)

#### Financial instruments

Financial instruments include cash and cash equivalents, internally restricted investments, receivables, payables, and employee future benefits. Internally restricted investments include equity, bond and money market funds.

The Corporation's financial instruments are initially measured at fair value when issued or acquired in arm's length transactions. For financial instruments subsequently measured at cost or amortized cost, fair value is adjusted by the amount of the related financing fees and transaction costs. Transaction costs and financing fees relating to financial instruments that are measured subsequently at fair value are recognized in operations in the year in which they are incurred.

Financial assets and financial liabilities obtained in non-arm's length transactions are initially measured at cost, with the exception of certain instruments such as those quoted in active markets which are initially measured at fair value. Gains and losses arising on initial measurement differences are generally recognized in the consolidated statement of operations when the transactions are in the normal course of operations and directly in net assets when the transaction is not in the normal course of operations, subject to certain exceptions.

At each reporting date, the Corporation subsequently measures its financial assets and liabilities obtained in arm's length transactions at cost or amortized cost (less impairment in the case of financial assets), except for equities quoted in an active market, which must be measured at fair value. The Corporation has also irrevocably elected to measure its investments in bonds at fair value. All changes in fair value for the equities quoted in an active market and bonds are recorded in the consolidated statement of operations. The Corporation uses the effective interest rate method to amortize any premiums, discounts, transaction fees and financing fees to the consolidated statement of operations. The financial instruments measured at amortized cost are cash and cash equivalents, receivables, payables and accruals.

Financial assets and financial liabilities obtained on non-arm's length transactions are subsequently measured based on how the Corporation initially measured the instrument. Financial instruments initially measured at cost are subsequently measured at cost, less any impairment for financial assets.

For financial assets measured at cost or amortized cost, the Corporation regularly assesses whether there are any indications of impairment. If there is an indication of impairment, and the Corporation determines that there is a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it recognizes an impairment loss in the consolidated statement of operations. Any reversals of previously recognized impairment losses are recognized in operations in the year the reversal occurs.

Market risk is the risk that the fair value or expected future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The Corporation is mainly exposed to interest rate risk and price risk.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Corporation is exposed to interest rate risk on its fixed and floating interest rate financial instruments.

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# Property Valuation Services Corporation

## Notes to the consolidated financial statements

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March 31, 2025

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### 2. Summary of significant accounting policies (continued)

#### Financial instruments (continued)

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Corporation is exposed to price risk through its investments quoted in an active market.

#### Employee benefit plans

The Corporation's defined benefit employee plans are measured using an accounting valuation, with the obligation being determined based on the last actuarial valuation and extrapolated to the fiscal year end date.

#### Pension benefit plans

The Province administers the defined benefit pension plan, and the Corporation reimburses the Province for the pension costs related to the Corporation's proportionate share of the employees covered under the plan. Due to the nature of the plan, the Corporation does not have sufficient information to account for the plan as a defined benefit plan; therefore, the multi-employer defined benefit plan is accounted for in the same manner as a defined contribution plan. An expense is recorded in the period when the Corporation is obligated to make contributions for services rendered by the employee.

The total expenses for the Corporation's share of the defined benefit pension plan for the year ended March 31, 2025 is \$984,410 (2024 - \$910,701) which is included in salaries and benefits expense.

#### Foreign currency transactions

The Corporation uses the current rate method to translate its foreign currency transactions.

Transactions and non-monetary balances denominated in a foreign currency are translated into Canadian dollars using the exchange rate at the date of the transaction. Monetary balances are translated using the exchange rate at the consolidated balance sheet date. The resulting foreign exchange gains and losses are included in net earnings.

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### 3. Cash and cash equivalents

Cash and cash equivalents include cash on hand and balances with the bank, including guaranteed investment certificates.

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 1,577,603	\$ 3,056,461
Internally restricted cash and cash equivalents	<u>4,531,000</u>	<u>4,531,000</u>
	<u>\$ 6,108,603</u>	<u>\$ 7,587,461</u>

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# Property Valuation Services Corporation

## Notes to the consolidated financial statements

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March 31, 2025

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### 4. Inter-fund transfers

The Corporation made the following inter-fund transfers through motion and approval by the Board of Directors:

The Scholarship Fund received \$nil from the Technology Advancement Fund (2024 - \$165,000). \$Nil (2024 - \$5,000) was transferred from the Scholarship Fund to the Operating Fund.

The Restricted Capital Asset Fund received \$40,456 (2024 - \$35,346) from the Operating Fund relating to income earned from the amortization of deferred capital contributions, net of \$115,118 (2024 - \$110,008) relating to the acquisition of capital assets and intangibles.

The Special Operating Reserve transferred \$2,100,462 to the Operating Fund (2024 - \$346,879). The balance in the Special Operating Reserve as at March 31, 2025 of \$1,696,597 is internally restricted by the Board of Directors, to be applied to offset future budget increases in operating expenses and strategic initiatives as required.

The Operating Fund transferred \$132,732 (2024 - \$379,079) to the Unrealized Post Retirement Gains Reserve. This transfer represents the unrealized gains due to the change in market value of the post retirement investment portfolio. The balance in the Unrealized Post Retirement Gains Reserve represents the cumulative unrealized market gains on post retirement funds to date.

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### 5. Employee future benefits

#### Restricted investments

Restricted investments are held in a professionally managed portfolio, in accordance with the Corporation's investment policy. At the consolidated balance sheet date, the investments are carried at fair value. Any changes in fair value are recognized in income in the period in which these changes occur. The balances held in the investment portfolio as at March 31, 2025, were as follows:

	Health Plans	Service Awards	SERP	Total
Fair value plan assets, March 31, 2024	\$ 3,243,908	\$ 3,060,455	\$ 391,010	<b>\$6,695,373</b>
Net investment income	249,126	235,036	30,027	<b>514,189</b>
Fair value plan assets, March 31, 2025	3,493,034	3,295,491	421,037	<b>7,209,562</b>

On April 1, 2008, the Corporation acquired the employee non-pension future benefits as follows:

- (a) Post-retirement health plans are to designated employees of the Corporation. The Corporation is responsible for funding the employer portion of the premium payments and any obligations under these health benefit plans. The Corporation developed a long term investment policy with actuarial consultants.

# Property Valuation Services Corporation

## Notes to the consolidated financial statements

March 31, 2025

### 5. Employee future benefits (continued)

#### Restricted investments (continued)

- (b) Designated employees transferred to the Corporation, and employees hired since April 1, 2008, who upon retirement and who are eligible to receive a pension under the Public Service Superannuation Act shall be granted a Public Service Award based on years of service. The amount of this award is based on one week's pay for each year of full-time service up to a maximum of 26 full years. The Corporation accrues its obligations related to these awards and has adopted a long term investment plan to fund these obligations.

In 2017, the Board confirmed Property Valuation Services Corporation participates in the Supplementary Employee Retirement Plan ("SERP"). Eligible employees receive the benefit upon retirement. The SERP benefit is administered by the Nova Scotia Pension Services Corporation and funded by employer and employee contributions.

The defined benefit obligation as at March 31, 2025, was determined based on an actuarial valuation as at March 31, 2025, as follows:

	Health Plans	Service Awards	SERP	Total
Defined benefit obligation March 31, 2024	\$2,283,672	\$1,895,058	\$ 203,960	<b>\$4,382,690</b>
Payments	(58,754)	(280,432)	(14,566)	<b>(353,752)</b>
Actuarial Revaluations + Interest	524,567	81,592	25,365	<b>631,524</b>
Annual service cost	63,603	111,031	-	<b>174,634</b>
Defined benefit obligation March 31, 2025	2,813,088	1,807,249	214,759	<b>4,835,096</b>
<b>Employee future benefits, net</b>	<b>679,946</b>	<b>1,488,242</b>	<b>206,278</b>	<b>2,374,466</b>

The Corporation completes full actuarial valuations once every three years. In the years between full valuations, actuarial annual reviews and roll-forward techniques are completed to estimate annual obligation balances. The Corporation does not amortize actuarial gains and losses on employee future benefits.

The updated actuarial assumptions for the full actuarial valuation reports for the financial year ended March 31, 2025, are as follows:

	Health Plans	Service Awards	SERP
Discount rate	4.76%	4.5%	4.6%
Rate of compensation and inflation	3.5%	3.5%	Nil

#### Health care trend

Initial rate: drugs and other health	6.5%
Ultimate rate: drugs and other health	4.5%
Year ultimate reached	(Drugs and Other Health – 2030)

# Property Valuation Services Corporation

## Notes to the consolidated financial statements

March 31, 2025

### 5. Employee future benefits (continued)

#### Restricted investments (continued)

The Corporation recognizes that fluctuations in actuarial valuation of future employee liabilities will occur over time due to changes in actuarial assumptions and other factors such as the level of actual claims relating to these liabilities. The annual service costs and other actuarial estimates adopted by management are reviewed based on the results of the most recent actuarial valuation. However, the Corporation recognizes all actuarial gains and losses for its employee future benefits obligation for health plans and service awards through earnings.

The Corporation accrues its obligations under employees' future benefit plans and the related costs when these benefits are earned through current service.

#### Benefit Fund balance allocation

The Corporation has internally set aside \$7,209,562 (2024 - \$6,695,373) in investments to pay for the employee future benefit obligations. As of March 31, 2025, the total liabilities were over-funded by \$2,374,466 (2024 - \$2,312,682).

The Corporation records the employee future benefits on a net basis equal to the fair value of the plan assets less the defined benefit obligation.

### 6. Receivables

The Canada Revenue Agency ("CRA") reimburses the Corporation's HST claims as per the ruling issued on February 13, 2009, designating the Corporation a municipality pursuant to subsection 259 (1) of the Excise Tax Act. Included in receivables is \$183,839 (2024 - \$193,834) for an outstanding HST reimbursement claim.

7. Payables and accruals	2025	2024
Vacation liability	\$ 407,381	\$ 404,626
Salaries and other benefit accruals	980,732	852,990
Trade payables	<u>535,103</u>	<u>147,275</u>
	<u>\$ 1,923,216</u>	<u>\$ 1,404,891</u>

8.	Capital assets			2025	2024
	Cost	Accumulated Amortization	Net Book Value	Net Book Value	
Furniture and equipment	\$ 312,215	\$ 308,626	\$ 3,589	\$ 4,954	
IT hardware	1,015,875	926,828	89,047	38,943	
Leasehold improvements	293,197	254,751	38,446	51,261	
	\$ 1,621,287	\$ 1,490,205	\$ 131,082	\$ 95,158	



# Property Valuation Services Corporation

## Notes to the consolidated financial statements

March 31, 2025

9. Intangibles			2025	2024
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Computerized mass appraisal	\$ 4,937,851	\$ 4,617,330	\$ 320,521	\$ 364,527
Internally developed software				
Single address	711,175	711,175	-	-
eDelivery	505,910	505,910	-	-
Permit Data Exchange	1,162,754	1,158,754	4,000	170,108
Open Data	137,305	137,305	-	-
Multiple Regression Analysis	374,662	374,662	-	-
Mobile Assessor	384,186	384,186	-	-
IT software other	817,203	815,628	1,575	3,153
	<u>\$ 9,031,046</u>	<u>\$ 8,704,950</u>	<u>\$ 326,096</u>	<u>\$ 537,788</u>

### 10. Commitments

- (a) The Corporation has entered into lease agreements for rental of its office premises. The minimum annual lease payments for the next four years are as follows:

2026	\$	206,898
2027	\$	206,898
2028	\$	206,898
2029	\$	120,691

Where required the Corporation will re-negotiate its lease terms and conditions as they expire.

- (b) The Corporation has entered into an agreement for data capture flights (EagleView). The remaining minimum annual payments under this agreement are as follows:

2026	\$	103,730
2027	\$	103,730
2028	\$	103,730

### 11. Related party transactions

The majority of revenues are received from the Municipalities throughout the Province. These Municipalities are the members of the Corporation. Transactions with Municipalities are recorded at the exchange amount.

12. Deferred revenue	2025	2024
Municipal revenues	\$ -	\$ 213,405
Permit Data Exchange	-	74,662
	<u>\$ -</u>	<u>\$ 288,067</u>

# Property Valuation Services Corporation

## Statement of operations and changes in fund balance - Operating Fund

Year ended March 31	Budget 2025	Actual 2025	Actual 2024
<b>Revenues</b>			
Municipal	\$ 17,882,884	\$ 17,882,884	\$ 17,532,243
Interest	308,750	330,761	437,619
Cost recovery	74,553	105,205	122,100
Investment income	185,000	387,220	301,105
Unrealized gain on investments	-	132,731	379,079
	<u>18,451,187</u>	<u>18,838,801</u>	<u>18,772,146</u>
<b>Expenses</b>			
Salaries and benefits	13,589,977	14,421,624	12,769,122
IT operations	2,009,873	2,060,805	2,010,528
Rentals and leases	280,266	257,684	343,405
Printing and postage	1,048,212	1,103,395	1,048,647
External administrative services	270,776	365,226	269,708
Professional fees	168,714	130,133	157,875
Consulting services	260,361	321,061	442,129
Employee future benefits	175,000	174,634	169,187
Travel	441,590	435,351	379,908
NS Utility and Review Board costs	225,000	158,477	219,287
Staff training and development	119,245	97,062	88,522
Telecommunications	244,023	263,651	242,728
Office and general services	200,770	137,263	181,933
Membership dues and fees	99,979	107,358	107,364
Office meeting	26,036	15,308	25,582
Board expenses	39,995	85,519	39,301
	<u>19,199,817</u>	<u>20,134,551</u>	<u>18,495,225</u>
(Shortfall) excess of revenues over expenses	<u>(748,630)</u>	<u>(1,295,750)</u>	<u>276,921</u>
Fund balance, beginning of year	-	-	-
Actuarial valuation adjustments	-	(631,524)	(214,375)
<b>Inter-fund transfers</b>			
Investment in capital assets and intangibles	(70,000)	(115,118)	(110,008)
Amortization of Deferred Capital Contributions	-	74,662	74,662
Transfer from Special Operating Reserve	818,630	2,100,462	346,879
Transfer from Scholarship Reserve	-	-	5,000
Unrealized Post Retirement Gains Reserve	-	(132,732)	(379,079)
	<u>748,630</u>	<u>1,927,274</u>	<u>(62,546)</u>
Fund balance, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

# Property Valuation Services Corporation

## Statement of operations and changes in fund balance -

### Restricted Capital Asset Fund

Year ended March 31	Budget 2025	Actual 2025	Actual 2024
Revenues			
Amortization of deferred capital contributions	\$ -	\$ 74,662	\$ 74,662
Expenses			
Amortization of capital assets and intangibles	-	290,886	270,041
Excess of expenses over revenues	-	(216,224)	(195,379)
Fund balance, beginning of year	632,107	632,107	792,141
<b>Inter-fund transfers</b>			
Amortization of deferred capital contributions	-	(74,662)	(74,662)
Capital asset and intangible purchases	75,000	115,118	110,008
	707,107	672,563	827,487
Fund balance, end of year	\$ 707,107	\$ 456,339	\$ 632,107

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**Property Valuation Services Corporation**  
**Statement of operations and changes in fund balance –**  
**Technology Advancement Reserve Fund**

Year ended March 31	Actual 2025	Actual 2024
Revenues		
Investment income	\$ 90,991	\$ 83,030
Realized gains on investments	13,820	22,261
Unrealized gain on investments	<u>70,555</u>	<u>53,326</u>
	<b>175,366</b>	158,617
Expenses		
Management and custodial fees	<u>14,030</u>	<u>13,675</u>
Excess of revenues over expenses	<u>161,336</u>	<u>144,942</u>
Transfer to Scholarship Fund	-	(165,000)
Fund balance, beginning of year	<u>2,191,461</u>	<u>2,211,519</u>
Fund balance, end of year	<b><u>\$ 2,352,797</u></b>	<b><u>\$ 2,191,461</u></b>

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# **Property Valuation Services Corporation** **Statement of operations and changes in fund balance –** **Scholarship Reserve Fund**

Year ended March 31	Actual 2025	Actual 2024
Revenues		
Investment income	\$ 6,413	\$ 4,688
Realized gains on investments	623	1,228
Unrealized gain on investments	<u>7,103</u>	<u>7,290</u>
	<b>14,139</b>	13,206
Expenses		
Management and custodial fees	<u>1,158</u>	<u>535</u>
Excess of revenues over expenses	<u>12,981</u>	<u>12,671</u>
Transfer from Technology Advancement Fund Reserve	-	165,000
Transfer to Special Operating Fund Reserve	<u>-</u>	<u>(5,000)</u>
	-	160,000
Fund balance, beginning of year	<u>172,671</u>	<u>-</u>
Fund balance, end of year	<b><u>\$ 185,652</u></b>	<b><u>\$ 172,671</u></b>



# CONTACT US

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