

CULTUS LAKE PARK BOARD

NOVEMBER 15, 2023

DRAFT 2024 - 2028 FINANCIAL PLAN



DISCUSSION PLAN

- Presentation of 2024-2028 Draft Financial Plan
- First and Second Reading of the Financial Plan Bylaw
- Question and Comments from the Board
- Comments and Feedback from the Public



2024-2028 Draft Financial Plan Package

Package Includes:

- Schedule A – Summary of the 2024 Financial Plan for each Business Unit
- Schedule B – Summary of the rolled-up Financial Plan for the Five-Year term (2024-2028)
- Budget Highlights Document
- Detailed Five-Year Financial Plans for each Business Unit
- Schedule of Reserve Balances
- Changes Document – Listing of the changes proposed

2024 Budget Highlights

WHERE IS THE REVENUE EARNED?

Sunnyside Campground 52.4%
Parking Lot and Public Areas 13.2%
Commercial Leases 9.0%
Residential Leases 7.0%
Fire Department 3.7%
Cabin Rentals 2.7%
Protective Services 2.2%
Foreshore Lease 1.4%

2024 REVENUE

RESIDENTIAL LEASES

- Operating levy average increase of \$24.77
- Proposed increase to other residential fees:

Total \$29.63

- Protective Services \$18.09
- Fire \$9.26
- Insurance \$2.28

SUNNYSIDE CAMPGROUND

- Seasonal and Full Hook-up rates increase of 7.5%
- Overnight No Hook-up rates increase of 4%
- Infrastructure and Foreshore charge
 - Overnight campers \$5 per reservation
 - Seasonal campers \$25 per season

PARKING

- High Season Parking (starting April 15th):
 - Weekend \$6.00 per hour
 - Weekday \$5.00 per hour
 - \$1 Infrastructure Fee per transaction

2024 EXPENDITURES

SAFETY AND SECURITY

- Continue with enhanced security coverage and RCMP contract
- Dedicated Bylaw Enforcement Officer for Short-term Rental management
- Continue to internally manage visitor parking lots
- Brine unit for winter road safety
- Traffic calming measures

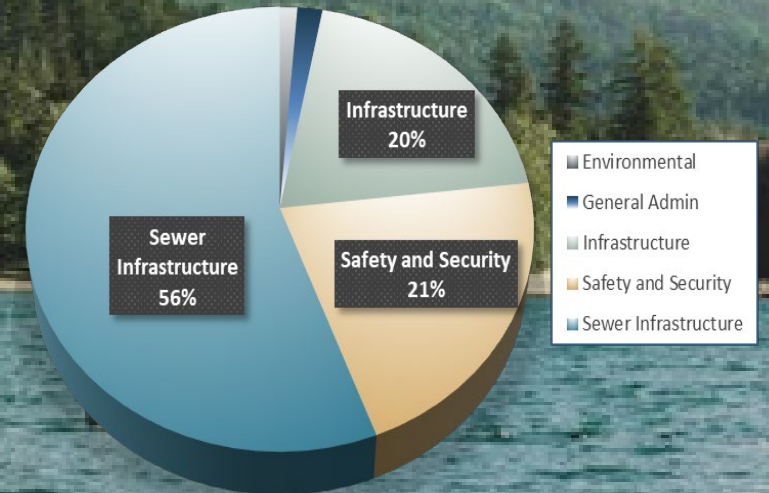
INFRASTRUCTURE

- Asset management plan - phase 2
- Cabin refresh program
- Main Beach washroom repairs
- Sunnyside washroom overhaul
- Sewer system upgrading
- Parking meter replacements
- Footbridge repairs
- Continued paving program
- Replace Genie Lift

ENVIRONMENT

- Increased funding for tree management
- Expansion of Main Beach green space irrigation
- Continued tree and root enhancement
- Continue lakeshore erosion

WHERE IS THE NEW FUNDING SPENT?



CULTUS LAKE PARK BUSINESS UNITS

SUPPORTING

- Protective Services
 - Police, Bylaw Enforcement and Security
- Public Works
- General Administration

REVENUE GENERATING

- Sunnyside Campground
- Public Areas/Parking
- Cabins
- Commercial Leases
- Residential Leases
- Fire Department
- Community Hall
- Foreshore

REVENUE OVERVIEW

Budgeted Revenue 2024

○ Sunnyside Campground	\$4,200,100	(52.4%)
○ Parking and Public Areas	1,056,300	(13.2%)
○ Commercial Leases	723,510	(9.0%)
○ Residential Leases	558,200	(7.0%)
○ Residential Services	353,400	(4.4%)
○ Fire Department	297,300	(3.7%)
○ Cabin Rentals	219,700	(2.7%)
○ Protective Services	180,000	(2.2%)
○ Commercial Services	147,400	(1.8%)
○ Foreshore Lease	109,000	(1.4%)
○ Short-term Rentals	71,500	(0.9%)

RESIDENTIAL LEASES

Annual Lease

- Proposed average residential operating levy to increase by \$24.77 in 2024
- Bringing the average total cost of the annual base lease and operating levy to approx. \$1,108
- Proposed increase to other residential fees of \$29.63
 - Protective Services - \$18.09 (policing contract)
 - Fire - \$9.26
 - Insurance - \$2.28

Licensing

- Licensing of Short-term Rentals (STR) and Businesses
- Budget STR units – 50 units
- Proposal to increase STR annual fee from \$1,000 to \$1,375
 - To offset the cost of hiring a dedicated STR Bylaw Officer during the busy season.

REVENUE OVERVIEW

Other Proposed Rates

❖ Parking

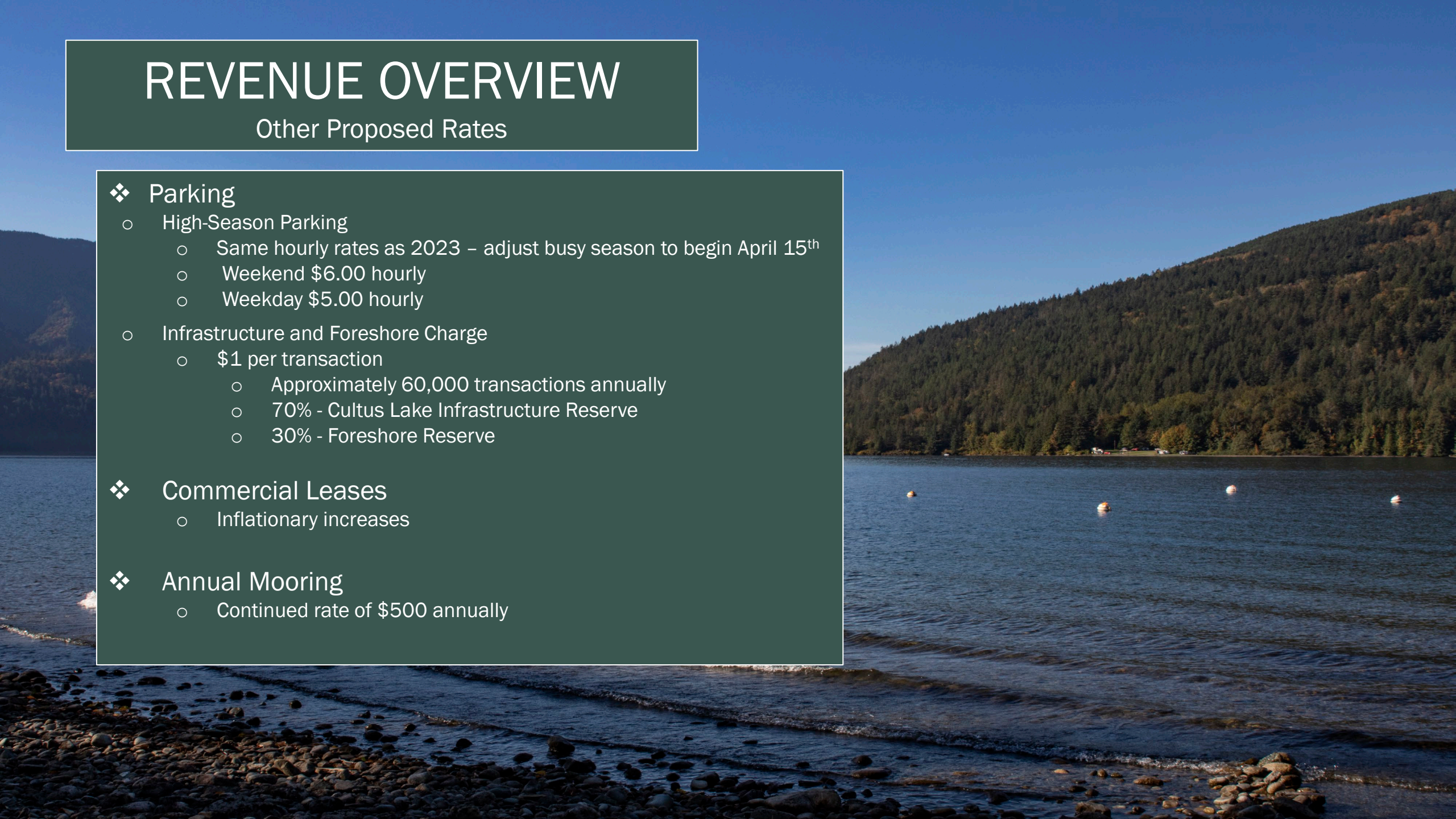
- High-Season Parking
 - Same hourly rates as 2023 – adjust busy season to begin April 15th
 - Weekend \$6.00 hourly
 - Weekday \$5.00 hourly
- Infrastructure and Foreshore Charge
 - \$1 per transaction
 - Approximately 60,000 transactions annually
 - 70% - Cultus Lake Infrastructure Reserve
 - 30% - Foreshore Reserve

❖ Commercial Leases

- Inflationary increases

❖ Annual Mooring

- Continued rate of \$500 annually





SUNNYSIDE CAMPGROUND

Revenue

Increases for general inflation, increased cost of insurance and sewer

- Seasonal Camping Rates and Full Hook-Up Overnights Increase of 7.5%
 - Waterfront Site increase \$461
 - View Site increase \$431
 - Regular Site increase of \$395
 - Overnight rates increase on average \$4 - \$6 per night
- No Hook-up Overnight Camping Rates Increase of 4%
 - Overnight rates increase on average \$2 - \$5 per night
- Parking and Misc. Fees Average Increase of 4%
- Removal of WIFI Revenue
- Infrastructure and Foreshore Charge (No change)
 - \$5.00 per reservation (overnights) and \$25 per season (seasonal)
 - 70% - Cultus Lake Park Infrastructure Reserve
 - 30% - Foreshore Reserve



SUNNYSIDE CAMPGROUND

Highlights

EXPENSES

- Inflationary Cost Increases
 - Insurance
 - Fuel

CAPITAL

- 2 Washroom Renovations
- Tree Maintenance
- Sewer System Phase 2
- Stairs – Washroom #8
- Annual Sewer Capital Costs
- Movie Screen
- Generator for Gatehouse
- Gate Motor
- Storage Container



PROTECTIVE SERVICES

POLICE, BYLAW ENFORCEMENT AND SECURITY

○ Focus on Coverage

- Community Policing
- Security Services
- Bylaw Enforcement
- Internal Management of Parking Lots

○ Highlights

○ Operating Costs

- Policing Contract
- Insurance
- Bylaw Adjudication Costs
- STR Bylaw Officer

VISITOR SERVICES

CABINS

- Highlights
 - Inflationary Cost Increases
 - Insurance
 - Sewer and Water Operating Costs
 - Building Maintenance
 - Capital
 - Annual Sewer Capital Costs
 - Cabin Refresh

VOLUNTEER FIRE DEPARTMENT

- Items of Interest
 - Partnership Funding - Agreements – FVRD & Soowahlie
- Highlights
 - Insurance
 - Water and Sewer Operating
 - Vehicle Maintenance
 - Education and Training
- Capital
 - Annual Sewer Capital Costs



PUBLIC WORKS

○ Highlights

- Insurance
- Water and Sewer Operating
- Fuel
- Education and Training
- Wages and Benefits

○ Capital

- Annual Sewer Capital Costs
- Brine Unit
- Lift
- Radios
- Backhoe

COMMERCIAL LEASES

- Highlights

- Lease Revenue
- Insurance Premiums
- Protective Services – Police Contract

- Capital

- Annual Sewer Capital Costs



GENERAL ADMINISTRATION

- Highlights
 - Inflationary Cost Increases
 - Insurance
 - Sewer Operating
- Capital
 - Annual Sewer Capital Costs
 - Asset Management Plan

A photograph of the Cultus Lake Community Hall, a small wooden building with a brown roof and white siding. A wooden sign in front of the building reads "CULTUS LAKE COMMUNITY HALL". The building is surrounded by lush green trees and a well-maintained lawn. A paved road is visible in the foreground.

COMMUNITY HALL

- What is it?
 - Used for a variety of Public and Private functions
 - Subsidized Operation
- Highlights
 - Inflationary Cost Increases
 - Insurance
 - Water and Sewer Operating
 - Annual Sewer Capital Costs

FORESHORE

- Inflationary Cost Increases
 - Insurance
- Highlights
 - Self Insurance of Docks
 - Bridge Repairs
- Continuation of:
 - Green Shores Project
 - Structural Upgrades to Docks
 - Milfoil Control Project

PUBLIC AREAS

- 2024 Revenue
 - Summer Hourly Rates:
 - Weekend & Stat Holidays \$6/hour
 - Weekday \$5/hour
 - Off-season:
 - Weekend, Weekdays & Stat Holidays \$4/hour
 - Infrastructure Charge \$1/transaction
 - Same hourly rates as 2023 – adjust busy season to begin April 15th
- Highlights
 - Main Beach Washroom Repairs
 - Tree Management
 - Continuation of:
 - New Parking Meters
 - Paving
 - Extension to Irrigation System
 - Main Beach Root Zone Enhancement
 - Bear Bin Replacements

COMMUNITY EVENTS AND ENGAGEMENT COMMITTEE

- Funding
 - Cultus Lake Park Board
 - Sponsorship
 - Event Sales
- Events
 - Movie Nights
 - Cultus Lake Day
 - Party in the Plaza (Elvis)
 - Christmas Light Event

NEXT STEPS

- First and Second Reading of the 2024-2028 Financial Plan Bylaw
- Questions from the Board
- Comments/feedback from the Public